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_12_02_BAR AGENDA.PDF

3. Meeting Materials

   Documents:

   2025_11_04_BAR_MINUTES DRAFT_EDITED.PDF
   2025_AR_10_199 OLD GREENVILLE HWY_RENDERING.PDF
   2025_AR_04_501 OLD GREENVILLE HWY_VISIBILITY RENDERINGS.PDF
   2025_AR_04_501 OLD GREENVILLE HWY_LANDSCAPE PLAN.PDF
   2025_AR_09_398 COLLEGE AVE_PERSPECTIVES V2.PDF
   2025_AR_09_398 COLLEGE AVE_ELEVATIONS V2.PDF
   2025_AR_09_398COLLEGEAVE_LANDSCAPE V4.PDF
   2025_AR_11_106 SUMMEY ST_PLANS.PDF

4. Additional Materials

   Documents:

   20251202_CLEMSON NORTH PARCEL ELEVATIONS.PDF

CITY OF Clemson
PLANNING & DEVELOPMENT

AGENDA
Board of Architectural Review Meeting
December 2, 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 – November 4, 2025

3. Action Items

a. Building and Site Review

1) **2025-AR-10:** Applicant Carmen Gilliam, Signarama Anderson, is requesting approval of new sign at 199 Old Greenville Hwy.
2) **2025-AR-04:** Applicant Robert Canipe, Harris Teeter, is requesting approval of dumpster location 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.
4) **2025-AR-11:** Applicant Ross Kistler, Project Plus, is requesting of building materials, siding, colors and other exterior features for 106 Summey St.

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
November 4, 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, Hunter Hanahan, Todd Howard, Andrew Neptune, Pete Matsko, Nathan Schaupp and Christine 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 October 7, 2025, meeting be approved as presented. Christine Tedesco seconded the motion. Minutes were adopted by unanimous vote. (2:21)

3. Action Items

a. Building and Site Review

1. **2025-AR-07:** Applicant Quinton Brown, C&W Estates LLC, is requesting preliminary review of a new commercial building at 203 Frontage Rd. (2:48)

Staff Report: Mr. Peabody informed the board the applicant has made updates to the landscape plan and has updated the renderings for accuracy. (3:02)

Applicant Report: Mr. Brown provided the board with material samples. Additionally, he believes the quantity of hollies along Frontage Road should be reduced to match the adjacent property. (3:29)

Discussion followed. (5:45)

No Public Comment. (17:05)

Pete Matsko recommended approval of the application with the following stipulations:

DRAFT

- Window placement of the south façade be amended with the plans resubmitted.
- Landscape is amended to group hollies together, make bunches out of the Muhly Grass and specify the variety of evergreen to be planted by the building that is size appropriate.

Andrew Neptune seconded the motion. Motion passed by unanimous vote. (29:03)

2. **2025-AR-04:** Applicant Robert Canipe, Harris Teeter, is requesting approval of signage, lighting and landscape plans for 501 Old Greenville Hwy. (29:47)

Staff Report: Mr. Peabody informed the board the orientation and size of the canopy has changed, as has the location of the dumpster. (29:58)

Applicant Report: Justin Besser and Kimley Horn informed the board that there is a sewer line 10 feet underground with an easement running through the site, which resulted in the fuel center being re-oriented. (30:51)

Discussion followed. (44:48)

No Public Comment. (44:51)

Pete Matsko made motion to approve the application with the following stipulations

- Ice machine moving to the other side of the building (away from Old Greenville Hwy.),
- Blending vegetation between the dumpster and the air supply center,
- Enhance landscaping per Nathan Schaupp's annotations on plans (returned to applicant at meeting),
- Renderings and 3D modeling of the dumpster needing to be brought at a later meeting, showing both above and below ground dumpster.

Hunter Hanahan seconded the motion. The motion passed with a 6 to 1 vote with David Allison opposed. (1:03:21)

3. **2025-AR-07:** Applicant Mauricio Visbal, LV Collective, is requesting approval of materials, landscape and lighting for 398 College Ave. (1:04:46)

Public comment submitted by James Sharkey of 101 Poole Lane was read into record by Mr. Peabody. (1:05:02)

Staff Report: Mr. Peabody informed the board the application is specific to hardscape, landscape and building materials for the project. He recommended the board consider focusing this meeting's review on the materials. (1:06:11)

DRAFT

Applicant Report: Mohamed Mohsen and Niles Bolten informed the board that as a result of the joint meeting that was held with the Planning Commission there were changes made to the building design. He provided a brief overview of the composition of the building and materials with applicable colors. He spent time identifying the various architectural aspects. (1:09:41)

Discussion followed. (1:16:35)

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

4. Staff Reports

5. Other Business

6. Adjourn: 8:15 p.m.

Respectfully submitted,

Rebekah Wilbanks
Recording Secretary

DRAFT

Quantity 1

Materials 3mm ACM - direct print - single sided

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PMS 485c

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I verify that all sizes, colors, spelling and overall concept of this layout to be correct. I agree that any changes made after this approval are my responsibility and subject to additional charges.

Customer Signature _____ DATE _____

Customer JoJo's Fish House
Item ACM panel
Order No. 21368 Product 1
Date 11-13-25
Salesperson Sam Carpenter

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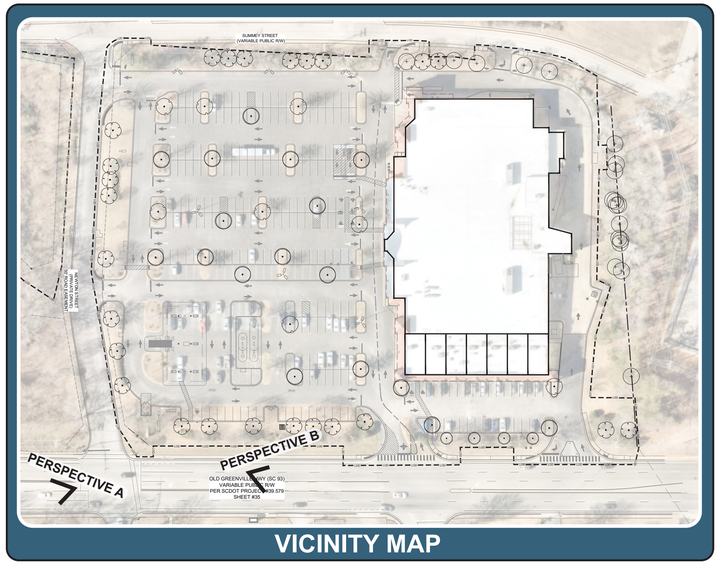

HARRIS TEETER #400 - CLEMSON, SC

NOVEMBER 2025 • VISIBILITY STUDY

Kimley»Horn Harris Teeter

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	-
	CR	CONSERVATION RESERVE SEED MIX 70% CONSERVATION RESERVE SEED MIX	-
	CD	BERMUDA GRASS SOD	CYNODON DACTYLON
	LS	LILYTURF	LIRIOPE SPICATA

* SEE SHEET L102 FOR PLANT SCHEDULE AND NOTES

NOTES:

1. ANY ADDITIONAL LANDSCAPING/IRRIGATION MUST BE DONE UNDER PERMIT. CONTRACTOR IS ALSO RESPONSIBLE TO NOT INSTALL ANY LANDSCAPING OR SIGNS IN THE SCDOT ROW IN ANY WAY WITHOUT COORDINATING THE SCDOT, ENGINEER, AND OWNER. PLEASE NOTE THAT IRRIGATION/LANDSCAPING ITEMS INSTALLED WITHIN SCDOT ROW OR PROPERTY CANNOT IMPEDE SIGHT DISTANCE
2. NO IRRIGATION SHALL BE INSTALLED WTHIN THE SCDOT RIGHT OF WAY.

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

LIGHT POLE (TYP.)

40' PARKING RADIUS

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

STREET LANDSCAPING TO BE REMOVED AND REPLANTED PER CITY REQUIREMENTS

MULCH (TYP.)

10' STORM/SEWER EASEMENT

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

NEWTON STREET
(PRIVATE DRIVE)
50' ROAD EASEMENT

MATCHLINE SEE SHEET 101

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

NORTH BUFFER - TYPE A (416 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.

STREET LANDSCAPING TO BE REMOVED AND REPLANTED PER CITY REQUIREMENTS

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

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No.	REVISIONS	DATE	BY

Kimley»Horn
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PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
SC LICENSE #1661 / C-1809

SOUTH CAROLINA PROFESSIONAL ENGINEER
No. 39642
CAMERON J. SIMMONS
11/07/2025

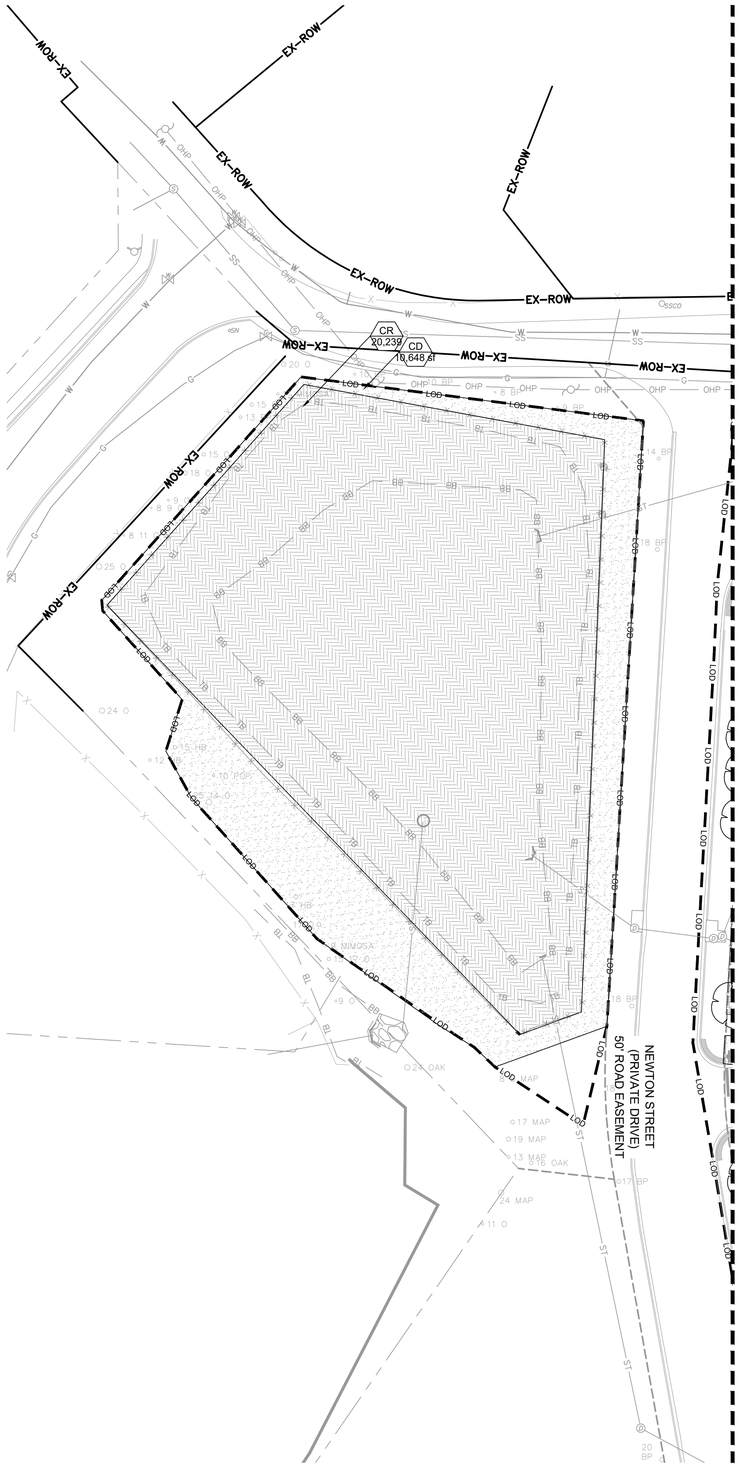
SOUTH CAROLINA
KIMLEY-HORN AND ASSOCIATES, INC.
NO. C00166
CERTIFICATE OF AUTHORIZATION

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



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	-
	CR	CONSERVATION RESERVE SEED MIX 70% CONSERVATION RESERVE SEED MIX	-
	CD	BERMUDA GRASS SOD	CYNODON DACTYLON
	LS	LILYTURF	LIRIOPE SPICATA

* SEE SHEET L102 FOR PLANT SCHEDULE AND NOTES

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

SC811

No.	REVISIONS	DATE	BY

Kimley»Horn

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SC LICENSE #166 / C-1809

SOUTH CAROLINA
LICENSED PROFESSIONAL ENGINEER
No. 39642
REGAN FITZSIMMONS
11/07/2025

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

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
L101

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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	8 trees provided 5 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	19	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	25	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	48	EMERALD HEIGHTS® DISTYLIUM FULL	DISTYLIUM X 'PIIDIST-I'	CONT.	60" O.C.	48" FULL
	IB	155	BURFORD HOLLY FULL	ILEX CORNUTA `BURFORDII`	CONT.	36" O.C.	24" FULL
	IC	270	CARISSA CHINESE HOLLY FULL	ILEX CORNUTA 'CARISSA'	CONT.	30" O.C.	20" FULL.
	VL	84	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	3,841 SF	WOOD CHIP MULCH	-	MULCH			
	CR	20,239	CONSERVATION RESERVE SEED MIX 70% CONSERVATION RESERVE SEED MIX	-	SEED	-	-	16" o.c.
	CD	50,842 SF	BERMUDA GRASS SOD	CYNODON DACTYLON	SOD			
	LS	1,801	LILYTURF	LIRIOPE SPICATA	FLAT	16" O.C	8" FULL	16" o.c.

No.	REVISIONS	DATE	BY

Kimley»Horn
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PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
SC LICENSE #1661 / C-1659

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 39642 CAM FITZSIMMONS 11/07/2025

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

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
L102

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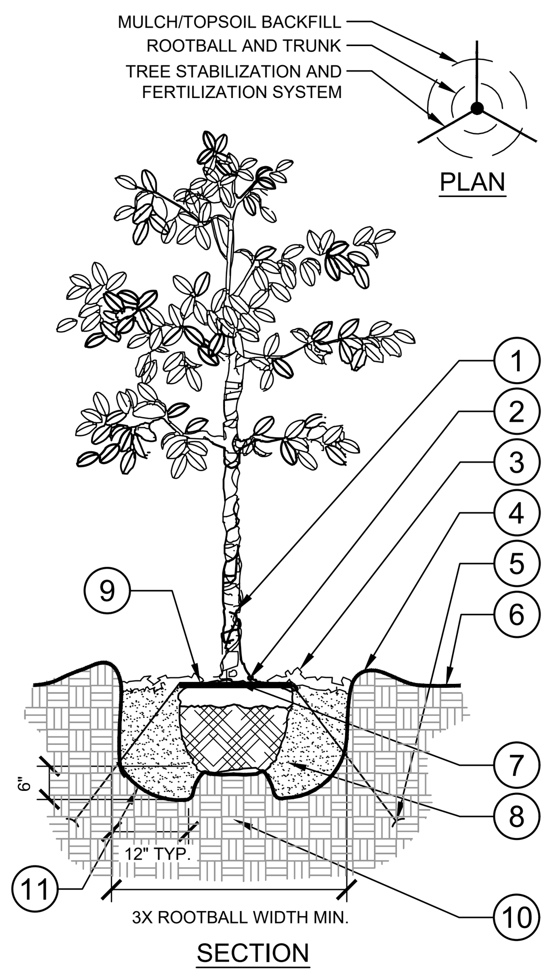
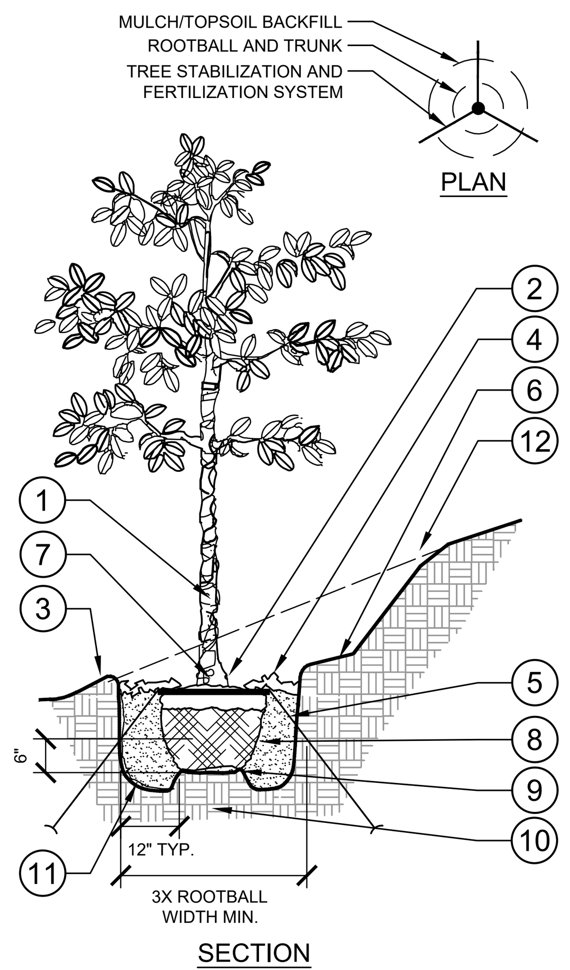


1. TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
2. 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
3. 3" MINIMUM MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6' DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
4. 4" HIGH BERM, FIRMLY COMPACTED.
5. 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

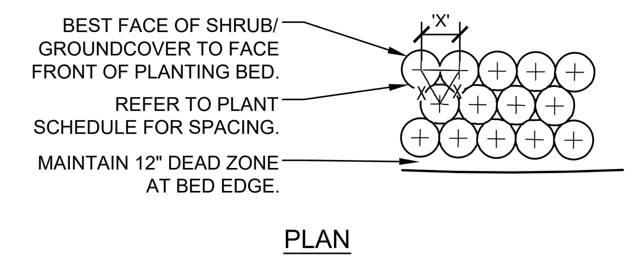


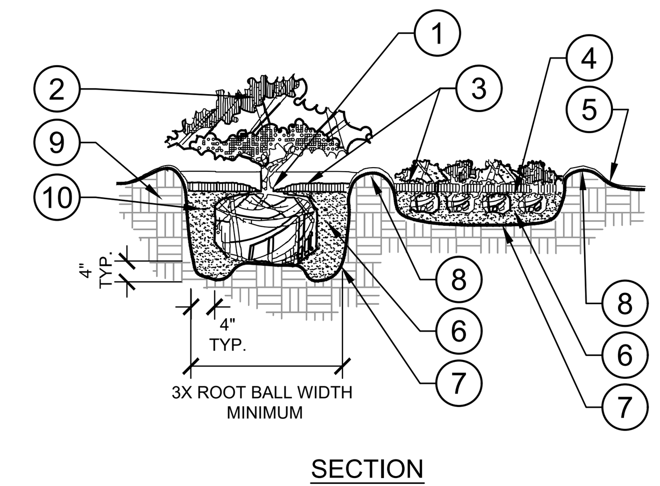
1. TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
2. 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
3. 3. 4" HIGH BERM, FIRMLY COMPACTED.
4. 3" MINIMUM OF HARDWOOD BARK MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6' DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S 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



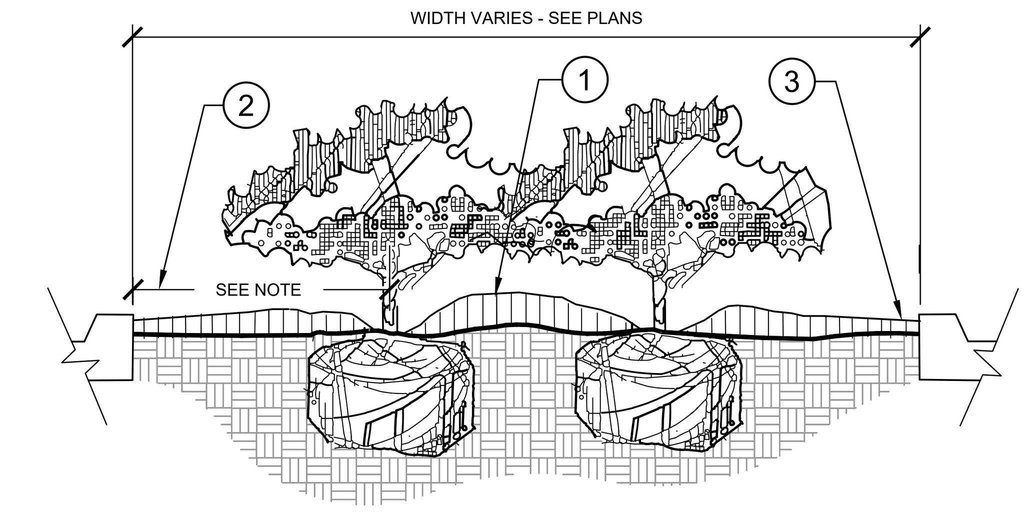


1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT.
3. 3" MULCH LAYER AS SPECIFIED.
4. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
5. FINISHED GRADE (SEE GRADING PLAN).
6. PREPARED PLANTING SOIL 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

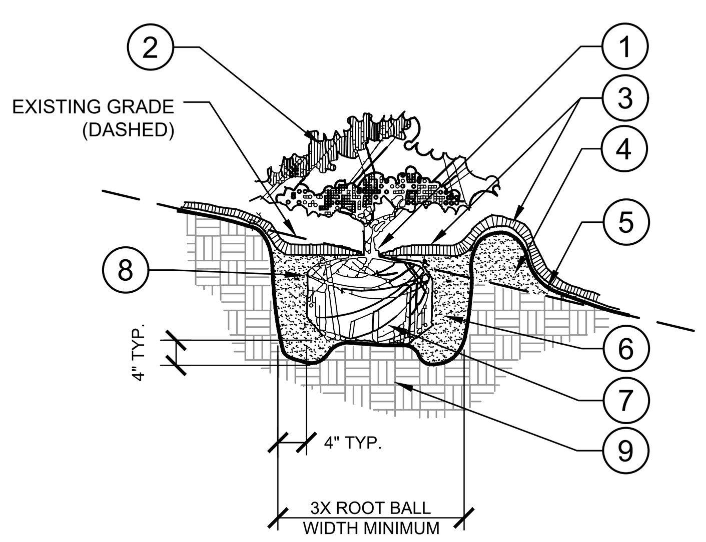


1. CROWN ISLANDS @ 5:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).
2. CLEAR ZONE: 36" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 3" CONTINUOUS MULCH OR TURF, SEE PLANS.
3. 2" MIN VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH.

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

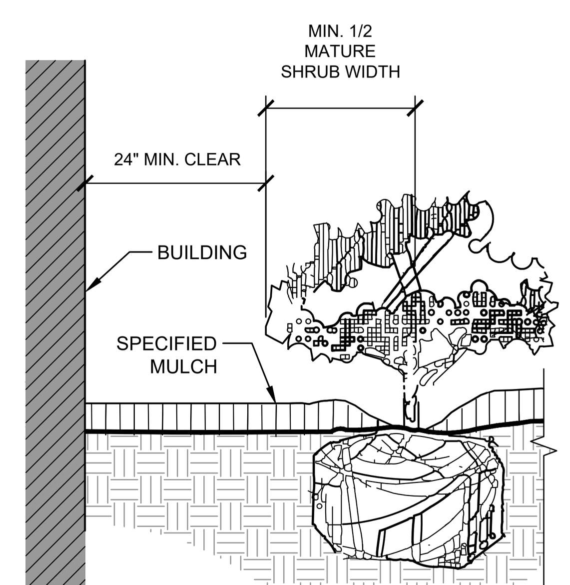


1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. PRUNE SHRUBS AS DIRECTED BY OWNER'S REPRESENTATIVE.
3. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE SHRUBS ARE PLACED IN MASSES, MULCH SHALL BE SPREAD IN A CONTINUOUS BED.
4. SOIL BERM TO HOLD WATER. TOP 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.

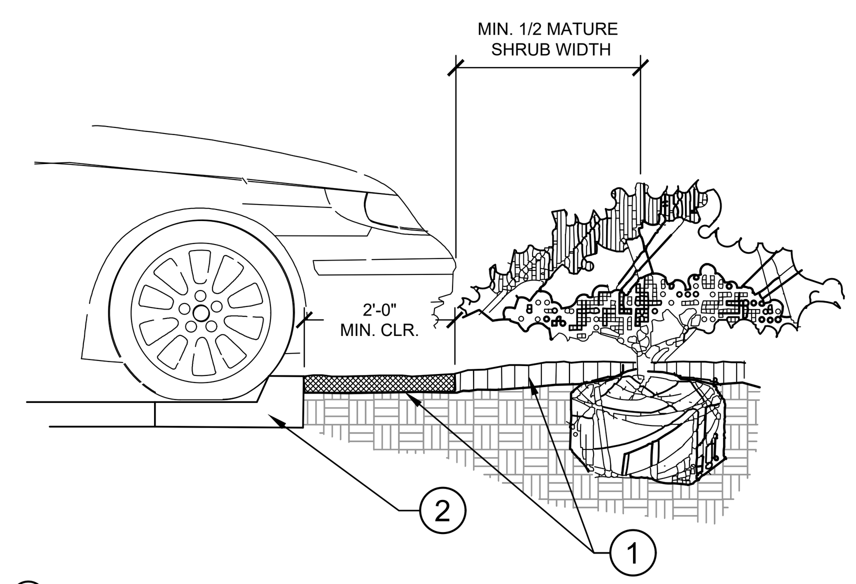
5 SHRUB/GROUNDCOVER PLANTING ON A SLOPE
SECTION — NTS



NOTES:

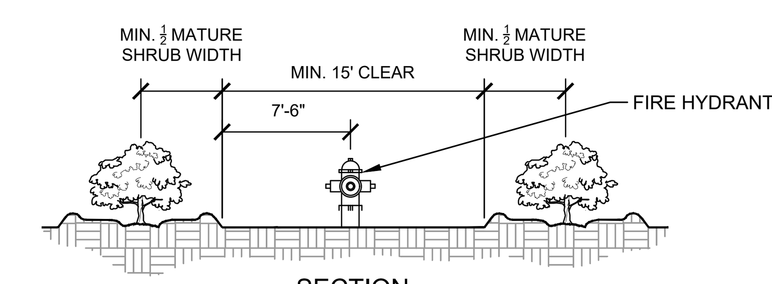
1. CLEAR ZONE: 36" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.
2. INSTALL SPECIFIED MULCH: 24" MIN. FROM BUILDING. SPECIFIED MULCH TO BE INSTALLED AT A DEPTH OF 3" (MIN.)

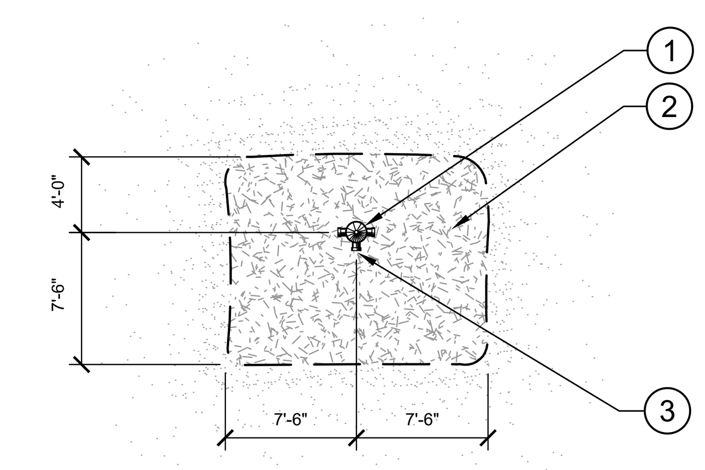
6 PLANTINGS ADJACENT TO BUILDINGS
SECTION — NTS



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.

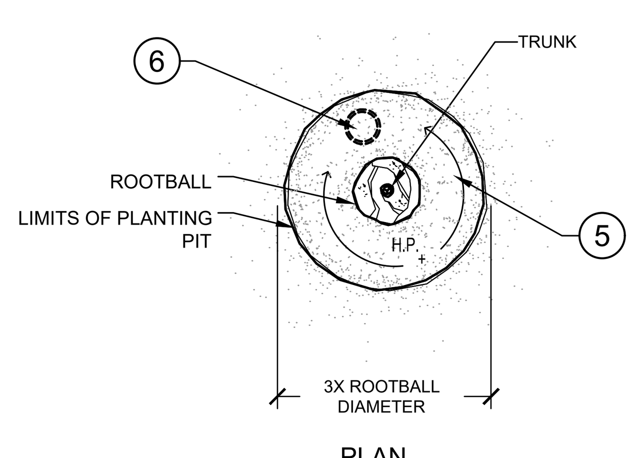
7 PARKING SPACE/CURB PLANTING
SECTION — NTS

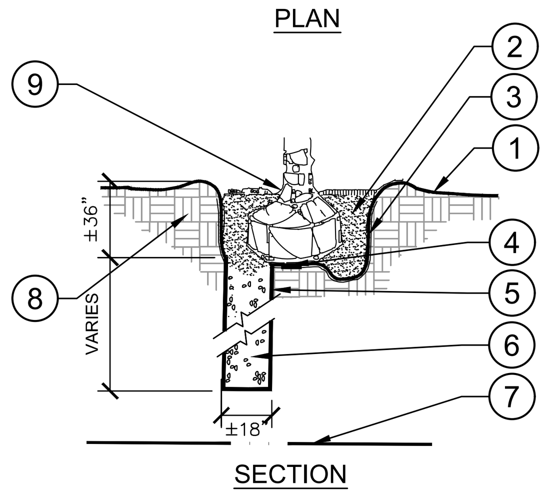




1. FIRE HYDRANT.
2. NO PLANT EXCEEDING 12" MATURE HEIGHT MATERIAL SHALL BE PLACED WITHIN SHOWN RADIUS OF ALL PROPOSED OR EXISTING FIRE HYDRANTS. CONTRACTOR SHALL ADJUST PLANT MATERIAL SO THAT NO CONFLICTS WITH FIRE HYDRANTS OCCUR ON SITE.
3. FRONT OF HYDRANT (TOWARD CURB)

8 SHRUB PLANTING AT FIRE HYDRANT
SECTION / PLAN — NTS



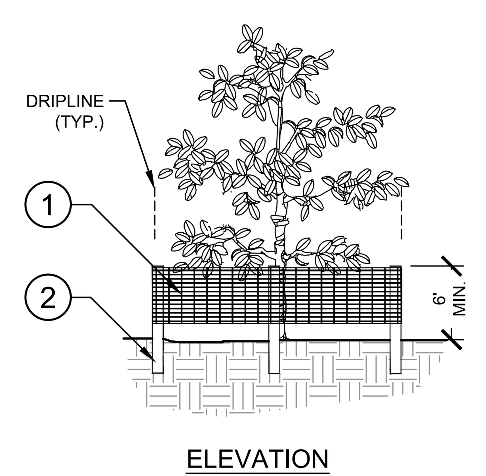


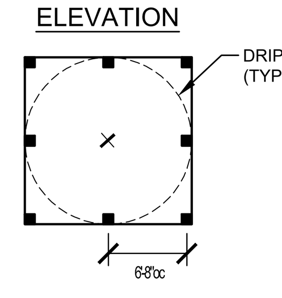
1. FINISH GRADE (SEE GRADING PLANS).
2. BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
3. FILTER CLOTH, MIRAFI 500X OR BETTER.
4. SLOPE BOTTOM TO DRAIN.
5. AUGURED HOLE Ø ±18" PENETRATE THROUGH OCCLUDING LAYER TO WATER TABLE OR TO A DEPTH OF 7' TO ASSURE PROPER PERCOLATION.
6. BACKFILL WITH 1/2" - 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.

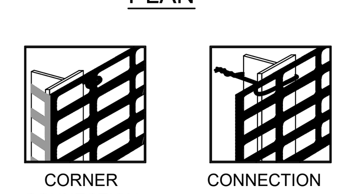
NOTES:

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







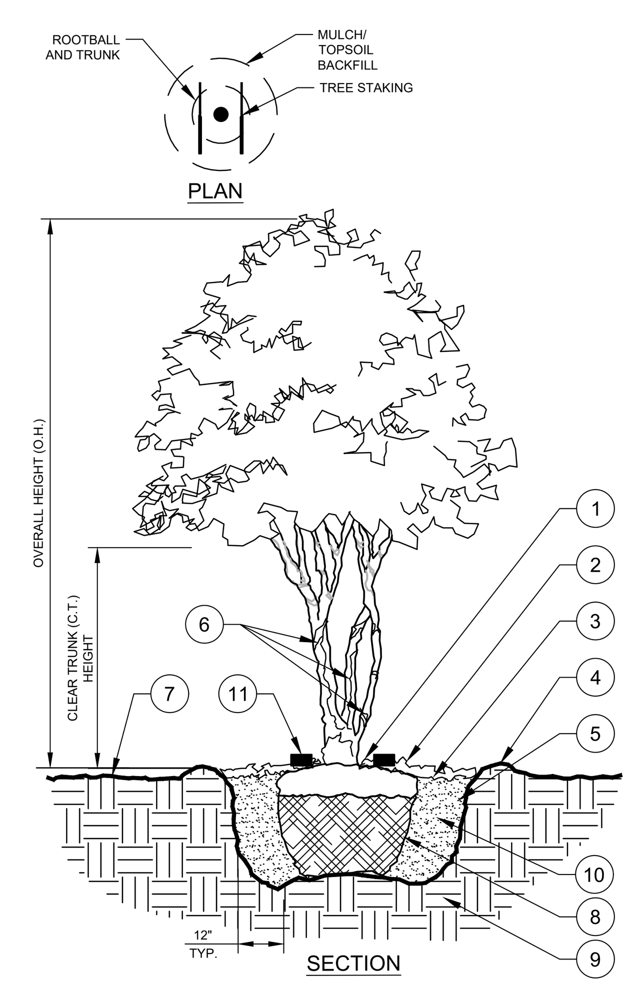
1. 6'H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
2. 8' TALL METAL "T" POSTS OR 2" x 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

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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PHONE: 704-333-5131
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SC LICENSE #166 / C-1809

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER No. 39642 MEGAN FITZSIMMONS 11/07/2025

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

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

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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

No.	REVISIONS	DATE	BY

Kimley-Horn
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SC LICENSE #166 / C-1809

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER No. 39642 MEGAN FITZSIMMONS 11/07/2025

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 NOTES

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

SHEET NUMBER
L151

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398 & 400 COLLEGE AVE - CLEMSON, SC

UPDATED BAR PERSPECTIVES

DECEMBER 2, 2025
LV COLLECTIVE

NILES BOLTON ASSOCIATES

View Down Strobe

398 College Ave - Clemson, SC

PREVIOUS DESIGN

View Down Strode

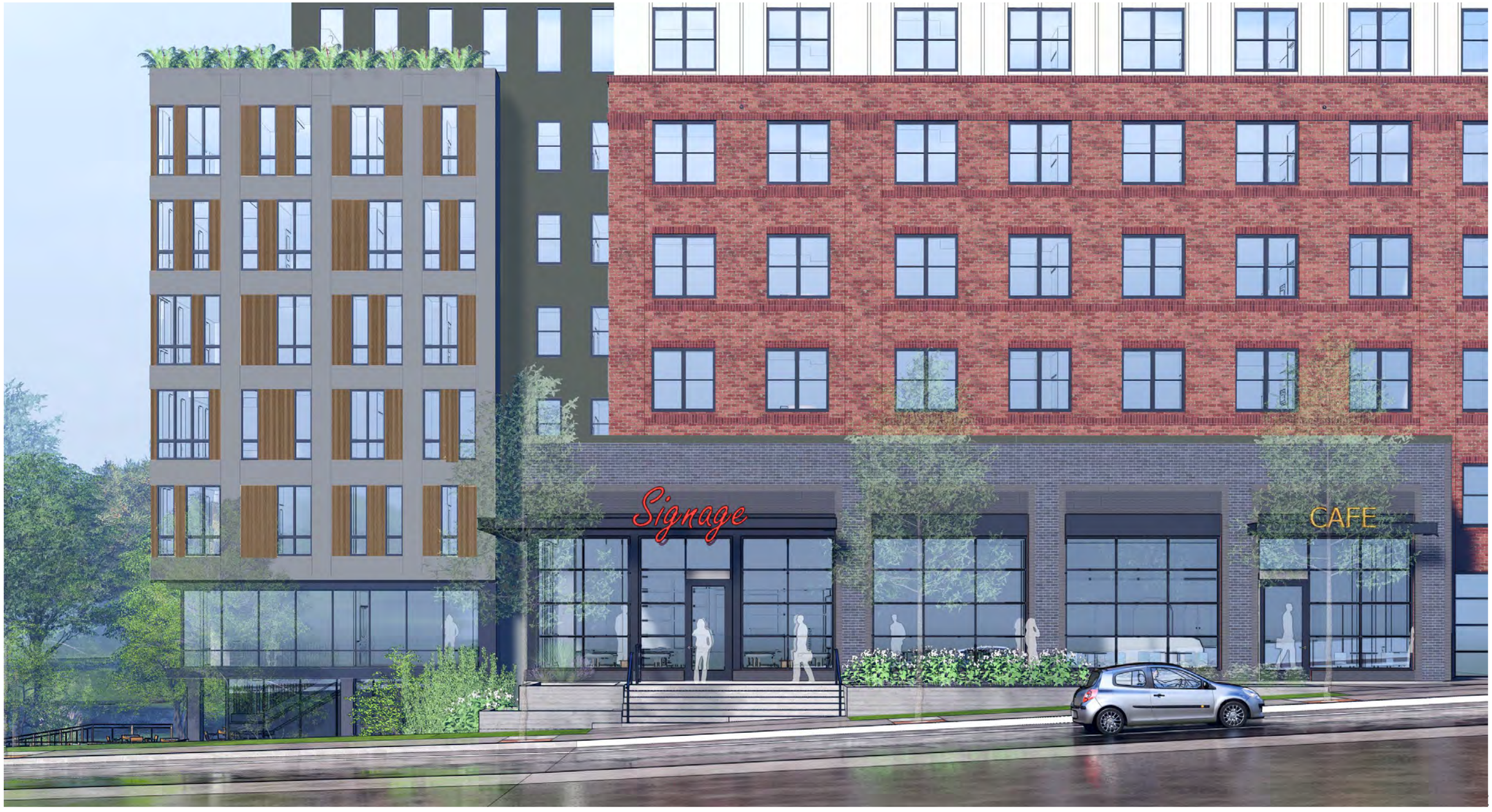
398 & 400 College Ave - Clemson, SC

Corner College /Strode

398 & 400 College Ave - Clemson, SC

Leasing / Lobby Elevation

398 & 400 College Ave - Clemson, SC

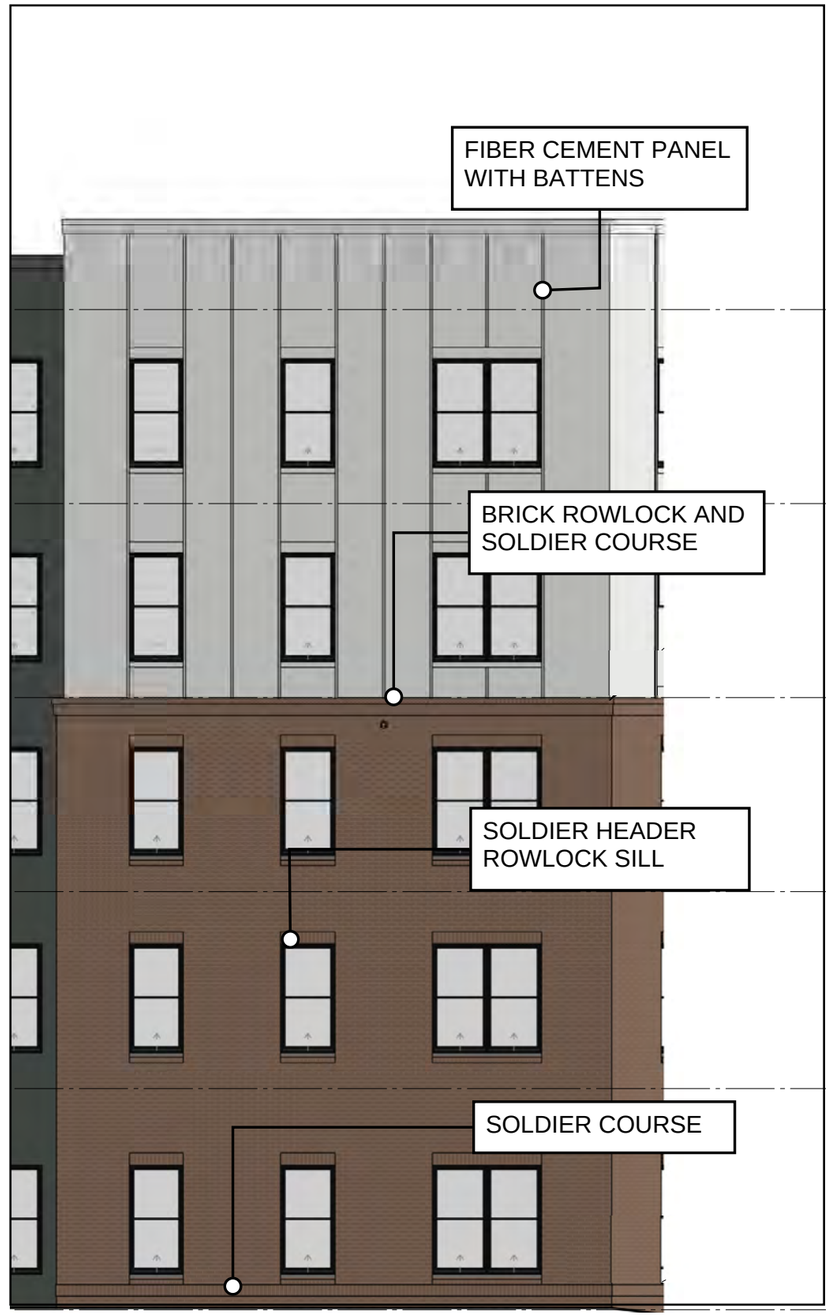


Northwest Corner - Eye Level - Dark Base Option

398 & 400 College Ave - Clemson, SC

View of South Parcel from Riggs Drive

398 & 400 College Ave - Clemson, SC



Site Section

398 & 400 College Ave - Clemson, SC

Elevations

398 & 400 College Ave - Clemson, SC

1 ELEVATION- EXTERIOR- WEST - COLLEGE AVE.
A3.01 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 PANEL, 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
E29	COWS TONGUE, OVERFLOW
E36	EXPOSED PRECAST CONCRETE

= 30'-0" SCALE

Elevations

398 & 400 College Ave - Clemson, SC

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.

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

= 30'-0" SCALE

Elevations

398 & 400 College Ave - Clemson, SC

1 ELEVATION- EXTERIOR- EAST - RIGGS
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 PANEL, 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
E29	COWS TONGUE, OVERFLOW
E36	EXPOSED PRECAST CONCRETE

1" = 30'-0" SCALE

Elevations

398 & 400 College Ave - Clemson, SC

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

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

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

1" = 30'-0" SCALE

11/4/2025 BAR PRESENTATION PACKAGE

College Elevation

398 College Ave - Clemson, SC

View Down Strobe

398 College Ave - Clemson, SC

Leasing / Lobby Elevation

398 College Ave - Clemson, SC

Northwest Corner - Eye Level

398 College Ave - Clemson, SC

Retail Streetscape

398 College Ave - Clemson, SC

Southwest Corner

398 College Ave - Clemson, SC

View of North Parcel from Riggs Drive

398 College Ave - Clemson, SC

View of North Parcel from Riggs / Strobe

398 College Ave - Clemson, SC

North Parcel Strobe Elevation

398 College Ave - Clemson, SC

View of South Parcel from Knox

398 College Ave - Clemson, SC

View of North Parcel from Adjacent Parking - Option 1

398 College Ave - Clemson, SC

Site Section

398 College Ave - Clemson, SC

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

NILES BOLTON ASSOCIATES

COMPANY NAME
COMPANY REG NUMBER

3060 Peachtree Rd. N.W.
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T 404 365 7600

www.nilesbolton.com

No.	Description	Date

This drawing, as an instrument of service, is and shall remain the property of the Architects and shall not be reproduced, published or used in any way without the permission of the Architect.

SOUTH PARCEL
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
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E15	VINYL WINDOW, FIXED
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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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SOUTH PARCEL
398 COLLEGE AVE
CLEMSON, SC

LV COLLECTIVE

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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SOUTH PARCEL
398 COLLEGE AVE
CLEMSON, SC

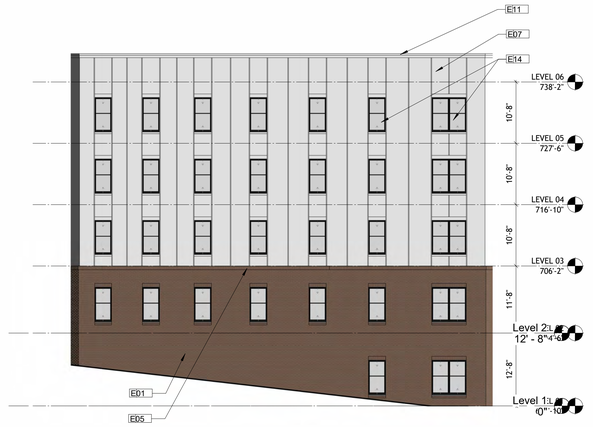
LV COLLECTIVE

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
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E22	EXTERIOR DOOR, SEE DOOR SCHEDULE
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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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SOUTH PARCEL
398 COLLEGE AVE
CLEMSON, SC

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
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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
DRAWN BY: Author
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NORTH PARCEL
400 COLLEGE AVE
CLEMSON, SC

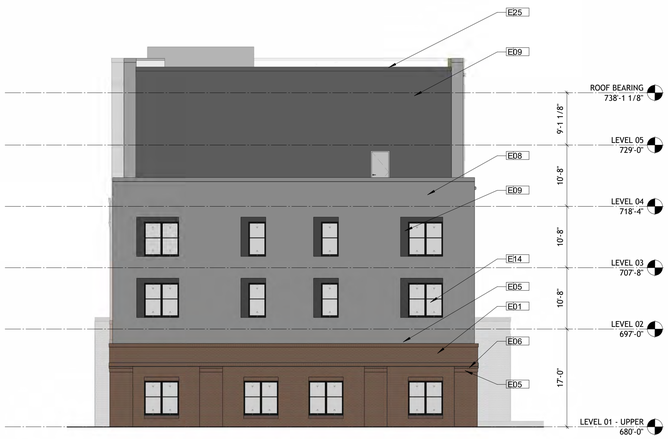
LV COLLECTIVE

SHEET TITLE:
EXTERIOR ELEVATIONS - NORTH & SOUTH

SHEET NUMBER:
A3.01

2025/09/04

NOT RELEASED FOR CONSTRUCTION



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
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E25	PREFINISHED METAL COPING, COLOR TO MATCH ADJACENT EXTERIOR FINISH
E28	SCUPPER
E37	MASONRY VENEER - FLEMISH BOND, RED
E38	FABRIC AWNING

ARCH NAME
ARCH ##

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NORTH PARCEL
400 COLLEGE AVE
CLEMSON, SC

LV COLLECTIVE

SHEET TITLE:
EXTERIOR ELEVATIONS - EAST & WEST

SHEET NUMBER:
A3.02

2025/09/04

NOT RELEASED FOR CONSTRUCTION

LV CLEMSON SOUTH

LANDSCAPE ARCHITECTURE DOCUMENTS

DESIGN DEVELOPMENT

398 COLLEGE AVE

CLEMSON, SC

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	L-0.02	PROJECT SCHEDULES & LEGENDS
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	L-1.2-S	COLLEGE AVE MATERIALS PLAN
	L-1.3-S	RIGGS DRIVE MATERIALS PLAN
	L-1.4-S	COURTYARD MATERIALS PLAN
NOT ISSUED	~~L-1.5-S~~	~~AMENITY & WELLNESS DECK MATERIALS PLAN~~
NOT ISSUED	~~L-2.1-S~~	~~TREE HOUSE STAKING PLAN~~
NOT ISSUED	~~L-2.2-S~~	~~COLLEGE AVE STAKING PLAN~~
NOT ISSUED	~~L-2.3-S~~	~~RIGGS DRIVE STAKING PLAN~~
NOT ISSUED	~~L-2.4-S~~	~~COURTYARD STAKING PLAN~~
NOT ISSUED	~~L-2.5-S~~	~~AMENITY & WELLNESS DECK STAKING PLAN~~
NOT ISSUED	~~L-3.1-S~~	~~TREE HOUSE GRADING & DRAINAGE PLAN~~
NOT ISSUED	~~L-3.2-S~~	~~COLLEGE AVE GRADING & DRAINAGE PLAN~~
NOT ISSUED	~~L-3.3-S~~	~~RIGGS DRIVE GRADING & DRAINAGE PLAN~~
NOT ISSUED	~~L-3.4-S~~	~~COURTYARD GRADING & DRAINAGE PLAN~~
NOT ISSUED	~~L-3.5-S~~	~~AMENITY & WELLNESS GRADING & DRAINAGE PLAN~~
NOT ISSUED	~~L-4.1-S~~	~~TREE HOUSE UTILITY COORDINATION PLAN~~
NOT ISSUED	~~L-4.2-S~~	~~COLLEGE AVE UTILITY COORDINATION PLAN~~
NOT ISSUED	~~L-4.3-S~~	~~RIGGS DRIVE UTILITY COORDINATION PLAN~~
NOT ISSUED	~~L-4.5-S~~	~~AMENITY & WELLNESS UTILITY COORDINATION PLAN~~
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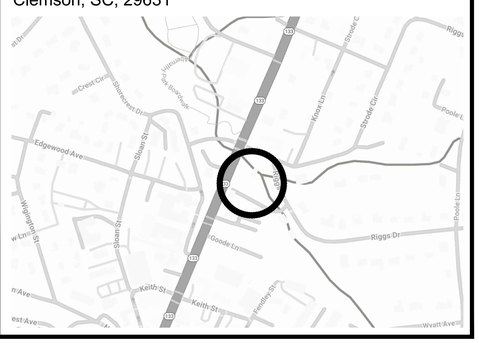
	L-5.1-S	TREE HOUSE LIGHTING PLAN
	L-5.2-S	COLLEGE AVE LIGHTING PLAN
	L-5.3-S	RIGGS DRIVE LIGHTING PLAN
NOT ISSUED	~~L-5.4-S~~	~~COURTYARD LIGHTING PLAN~~
	L-5.5-S	AMENITY & WELLNESS LIGHTING PLAN
	L-6.0	HARDSCAPE DETAILS
	L-6.1	HARDSCAPE DETAILS
NOT ISSUED	~~L-6.2~~	~~HARDSCAPE DETAILS~~
NOT ISSUED	~~L-6.3~~	~~HARDSCAPE DETAILS~~
NOT ISSUED	~~L-6.4~~	~~DRAINAGE DETAILS~~
NOT ISSUED	~~L-6.5~~	~~HARDSCAPE DETAILS~~
	L-7.0-S	GENERAL PLANTING NOTES
	L-7.1-S	PLANTING SCHEDULES
	L-8.0-S	OVERALL PLANTING PLAN
	L-8.1-S	TREE HOUSE PLANTING PLAN
	L-8.2-S	COLLEGE AVE PLANTING PLAN
	L-8.3-S	RIGGS DRIVE PLANTING PLAN
	L-8.4-S	COURTYARD PLANTING PLAN
NOT ISSUED	~~L-8.5-S~~	~~AMENITY & WELLNESS DECK 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



OWNER/DEVELOPER:
LV COLLECTIVE
801 CONGRESS AVE
SUITE 200
AUSTIN, TX 78701
CONTACT: MAURICIO VISBAL
E: MAURICIO@LVCOLLECTIVE.COM

LANDSCAPE ARCHITECT:
IRONWOOD DESIGN GROUP
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SUITE #200
ROSWELL, GA 30075
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E: JOSH.BETHEA@IRONWOODDG.COM

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

INTERIOR DESIGNER:
VARIANT COLLABORATIVE
2145 W. GRAND AVENUE
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CHICAGO, IL 60612
CONTACT: DANIELLE VEVEA
E: DANIELLE@VARIANTCO.COM

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

LV - CLEMSON

398 COLLEGE AVENUE,
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

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, 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 UTILITIIES 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'-5') 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 50º F AND 85º 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 ¼".
- 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 WELDED JOINTS WITH COLD GALVANIZED COMPOUND TO PREVENT DETERIORATION.
3. SURFACE PREPARATION: APPLY DEVPREP 88 WATERBORNE CLEANER BY AIRLESS SPRAY, BRUSH, ROLLER OR MOP, REDUCED THREE TIMES BY WATER. WAIT 5 TO 10 MINUTES (BUT DO NOT ALLOW TO DRY) THEN PRESSURE WASH WITH CLEAN WATER. ENSURE THAT ALL DEV-PREP 88 CLEANER IS REMOVED. ALLOW SURFACE TO DRY BEFORE PRIMING.
4. PRIME COATING: APPLY ONE COAT TO COVER. DEVGUARD #4160. ALLOW TO DRY FOR 2 HOURS MIN. BEFORE TOP COATING. DEGUARD IS A PETROLEUM BASED PRODUCT AND SHOULD BE CLEANED WITH XYLENE.
5. FINISH COAT: APPLY ONE COAT TO COVER BY BRUSH OR AIRLESS SPRAY OF URETHANE GLOSS ENAMEL COLOR. FOR COLOR - SEE DETAIL OR SUBMIT SAMPLE COLORS FOR APPROVAL.
6. ALL DECORATIVE ITEMS ON RAILS (I.E. SCROLL WORK, ETC.) WILL HAVE ONE COAT OF RUST MASTER SPRAY PAINT.

LIGHTING NOTES:

LIGHT FIXTURE NOTES:

1. ALL LIGHT FIXTURES SHALL BE SUBMITTED TO OWNER/LA FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION.
2. ALL FLUORSCENT LIGHT FIXTURES SHALL BE 3000K WARM COLOR LAMP AND HAVE "INSTANT START" BALLAST.
3. THE CONTRACTOR SHALL COORDINATE REQUIREMENTS OF BUILDING EXTERIOR OR CEILING MOUNTED FIXTURES WITH THE ARCHITECT AND LOCAL AUTHORITY HAVING JURISDICTION PRIOR TO INSTALLATION.
4. ANY ALTERNATE/VE FIXTURES MUST 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.

PROGRAMMED START BALLAST NOTES:

1. ALL FLUORSCENT FIXTURES CONTROLLED BY A MOTION SENSOR SHALL HAVE PROGRAMMED START BALLASTS. CONTRACTOR SHALL PROVIDE PROGRAMMED START BALLASTS.

GENERAL ELECTRICAL 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 FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. TRANSFORMERS ARE TO BE LOCATED IN PLANTED AREAS WHEREVER POSSIBLE SO THEY CAN BE PROPERLY SCREENED FROM VIEW. CONSIDER SIGHT LINES OF BUILDINGS, MAIN ENTRANCES AND FOCAL FEATURES WHEN PROPOSING LOCATIONS FOR TRANSFORMERS.
8. CONTRACTOR TO USE SUB-GRADE TRANSFORMER BOXES WHENEVER POSSIBLE.

STRING LIGHTING NOTES:

1. STRING LIGHT DETAILS ARE STANDARDIZED TO COVER MOST SITUATIONS. HOWEVER, SOME INSTALLATIONS MAY REQUIRE DEVIATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT/OWNER'S REP IF SIGNIFICANT DEVIATION FROM THESE DETAILS IS REQUIRED AND PROVIDE SHOP DRAWINGS INDICATING CHANGES.
2. SUBSTITUTIONS OF LIGHT, BULB OR LAMP TYPE MAY OVERLOAD THE WIRING AND/OR CIRCUIT. VERIFY LIGHT OR LAMP TYPE IS APPROPRIATE BEFORE SUBSTITUTIONS ARE MADE.
3. INSTALLER SHALL VERIFY THAT THE TOTAL LOAD FOR ALL BULBS/LAMPS DOES NOT EXCEED THE TOTAL CAPACITY FOR THE WIRE AND/OR CIRCUIT FOR EACH INDIVIDUAL RUN (STRING) AND POINT OF CONNECTION (GFI OUTLET).
4. THE ANCHOR LOCATION TO BUILDINGS SHOWN ON THE PLANS ARE TO BE CONSIDERED APPROXIMATE AS THE EXACT LOCATIONS OF STUDS AND STRUCTURAL MEMBERS ARE NOT KNOWN AT THE TIME OF THIS DESIGN. IT IS THE RESPONSIBILITY OF THE INSTALLER TO ADJUST OR MODIFY THE POINTS OF CONNECTION ALONG BUILDING FACES TO ENSURE THE MOST SUITABLE LOCATIONS FOR ANCHORING ARE USED. IN THE EVENT AN ANCHOR MUST BE SHIFTED BY MORE THAN 2'-0" FROM THE PLAN LOCATION, NOTIFY THE LANDSCAPE ARCHITECT AND OWNER'S REP FOR APPROVAL PRIOR TO INSTALLATION.
5. GALVANIZED OR STAINLESS STEEL CABLE TO SUPPORT STRING LIGHTS MUST BE RATED FOR OUTDOOR USE AND WEATHER RESISTANCE. THIS CABLE IS INTENDED TO BE USED ONLY TO HOLD STRING LIGHTS AND NO OTHER LOAD.

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 AND WILL BE CLOSED AT DARK.
2. LIGHTING PROVIDED ON THIS PLAN IS FOR SECURITY AND EGRESS 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. PROVISION, MAINTENANCE AND THE OPERATION/SWITCHING OF ANY LIGHTING IS BY OTHERS AND NOT THE RESPONSIBILITY OF THE LANDSCAPE ARCHITECT.
3. IF THE POOL IS OPENED FOR NIGHTTIME SWIMMING, OR HOURS OF OPERATION EXTEND BEYOND DAWN TO DUSK, IT IS THE OWNER'S RESPONSIBILITY TO PROVIDE THE MINIMUM LOCAL GOVERNING HEALTH CODE REQUIREMENT FOR LIGHTING (MIN. FOOT CANDLES) ON ALL POOL AND 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 ENTIER 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.

BUILT-IN GRILL NOTES:

INSTALLATION PROFESSIONAL:

1. IMPROPER INSTALLATION, ADJUSTMENT, ALTERCATION, SERVICE OR MAINTENANCE CAN CAUSE INJURY OR PROPERTY DAMAGE. READ THE INSTALLATION, OPERATING AND MAINTENANCE INSTRUCTIONS THOROUGHLY BEFORE INSTALLING OR SERVICING THIS GAS RELATED EQUIPMENT.
2. GAS APPLIANCES AND PARTS FOR GRILLS ARE TO BE INSTALLED BY PROFESSIONALS THAT ARE LOCALLY LICENSED BY THE AUTHORITY HAVING JURISDICTION IN GAS PIPING.
3. IT IS THE RESPONSIBILITY OF THE INSTALLER TO FOLLOW ALL LOCAL CODES CONCERNING THE INSTALLATION AND OPERATION OF THE FIRE ELEMENT. IN THE ABSENCE OF LOCAL CODES, PLEASE FOLLOW THE LATEST PUBLISHED VERSION OF THE FOLLOWING CODES:

- ANSI Z21.97/CSA 2.41-2012 OUTDOOR GAS APPLIANCES.
- FIXED PIPING SYSTEM: THE NATIONAL FUEL GAS CODE, ANSI Z223.1/NFPA 54 OR INTERNATIONAL FUEL GAS CODE.
- ELECTRICAL GROUND: THE NATIONAL ELECTRICAL CODE, ANSI/NFPA 70.
- INTERNATIONAL FIRE CODE (IFC)
- INTERNATIONAL MECHANICAL CODE (IMC)
- UNIFORM MECHANICAL CODE (UMC)
- NATURAL GAS AND PROPANE INSTALLATION CODE.

4. SHOULD CODE COMPLIANCE CONFLICT WITH THE DESIGN OF THE ELEMENTS PLEASE CEASE WORK AND NOTIFY OWNER'S REP/ LANDSCAPE ARCHITECT.
5. INSTALLER MUST FOLLOW ALL MANUFACTURER INSTRUCTIONS CAREFULLY TO ENSURE PROPER PERFORMANCE AND SAFETY. INSTALLER SHALL NOT ALTER A PRODUCT OR SPECIFIED CONFIGURATION FROM THE MANUFACTURER IN ANY WAY.

USAGE AND MAINTENANCE REQUIREMENTS:

1. IT IS THE INSTALLER'S RESPONSIBILITY TO ENSURE A SAFE INSTALLATION AND TO EDUCATE THE END USER/OWNER'S REP AS TO THE PROPER OPERATION. INSTALLER SHALL PROVIDE AT LEAST ONE COPY OF ALL OPERATION, MAINTENANCE, AND REPAIR MANUALS ON THE GAS APPLIANCE OPERATION TO THE END USER. THE MANUAL SHALL BE IN GOOD SHAPE, LEGIBLE AND PRINTED IN ENGLISH. IF THE VENDOR DOES NOT PROVIDE A PRINTED MANUAL WITH THE PRODUCT ON DELIVERY PLEASE LOCATE THE DIGITAL PDF OR OTHER VERSIONS FROM THE MANUFACTURER'S WEBSITE AND PRINT A COPY FOR THE OWNER'S REP.
2. GAS APPLIANCES INCLUDING SYSTEMS AND BURNERS FOR GRILLS MUST BE SERVICED ANNUALLY BY A PROFESSIONAL CERTIFIED IN THE U.S. BY THE NATIONAL FIREPLACE INSTITUTE (NFI) AS NFI GAS SPECIALISTS.
3. AN LP-CYLINDER NOT CONNECTED FOR USE SHALL NOT BE STORED IN THE VICINITY OF THIS OR ANY OTHER FIRE RELATED APPLIANCE. EMPTY LP CONTAINERS MUST BE REMOVED FROM ANY ROOF TOPS UPON DEPLETION OF CONTENTS AND STORED PROPERLY OR DISPOSED OF.
4. NEVER LEAVE AN OPERATING FIRE UNATTENDED OR BY SOMEONE NOT FAMILIAR WITH ITS OPERATION OR EMERGENCY SHUT OFF LOCATIONS. LOCAL FIRE CODE REQUIRES OPEN FLAMES BE ATTENDED AT ALL TIMES.
5. DO NOT USE FIRE ELEMENTS IF ANY PART HAS BEEN SUBMERGED UNDER WATER. IMMEDIATELY CALL A QUALIFIED SERVICE TECHNICAN TO INSPECT THE GAS VALVES AND BURNER SYSTEMS.
6. MAKE SURE THERE IS NO VEGETATION OR OTHER OBJECTS COVERING THE TOP OR SIDES OF THE FIRE THAT COULD INTERFERE WITH THE SAFE OPERATION. NO VEGETATION SHOULD BE WITHIN 10' OF AN OPEN FLAME AND ALL NEARBY VEGETATION IS TO BE MAINTAINED CLEAR OF A 10' MINIMUM SAFE DISTANCE FROM OPEN FLAMES.
7. WHEN NOT IN USE A GRILL SHOULD BE COVERED. IF SPECIFICATION FOR A COVER IS NOT PROVIDED THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING AN APPROPRIATE WEATHER RESISTANT COVER FOR EACH GRILL IF DESIRED.
8. NEVER ATTEMPT TO LIGHT A GRILL WITH A HOOD OR COVER IN PLACE. OPEN ACCESS DOORS WHENEVER POSSIBLE.

GRILL INSTALLATION NOTES:

1. ALL GRILL SPARK IGNITION, SAFETY PILOT AND ELECTRONIC IGNITION SYSTEMS ARE DESIGNED AND INTENDED FOR OUTDOOR USE ONLY.
2. ONLY USE GAS/FUEL TYPE SPECIFIED FOR THE FIRE ELEMENT. SEE LABEL ON THE GAS APPLIANCE CONTROL BOX. VERIFY CORRECT GAS/FUEL TYPE AND PRESSURE. NEVER USE AN ALTERNATIVE FUEL. TO PREVENT DAMAGE TO MECHANICAL AND PLUMBING SYSTEMS UNHOOK ELEMENT FROM GAS SUPPLY FOR PRESSURE LEAK TESTS.
3. GAS PRESSURE AND TYPE SHOULD BE CHECKED PRIOR TO USE AND INSTALLATION. FUEL LINE SIZING IS THE RESPONSIBILITY OF THE INSTALLER AND MUST BE ABLE TO SUPPLY THE STATED MAXIMUM BTU FOR THE PRODUCT. IT IS THE RESPONSIBILITY OF THE INSTALLER TO CHECK FOR GAS LEAKS AT ALL CONNECTIONS. PURGE GAS LINES OF AIR PRIOR TO TURNING OVER THE PROJECT FOR USE.
4. GAS PLUMBING CONNECTIONS: USE ONLY JOINT COMPOUND OR TAPE THAT IS RESISTANT TO ALL GASES. APPLY JOINT COMPOUND TO ALL MALE PIPE FITTINGS ONLY. DO NOT USE ON FLARED FITTINGS. BE SURE TO TIGHTEN EVERY JOINT SECURELY.
5. ALL ROUTING OF GAS SUPPLY LINES OTHER THAN THOSE SPECIFIED IN THE MEP ENGINEERING DRAWINGS SHALL BE 'DESIGN-BUILD' AND THE LOCATION DETERMINED BY THE INSTALLER UNLESS OTHERWISE SPECIFIED BY THE LANDSCAPE ARCHITECT. LOCATIONS OF LINES MUST BE CAREFULLY COORDINATED WITH THE PROPOSED LOCATIONS OF OTHER ELEMENTS INCLUDING TREES, FOOTERS, ETC. THE INSTALLER SHALL REVIEW ALL PERTINENT PLANS AND GENERATE A SHOP DRAWING FOR REVIEW WITH THE OWNER'S REP AND LANDSCAPE ARCHITECT FOR APPROVAL BEFORE INSTALLATION.
6. GAS LINES SHALL BE NEATLY INSTALLED WITH COMPONENTS ACCESSIBLE BUT NOT VISIBLE TO THE AVERAGE PASSERBY. LINES SHALL BE ROUTED TO AVOID THE GREATEST NUMBER OF CONFLICTS AND IS OFTEN BEST RUN RIGHT AT THE EDGE OF HARDSCAPE ELEMENTS.
7. ALL GRILLS MUST BE INSTALLED WITH ELECTRONIC IGNITION. THE CONTROL/VALVE BOX MUST BE ABOVE GRADE WITH PROPER DRAINAGE TO PREVENT WATER DAMAGE TO THE CONTROLS INSIDE THE BOX.
8. IN ADDITION TO THE ELECTRONIC ACTIVATORS, ALL GRILLS (EXCEPT THOSE WITHIN PROPANE TANKS DIRECTLY UNDER THE GRILL) MUST HAVE AN ACCESSIBLE MECHANICAL GAS SHUT OFF ON THE OUTSIDE OF THE EXTERIOR TO ALLOW FOR EMERGENCY SHUT OFF AND MAINTENANCE. SEE DETAILS.
9. USE PROPER MATERIALS AND CONSTRUCTION FOR GAS SUPPLY, POWER AND ENCLOSURE. SELECT MATERIALS THAT ARE NON-COMBUSTIBLE IN BOTH INITIAL INSTALLATIONS AND OVER TIME.
10. ANY GRILL STATION ENCLOSURE USING PROPANE OR NATURAL GAS MUST INCORPORATE ONE VENT ON AT LEAST TWO OPPOSING SIDES (2 VENTS TOTAL) AT A MINIMUM SIZE OF 18 SQUARE INCHES EACH (I.E. 3"X 6" OR LARGER). INSTALLATION OF THE VENTS IN THE TOP OF THE ENCLOSURE IS REQUIRED, ONE BRICK COURSE BELOW THE COUNTERTOP.
11. PREFERRED LOCATION FOR VENTING IS ON LEAST VISIBLE SIDES, AND NEVER ON THE FRONT FAÇADE OF THE ENCLOSURE.
12. VENTILATION ALLOWS FOR HEAT AND RESIDUAL FUEL TO ESCAPE. FAILURE TO PROPERLY VENT ENCLOSURE MAY RESULT IN THE ELEMENT OVERHEATING OR EXPLOSION. OVERHEATING CAN LEAD TO HEAT DAMAGE OF INTERNAL COMPONENTS. SOME ENCLOSURES MAY REQUIRE MORE VENTILATION BASED ON MATERIAL, SIZE AND EXTENDED USE. REFER TO MANUFACTURERS RECOMMENDATIONS.
13. THE INTERIOR VOID SPACE OF THE ENCLOSURE SURROUNDING THE VALVE BOX CANNOT BE FILLED WITH ANY MATERIAL (GRAVEL, CRUSHED ROCK, CONCRETE, ETC.). A 6" MINIMUM CLEAR DISTANCE BELOW THE VALVE IS REQUIRED FOR VENTILATION.
14. THE GRILL SUPPORT MUST BE INSTALLED ON A STABLE CONCRETE FOOTING. THE WEIGHT OF THE GRILL MUST BE SUPPORTED AND ANCHORED BY THE STRUCTURE PER MANUFACTURER RECOMMENDATIONS. SEE DETAILS FOR GRILL STATION CONSTRUCTION.
15. ALL GRILLS MUST HAVE TIMERS LIMITING THEIR USE TO A MAXIMUM TIME OF 60 MINUTES, OR LESS PER LOCAL CODE.
16. INSTALLING TIMERS MAY REQUIRE CUSTOM FABRICATION OF STAINLESS PANEL TO HOLD THE TIMER CONTROL KNOB IN THE MASONRY. INSTALLER SHALL PROVIDE SHOP DRAWINGS FOR ANY COMPONENTS OF THE ELEMENT THAT WILL NOT COMPLY WITH THE DETAILS PROVIDED IN THIS DRAWING SET.
17. A FIRE EXTINGUISHER IS REQUIRED TO BE LOCATED IN AN UNOBSTRUCTED VIEW TO ANY GRILL. IF NO LOCATION IS PROPOSED ON THE PLANS, THE INSTALLER SHALL REQUEST DIRECTION FROM THE OWNER'S REP OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. A FIRE EXTINGUISHER IS NOT TO PROTRUDE MORE THAN 4" INTO A PATH OR WALKWAY.
18. SOME JURISDICTIONS MAY REQUIRE THAT FIRE RELATED WARNING SIGNAGE BE POSTED WITHIN EYESIGHT OF THE FIRE ELEMENT. RECOMMENDED NOTES INCLUDE:

- GRILL MAY PRODUCE HIGH SURFACE TEMPERATURES AT OR NEAR THE FLAME.
- AVOID CONTACT WITH SURFACES IN CLOSE PROXIMITY TO FLAMES TO AVOID BURNS AND CLOTHING IGNITION.
- DO NOT TOUCH METAL PARTS OF LID OR SIDES OF GRILL.
- CHILDREN UNDER 12 MUST BE CAREFULLY SUPERVISED WHEN THEY ARE IN AREA OF GRILL.
- DO NOT PLACE COMBUSTIBLES ON GRILL OR LID.
- DO NOT ATTEMPT TO BURN WOOD, PAPER OR ANY OTHER MATERIALS IN GRILL.
- DO NOT DISCARD CIGARETTES OR REFUSE IN GRILL.
- DO NOT ATTEMPT TO PUT OUT FLAME WITH ANYTHING OTHER THAN SWITCH/VALVE OR EMERGENCY SHUTOFF.
- IF YOU SMELL GAS OR THERE IS ANY OTHER EMERGENCY ASSOCIATED WITH THIS ELEMENT, CALL 911.

FIRE PIT/TABLE NOTES:

INSTALLATION PROFESSIONAL:

1. IMPROPER INSTALLATION, ADJUSTMENT, ALTERCATION, SERVICE OR MAINTENANCE CAN CAUSE INJURY OR PROPERTY DAMAGE. READ THE INSTALLATION, OPERATING AND MAINTENANCE INSTRUCTIONS THOROUGHLY BEFORE INSTALLING OR SERVICING THIS GAS-RELATED EQUIPMENT.
2. GAS APPLIANCES AND PARTS FOR FIRE PITS AND FIREPLACES ARE TO BE INSTALLED BY PROFESSIONALS THAT ARE LOCALLY LICENSED BY THE AUTHORITY HAVING JURISDICTION IN GAS PIPING.
3. IT IS THE RESPONSIBILITY OF THE INSTALLER TO FOLLOW ALL LOCAL CODES CONCERNING THE INSTALLATION AND OPERATION OF THE FIRE ELEMENT. IN THE ABSENCE OF LOCAL CODES, PLEASE FOLLOW THE LATEST PUBLISHED VERSION OF THE FOLLOWING CODES:
   - ANSI Z21.97/CSA 2.41-2012 OUTDOOR GAS APPLIANCES.
   - FIXED PIPING SYSTEM: THE NATIONAL FUEL GAS CODE, ANSI Z223.1/NFPA 54 OR INTERNATIONAL FUEL GAS CODE.
   - ELECTRICAL GROUND: THE NATIONAL ELECTRICAL CODE, ANSI/NFPA 70.
   - INTERNATIONAL FIRE CODE (IFC)
   - INTERNATIONAL MECHANICAL CODE (IMC)
   - UNIFORM MECHANICAL CODE (UMC)
   - NATURAL GAS AND PROPANE INSTALLATION CODE.
4. SHOULD CODE COMPLIANCE CONFLICT WITH THE DESIGN OF THE ELEMENTS, PLEASE CEASE WORK AND NOTIFY OWNER'S REP/ LANDSCAPE ARCHITECT.
5. INSTALLER MUST FOLLOW ALL MANUFACTURER INSTRUCTIONS CAREFULLY TO ENSURE PROPER PERFORMANCE AND SAFETY. INSTALLER SHALL NOT ALTER A PRODUCT OR SPECIFIED CONFIGURATION FROM THE MANUFACTURER IN ANY WAY.

USAGE AND MAINTENANCE REQUIREMENTS:

1. IT IS THE INSTALLER'S RESPONSIBILITY TO ENSURE A SAFE INSTALLATION AND TO EDUCATE THE END USER/OWNER'S REP AS TO THE PROPER OPERATION. INSTALLER SHALL PROVIDE AT LEAST ONE COPY OF ALL OPERATION, MAINTENANCE, AND REPAIR MANUALS ON THE GAS APPLIANCE OPERATION TO THE END USER. THE MANUAL SHALL BE IN GOOD SHAPE, LEGIBLE AND PRINTED IN ENGLISH. IF THE VENDOR DOES NOT PROVIDE A PRINTED MANUAL WITH THE PRODUCT ON DELIVERY PLEASE LOCATE THE DIGITAL PDF OR OTHER VERSIONS FROM THE MANUFACTURER'S WEBSITE AND PRINT A COPY FOR THE OWNER'S REP.
2. GAS APPLIANCES INCLUDING SYSTEMS AND BURNERS FOR FIRE PITS AND FIREPLACES MUST BE SERVICED ANNUALLY BY A PROFESSIONAL CERTIFIED IN THE U.S. BY THE NATIONAL FIREPLACE INSTITUTE (NFI) AS NFI GAS SPECIALISTS.
3. AN LP-CYLINDER NOT CONNECTED FOR USE SHALL NOT BE STORED IN THE VICINITY OF THIS OR ANY OTHER FIRE RELATED APPLIANCE. EMPTY LP CONTAINERS MUST BE REMOVED FROM ANY ROOF TOPS UPON DEPLETION OF CONTENTS AND STORED PROPERLY OR DISPOSED OF.
4. NEVER LEAVE AN OPERATING FIRE UNATTENDED OR BY SOMEONE NOT FAMILIAR WITH ITS OPERATION OR EMERGENCY SHUT OFF LOCATIONS. LOCAL FIRE CODE REQUIRES OPEN FLAMES BE ATTENDED AT ALL TIMES.
5. DO NOT OPERATE FIRE PITS OR FIREPLACES IN WINDY OR GUSTY CONDITIONS. THESE CONDITIONS WILL AFFECT THE FLAME IN AN UNPREDICTABLE MANNER.
6. DO NOT USE FIRE ELEMENTS IF ANY PART HAS BEEN SUBMERGED UNDER WATER. IMMEDIATELY CALL A QUALIFIED SERVICE TECHNICAN TO INSPECT THE GAS VALVES AND BURNER SYSTEMS.
7. SOLID FUELS SHALL NOT BE BURNED IN THE FIRE ELEMENT. LEAVES, STICKS, WOOD, PAPER, CLOTHING AND FOOD MATERIAL SHOULD BE KEPT AWAY FROM THE FLAME. MAKE SURE THERE IS NO VEGETATION OR OTHER OBJECTS COVERING THE TOP OR SIDES OF THE FIRE THAT COULD INTERFERE WITH THE SAFE OPERATION. NO VEGETATION SHOULD BE WITHIN 10' OF AN OPEN FLAME AND ALL NEARBY VEGETATION IS TO BE MAINTAINED CLEAR OF A 10' MINIMUM SAFE DISTANCE FROM OPEN FLAMES.
8. WHEN NOT IN USE A FIRE PIT SHOULD BE COVERED TO REDUCE THE EFFECTS OF WEATHER-RELATED DEGRADATION OF COMPONENTS. IF SPECIFICATION FOR A COVER IS NOT PROVIDED THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING AN APPROPRIATE WEATHER RESISTANT COVER FOR EACH FIRE ELEMENT, IF DESIRED.
9. NEVER ATTEMPT TO LIGHT A FIRE PIT OR FIREPLACE WITH A HOOD OR COVER IN PLACE. OPEN ACCESS DOORS WHENEVER POSSIBLE.

FIRE ELEMENT INSTALLATION NOTES:

1. ALL FIRE ELEMENTS ARE DESIGNED FOR OUTDOOR USE ONLY.
2. IF YOU SMELL GAS:
   - SHUT OFF GAS APPLIANCE WITH EMERGENCY SHUT OFF.
   - EXTINGUISH ANY OPEN FLAME.
   - CONTACT MANAGEMENT IMMEDIATELY.
   - IF ODOR CONTINUES, KEEP AWAY FROM APPLIANCE AND IMMEDIATELY CALL 911.
3. FOR DEVICES WITH REMOTE CONTROL USE: TO PREVENT ACCIDENTAL STARTUP FROM UNWANTED RF SIGNALS IT IS THE RESPONSIBILITY OF THE END USER TO TURN OFF POWER TO THE ELECTRICAL OUTLET FOR THE REMOTE CONTROL RECEIVER WHEN THE FIRE IS NOT IN USE VIA WALL SWITCH OR BREAKER.
4. FIREPITS OR FIREPLACES ARE NOT INTENDED TO BE A STARTER FOR WOOD OR ANY OTHER COMBUSTIBLES.
5. ONLY USE GAS/FUEL TYPE SPECIFIED FOR THE FIRE ELEMENT, SEE LABEL ON THE GAS APPLIANCE CONTROL BOX. VERIFY CORRECT GAS/FUEL TYPE AND PRESSURE. NEVER USE AN ALTERNATIVE FUEL. TO PREVENT DAMAGE TO THE MECHANICAL AND PLUMBING SYSTEMS, UNHOOK ELEMENT FORM GAS SUPPLY FOR PRESSURE LEAK TESTS.
6. GAS PRESSURE AND TYPE SHOULD BE CHECKED PRIOR TO USE AND INSTALLATION. FUEL LINE SIZING IS THE RESPONSIBILITY OF THE INSTALLER AND MUST BE ABLE TO SUPPLY THE STATED MAXIMUM BTU FOR THE PRODUCT. IT IS THE RESPONSIBILITY OF THE INSTALLER TO CHECK FOR GAS LEAKS AT ALL CONNECTIONS. PURGE GAS LINES OF AIR PRIOR TO TURNING OVER THE PROJECT FOR USE.
7. GAS PLUMBING CONNECTIONS: USE ONLY JOINT COMPOUND OR TAPE THAT IS RESISTANT TO ALL GASES. APPLY JOINT COMPOUND TO ALL MALE PIPE FITTINGS ONLY. DO NOT USE ON FLARED FITTINGS. BE SURE TO TIGHTEN EVERY JOINT SECURELY.
8. ALL ROUTING OF GAS SUPPLY LINES OTHER THAN THOSE SPECIFIED IN THE MEP ENGINEERING DRAWINGS SHALL BE 'DESIGN-BUILD' AND THE LOCATION DETERMINED BY THE INSTALLER UNLESS OTHERWISE SPECIFIED BY THE LANDSCAPE ARCHITECT. LOCATIONS OF LINES MUST BE CAREFULLY COORDINATED WITH THE PROPOSED LOCATIONS OF OTHER ELEMENTS INCLUDING TREES, FOOTERS, ETC. THE INSTALLER SHALL REVIEW ALL PERTINENT PLANS AND GENERATE A SHOP DRAWING FOR REVIEW WITH THE OWNER'S REP AND LANDSCAPE ARCHITECT FOR APPROVAL BEFORE INSTALLATION.
9. GAS LINES SHALL BE NEATLY INSTALLED WITH COMPONENTS ACCESSIBLE BUT NOT VISIBLE TO THE AVERAGE PASSERBY. LINES SHALL BE ROUTED TO AVOID THE GREATEST NUMBER OF CONFLICTS AND IS OFTEN BEST RUN RIGHT AT THE EDGE OF HARDSCAPE ELEMENTS.
10. ALL FIRE PITS AND FIREPLACES MUST BE INSTALLED WITH ELECTRONIC IGNITION. THE CONTROL/VALVE BOX MUST BE ABOVE GRADE WITH PROPER DRAINAGE TO PREVENT WATER DAMAGE TO THE CONTROLS INSIDE THE BOX.
11. IN ADDITION TO THE ELECTRONIC ACTIVATORS, ALL FIRE PITS (EXCEPT THOSE WITHIN PROPANE TANKS DIRECTLY UNDER THE FIRE PIT) MUST HAVE AN ACCESSIBLE MECHANICAL GAS SHUT OFF TO ALLOW FOR EMERGENCY SHUT OFF AND MAINTENANCE. SEE DETAILS.
12. ALL FIRE PITS MUST HAVE A SWITCH/CONTROLLER FOR INSTANT ON AND OFF CONTROL LOCATED IN A VISIBLE LOCATION AS INDICATED ON THE DRAWINGS OR DETAILS (IF CUSTOM). IT SHALL BE LOCATED WITH ITS OPERABLE PARTS AT A MIN. OF 18" AND MAX. 42" ABOVE FINISHED GRADE TO MEET ADA. IN THE EVENT NO LOCATION IS SHOWN OR PROPOSED, THE INSTALLER SHALL REQUEST DIRECTION FOR THE LANDSCAPE ARCHITECT OR OWNER'S REP.
13. ALL FIREPLACES MUST BE EQUIPPED WITH A THERMOCOUPLE WHICH SHUTS OFF THE GAS SUPPLY IN THE EVENT THE FLAME IS EXTINGUISHED BY WIND OR OTHER MEANS.
14. FOR GAS SYSTEMS WITH AN EXTENDED OR DETACHED VALVE BOX THE AREA IN WHICH THE VALVE BOX IS INSTALLED MUST CONFORM TO ALL INSTALLATION REQUIREMENTS TO INCLUDE, BUT NOT LIMITED TO: LOCATION, CONSTRUCTION, VENTING AND LOCAL CODES. FAILURE TO DO SO MAY RESULT IN PERSONAL INJURY, PROPERTY DAMAGE OR EXPLOSION.
15. ALWAYS USE PROPER MATERIALS AND CONSTRUCTION FOR GAS SUPPLY, POWER AND ENCLOSURE. SELECT MATERIALS THAT ARE NON-COMBUSTIBLE IN BOTH INITIAL INSTALLATIONS AND OVER TIME.
16. ANY ENCLOSURE USING PROPANE OR NATURAL GAS MUST INCORPORATE ONE VENT ON AT LEAST TWO OPPOSING SIDES (TWO VENTS TOTAL) AT A MINIMUM SIZE OF 18 SQUARE INCHES (I.E. 3"X 6" OR LARGER). INSTALLATION OF VENTS IN THE MID TO LOWER AREA OF THE ENCLOSURE IS RECOMMENDED. VENTILATION ALLOWS FOR HEAT AND RESIDUAL GAS TO ESCAPE. FAILURE TO COULD LEAD TO HEAT DAMAGE OF INTERNAL COMPONENTS. SOME ENCLOSURES MAY REQUIRE MORE VENTILATION BASED ON MATERIAL, SIZE AND EXTENDED USE. REFER TO MANUFACTURERS RECOMMENDATIONS.
17. THE INTERIOR VOID SPACE OF THE ENCLOSURE SURROUNDING THE VALVE BOX CANNOT BE FILLED WITH ANY MATERIAL (GRAVEL, CRUSHED ROCK, CONCRETE, ETC.). A 6" MINIMUM CLEAR DISTANCE BELOW THE VALVE IS REQUIRED FOR VENTILATION.
18. A FIRE PIT ASSEMBLY SHOULD BE RECESSED A MINIMUM OF 2.25" FROM THE TOP OF THE ENCLOSURE TO PROTECT THE FLAME FROM BEING BLOWN OUT. SOME JURISDICTIONS MAY REQUIRE MORE, AND 4" TO 6" IS NOT UNCOMMON. INSTALLER SHALL VERIFY LOCAL CODE REQUIREMENTS PRIOR TO INSTALLATION.
19. THE FIRE PIT ENCLOSURE MUST BE INSTALLED ON A STABLE CONCRETE FOOTING. THE WEIGHT OF THE FIRE PIT ENCLOSURE MUST BE SUPPORTED AND ANCHORED BY THE STRUCTURE PER MANUFACTURER RECOMMENDATIONS. SEE DETAILS FOR FIRE PIT CONSTRUCTION.
20. THE WEIGHT OF A FIRE ROCK AND/OR LOGS MUST BE SUPPORTED BY THE PAN/STRUCTURE AND NOT BY ANY CONTROL/VALVE BOX.
21. A FIRE PIT IS DESIGNED TO BE USED WITH APPROVED MEDIA CORRECTLY INSTALLED OVER THE BURNER TO ACHIEVE PROPER COMBUSTION. NEVER INSTALL A MESH OR SCREEN UNDER THE MEDIA. WHEN FILLING THE PAN WITH LAVA ROCK AND/OR DECORATIVE GLASS, THE MANUFACTURER'S INSTRUCTIONS MUST BE FOLLOWED.
22. DO NOT COVER PILOT ASSEMBLY SCREEN OR OPENING WITH LAVA ROCK OR GLASS. INCORRECT MEDIA INSTALLATION WILL CAUSE THE PILOT FLAME TO SUFFOCATE AND TURN OFF PIT OR DELAY MAIN BURNER IGNITION.
23. CAREFULLY SELECT MATERIAL FOR DECORATIVE TREATMENT THAT WILL NOT TRAP MOISTURE. SOME MATERIALS SUCH AS GRAVELS WITH TINY FRACTURES LIKE PEA GRAVEL, OR RIVER ROCK WHICH IS FAIRLY POROUS, WILL CRACK UNEXPECTEDLY OR EVEN EXPLODE BECAUSE THE TRAPPED MOISTURE INSIDE BOILS AND EXPANDS. ANY MATERIAL THAT IS NOT SUFFICIENTLY POROUS TO ALLOW HEATED STEAM TO READILY ESCAPE OR IMPERVIOUS (LIKE GLASS) SHOULD NOT BE USED.
24. WHEN USING APPROVED DECORATIVE GLASS OR AGGREGATE MATERIALS TO COVER THE BURNER, APPLY ONLY ENOUGH TO HIDE THE BURNER. APPLYING TO MUCH MAY CREATE BACK PRESSURE AND GAS LEAKAGE FROM THE AIR MIXER RESULTING IN POOLING OF LP GAS UNDER THE FIRE PIT.
25. UNITS MUST BE TESTED WITH THE LOGS AND/OR MEDIA OVER THE BURNER FOR CONFIRMATION OF NO BACK PRESSURE CREATING GAS LEAKS OUT OF THE AIR MIXER VENTURI HOLES. THIS MUST BE DONE PRIOR TO PLACING IN THE ENCLOSURE IF NO ACCESS DOOR IS PROVIDED.
26. ALL FIRE PITS MUST HAVE TIMERS LIMITING THEIR USE TO A MAXIMUM TIME OF 90 MINUTES, OR LESS PER LOCAL CODE.
27. INSTALLING TIMERS MAY REQUIRE CUSTOM FABRICATION TO HOLD THE TIMER CONTROL KNOB IN THE MASONRY. INSTALLER SHALL PROVIDE SHOP DRAWINGS FOR ANY COMPONENTS OF THE ELEMENT THAT WILL NOT COMPLY WITH THE DETAILS PROVIDED IN THIS DRAWING SET.
28. A FIRE EXTINGUISHER IS REQUIRED TO BE LOCATED IN CLOSE PROXIMITY TO ANY FIRE PIT. IF NO LOCATION IS PROPOSED ON THE PLANS, THE INSTALLER SHALL REQUEST DIRECTION FROM THE OWNER'S REP OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
29. SOME JURISDICTIONS MAY REQUIRE THAT FIRE RELATED WARNING SIGNAGE BE POSTED WITHIN EYESIGHT OF THE FIRE ELEMENT. RECOMMENDED NOTES INCLUDE:
   - FIRE PIT MAY PRODUCE HIGH SURFACE TEMPERATURES AT OR NEAR FLAME.
   - AVOID CONTACT WITH SURFACES IN CLOSE PROXIMITY TO FLAMES TO AVOID BURNS AND CLOTHING IGNITION.
   - DO NOT TOUCH FIRE PIT SCREEN, GLASS OR METAL PARTS.
   - CHILDREN UNDER 12 MUST BE CAREFULLY SUPERVISED.
   - DO NOT PLACE COMBUSTIBLES IN FIRE PIT.
   - DO NOT ATTEMPT TO BURN WOOD, PAPER OR ANY OTHER MATERIALS IN FIRE PIT.
   - DO NOT DISCARD CIGARETTES IN FIRE PIT.
   - DO NOT ATTEMPT TO PUT OUT FLAME WITH ANY LIQUID. USE ONLY SWITCH/VALVE OR EMERGENCY SHUTOFF.
   - IF YOU SMELL GAS OR THERE IS ANY OTHER EMERGENCY ASSOCIATED WITH FIRE PIT CALL 911.

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SCHEDULE & GENERAL NOTES

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L-0.01

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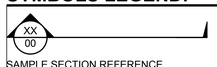
ABBREVIATIONS LEGEND:

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:

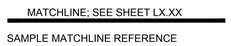


SAMPLE SECTION REFERENCE

SAMPLE ELEVATION REFERENCE

SAMPLE PLAN ENLARGEMENT REFERENCE

SAMPLE DETAIL ENLARGEMENT REFERENCE



SAMPLE MATCHLINE REFERENCE

SAMPLE REVISION CLOUD

SAMPLE REVISION TAG

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	1/L-6.2
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 GRILL STATION W/ ADA ACCESS ALUMINUM FRAME CONSTRUCTION WITH TILE VENEER, 2" PORCELAIN COUNTERTOPS, (2) S27T NATURAL GAS GRILL INSERT BY AEI, STAINLESS STEEL CABINETS	1/L-6.3
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-33	FESTOON LIGHT POST 4X4 METAL POST WITH STAINLESS STEEL EYE BOLT MOUNTING	5/L-6.5
H-34	SITE BOULDERS LOCALLY SOURCED TWO & THREE-MAN BOULDERS TO BE SELECTED BY LA	
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	TRELLIS SCREEN WALL STEEL POSTS AND FRAME WITH WIRE MESH PANELS, SECURETO PRE-CAST PARAPET, COLOR:BLACK	
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	WOODLOOK PORCELAIN TILES JURUPA WOODLOOK PORCEALIN PAVERS BY DALTILE, COLOR: CAMP, SIZE:16X48, SET ON PEDESTAL SYSTEM	2/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 "CORVANA"	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-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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SCHEDULE & GENERAL NOTES

Sheet Number

L-0.02 S

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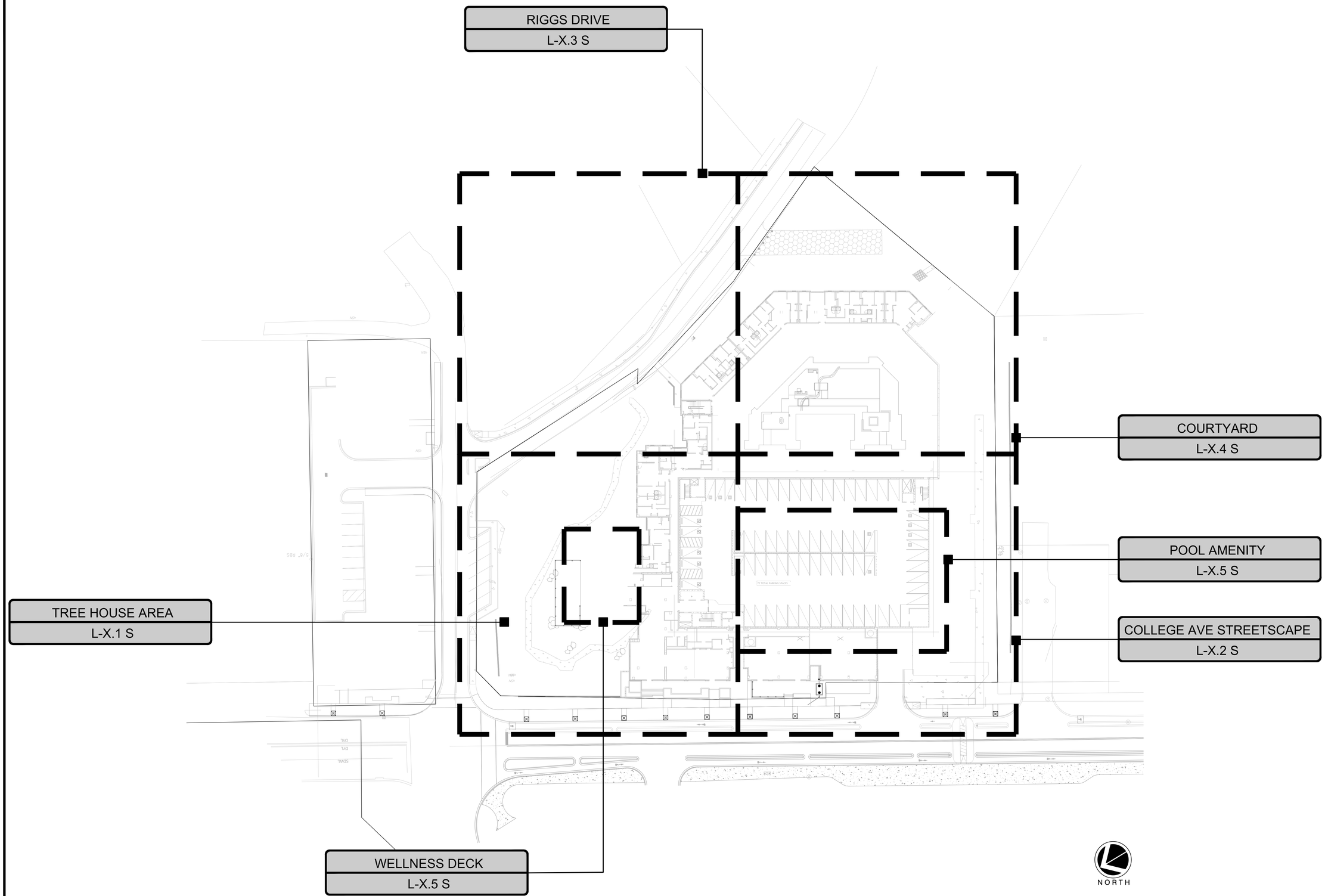

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Sheet Title

SITE REFERENCE PLAN

Sheet Number

L-1.0 S

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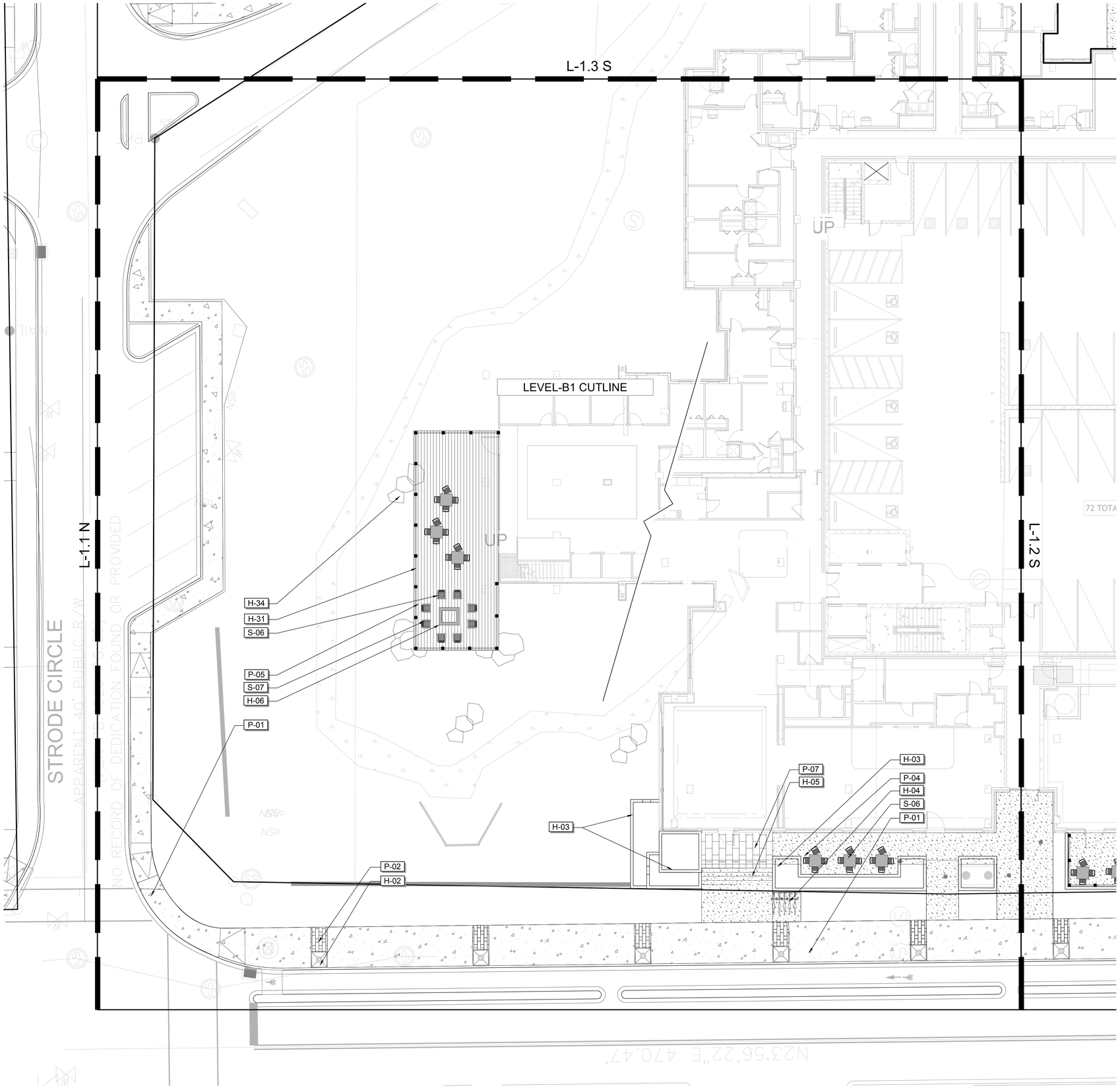


REFERENCE NOTES

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-31	CABLE RAILING 42" HEIGHT WITH SINGLE TOP RAIL	6/L-6.1
H-34	SITE BOULDERS LOCALLY SOURCED TWO & THREE-MAN BOULDERS TO BE SELECTED BY LA	

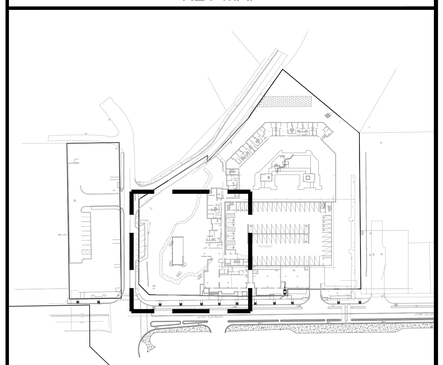
PAVING MATERIAL L-1.1 S

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-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 "CORVANA"	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

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MATERIALS PLAN

Sheet Number

L-1.1 S

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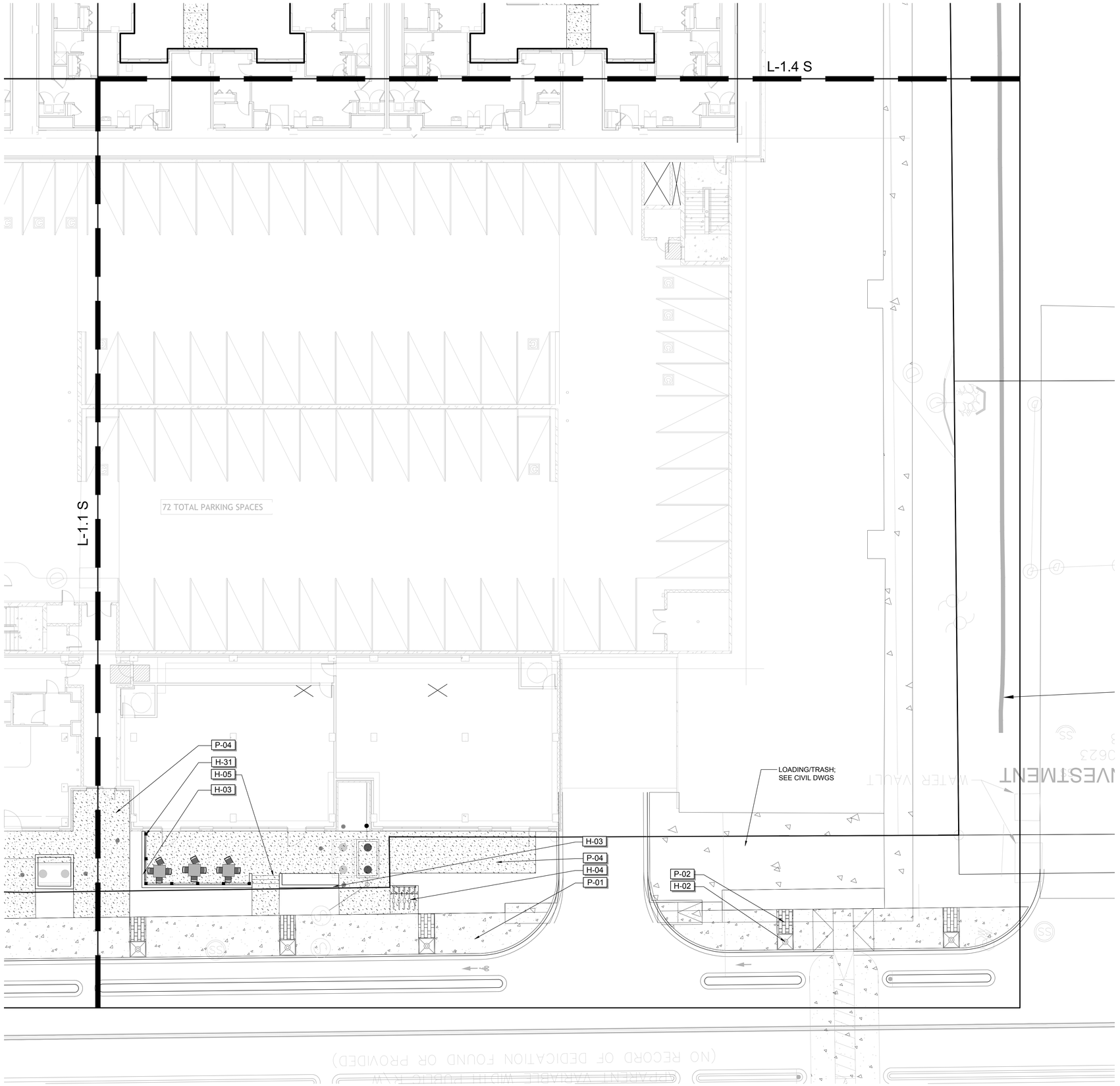


REFERENCE NOTES

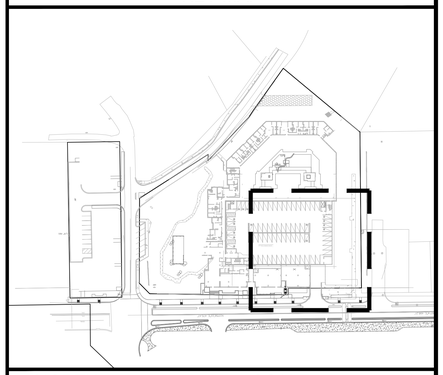
HARDSCAPE SCHEDULE L-1.2 S

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

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Sheet Title

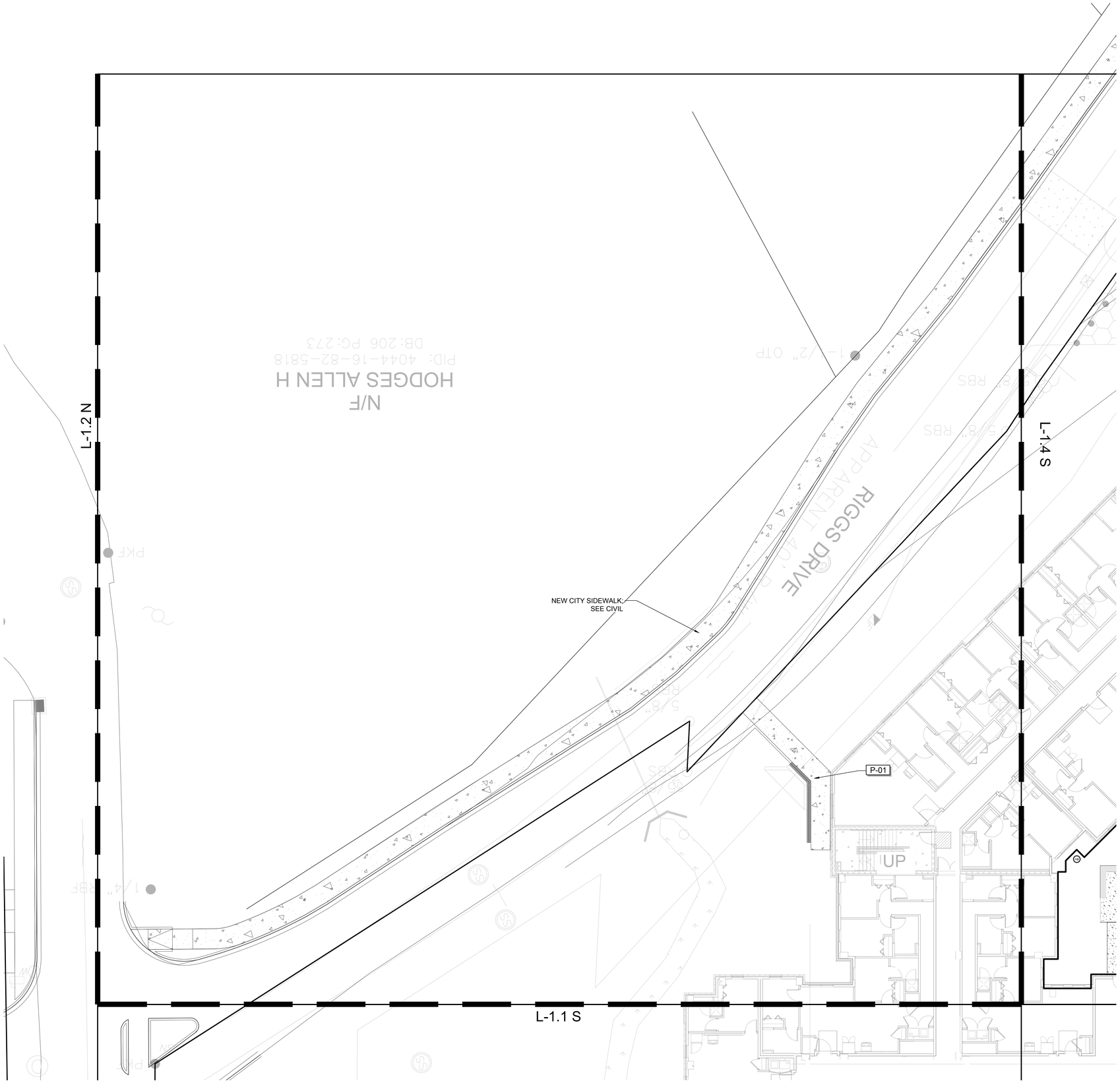
MATERIALS PLAN

Sheet Number

L-1.2 S

Not for Construction

Project Number: 2025-022

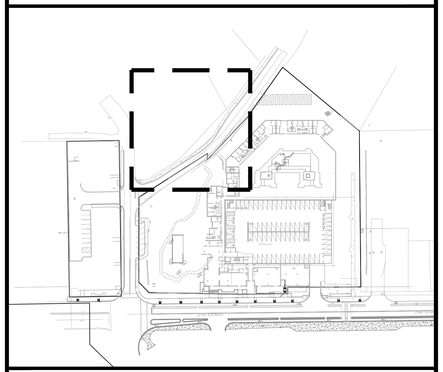


REFERENCE NOTES

REFERENCE NOTES SCHEDULE L-1.3 S

CODE	DESCRIPTION	DETAIL
PAVING MATERIAL		
P-01	CITY STANDARD PEDESTRIAN CONCRETE PAVING MEDIUM BROOM FINISH WITH TROWELLED JOINTS	3/L-6.0

KEY MAP



NORTH

NORTH

SCALE

0 10 20 30 40 feet

1" = 10'

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PARTIAL MATERIALS PLAN

Sheet Number

L-1.3 S

Not for Construction

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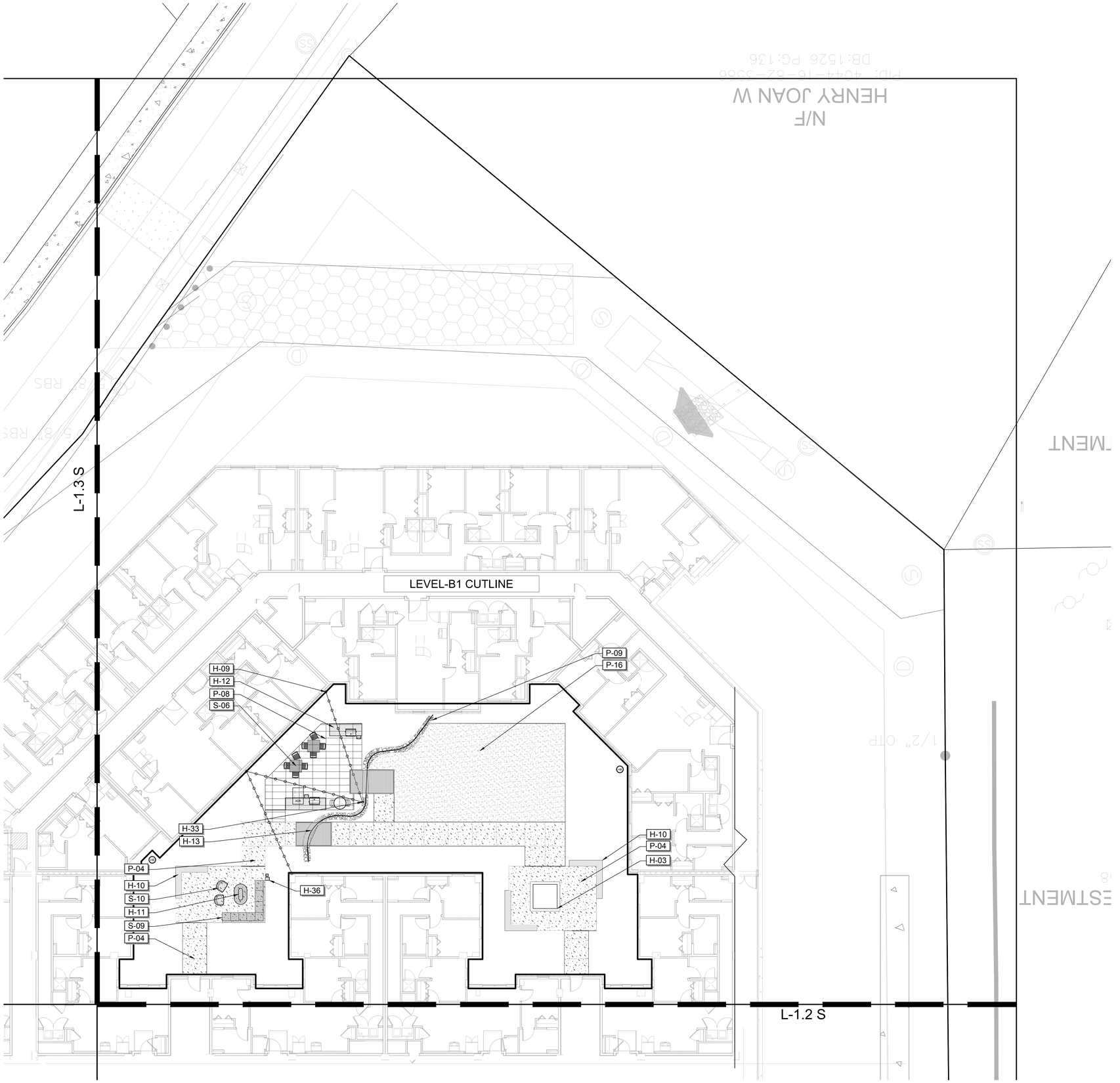


REFERENCE NOTES

HARDSCAPE SCHEDULE L-1.4 S

CODE	DESCRIPTION	DETAIL
H-03	RAISED PLANTER CAST-IN-PLACE CONCRETE PLANTER WITH BOARD FORM FINISH, 8" THICKNESS, HEIGHT VARIES SEE PLANS	10/L-6.1
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-33	FESTOON LIGHT POST 4X4 METAL POST WITH STAINLESS STEEL EYE BOLT MOUNTING	5/L-6.5
H-36	FIRE FEATURE CONTROL PEDESTAL	10/L-6.3

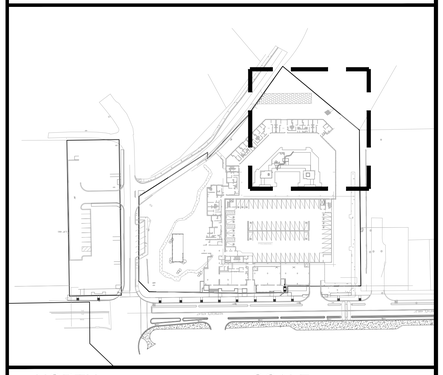
PAVING MATERIAL L-1.4 S

SYMBOL	CODE	DESCRIPTION	DETAIL
	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-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-16	ARTIFICIAL LAWN ; MODEL-SYNAUGUSTINEX47 BY SYNLAWN,	10/L-6.0

SITE FURNISHINGS SCHEDULE L-1.4 S

CODE	DESCRIPTION
S-06	4 TOP CAFE TABLE FFE ITEM
S-09	SECTIONAL LOUNGE FURNITURE FFE ITEM
S-10	CHAIR & TABLE SET FFE ITEM

KEY MAP



NORTH SCALE

NORTH

0 10 20 30 40 feet

1" = 10'

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COURTYARD MATERIALS PLAN

Sheet Number

L-1.4 S

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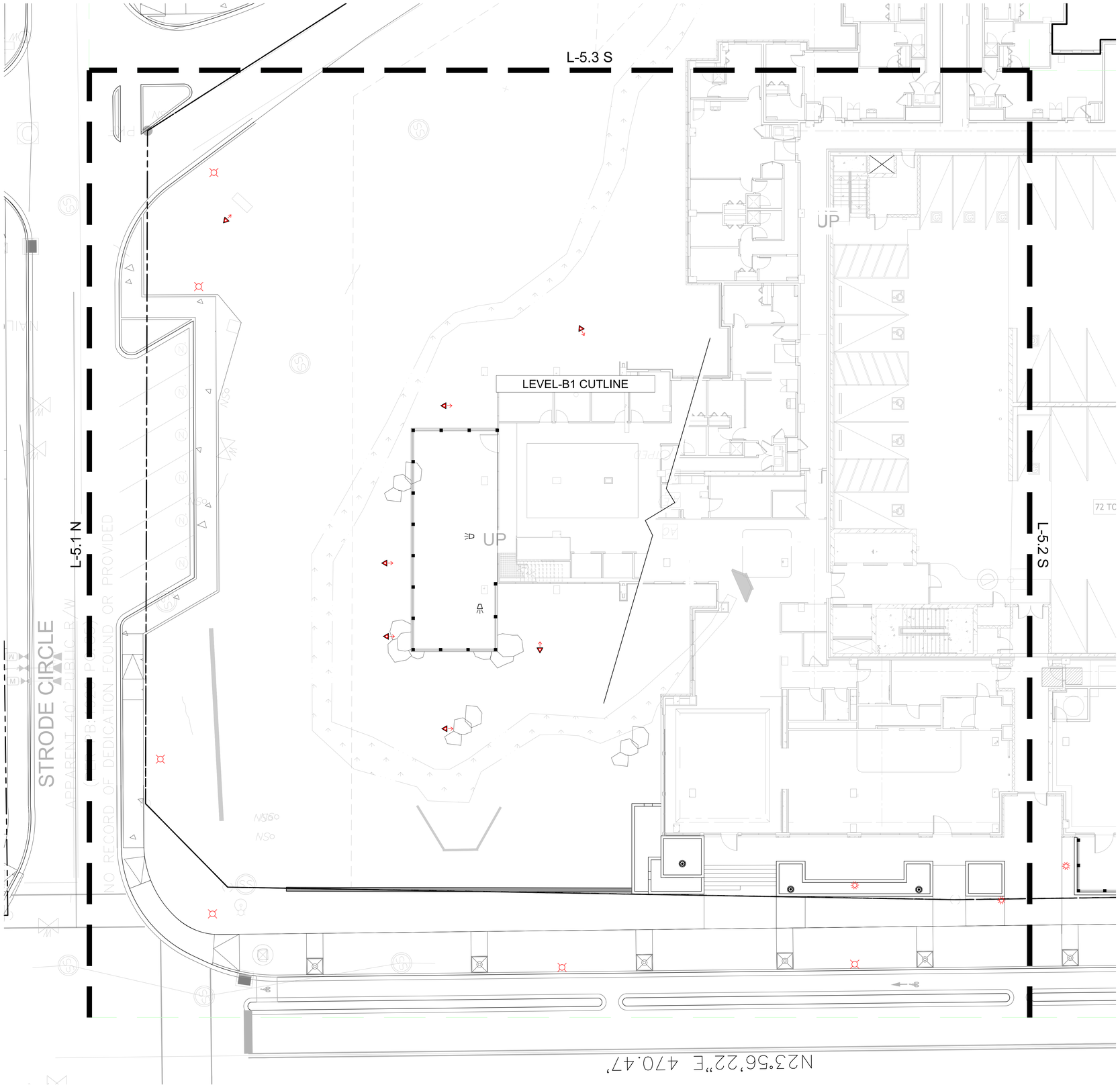
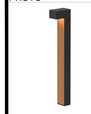


LIGHTING SCHEDULE

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 MITCHELL FIXTURE WITH TOP HAT SET ON 12' STYLE "A" POLE FROM DUKE POWER. (2) OUTLETS PER POLE, OWNER PURCHASED AND INSTALLED, CITY TO MAINTAIN ALUMINUM, BLACK, POST TOP LAMP: LED, 70W, 3000, BEAMSPREAD: TYPE III ACCESSORIES: (2) OUTLETS	5
		TYPE IG-IN-GRADE UPLIGHT 1088 IN-GRADE UPLIGHT BY VISTA LIGHTING ALUMINUM, BLACK, IN-GRADE LAMP: LED, 28W, 3000K, BEAMSPREAD: NS	3
		TYPE A-FLOOD LIGHT MANUFACTURER: LANDSCAPE FORMS MODEL-GUNNAR ALUMINUM, MATT BLACK, WALL MOUNT, DIMMER AND PHOTOCELL LAMP: LED, 40W, 3000K ACCESSORIES: DIMMER AND PHOTOCELL	2

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.
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ELECTRICAL GENERAL NOTES:

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2. REFER TO THE APPROPRIATE DRAWINGS FOR THE EXACT LOCATION OF EQUIPMENT INSTALLED UNDER OTHER DIVISIONS OF THE DOCUMENTS WHICH REQUIRE ELECTRICAL SERVICE.
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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

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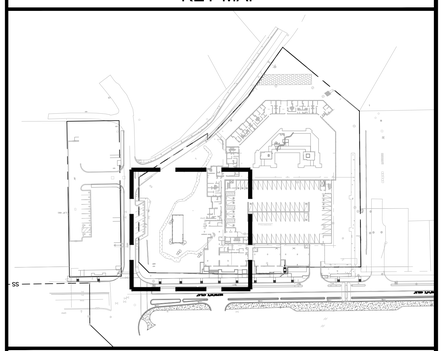
KEY MAP



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Sheet Title

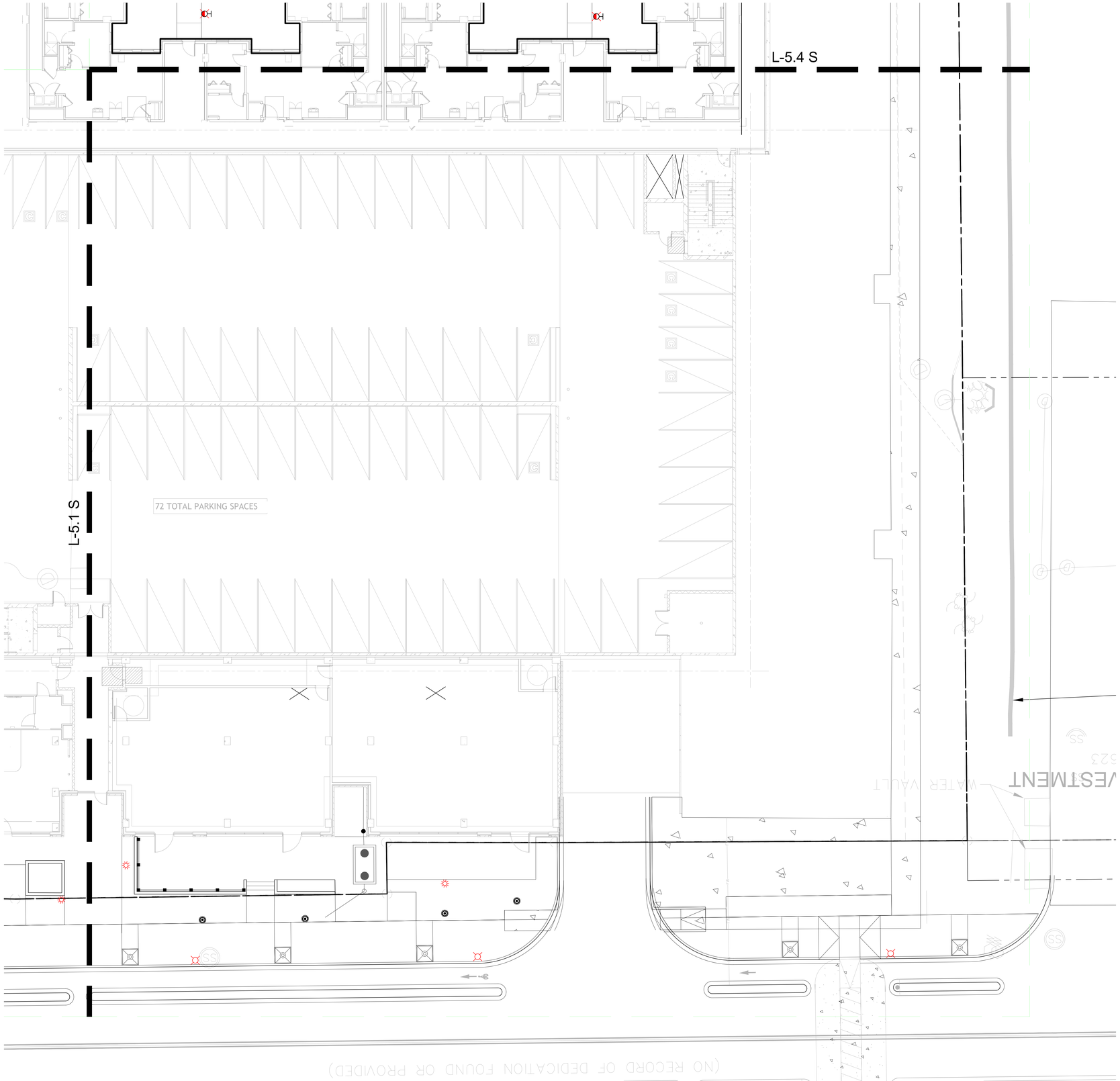
LIGHTING PLAN

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
		TYPE C-CITY PEDESTRIAN LIGHT CITY STANDARD STREET LIGHT TO BE MITCHELL FIXTURE WITH TOP HAT SET ON 12' STYLE "A" POLE FROM DUKE POWER. (2) OUTLETS PER POLE, OWNER PURCHASED AND INSTALLED, CITY TO MAINTAIN ALUMINUM, BLACK, POST TOP LAMP: LED, 70W, 3000, BEAMSPREAD: TYPE III ACCESSORIES: (2) OUTLETS	3
		TYPE IG-IN-GRADE UPLIGHT 1088 IN-GRADE UPLIGHT BY VISTA LIGHTING ALUMINUM, BLACK, IN-GRADE LAMP: LED, 28W, 3000K, BEAMSPREAD: NS	4

NOTES

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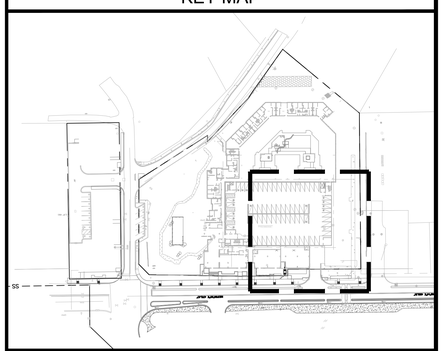
KEY MAP



NORTH SCALE

NORTH

0 20 40 60 80 feet

1" = 20'

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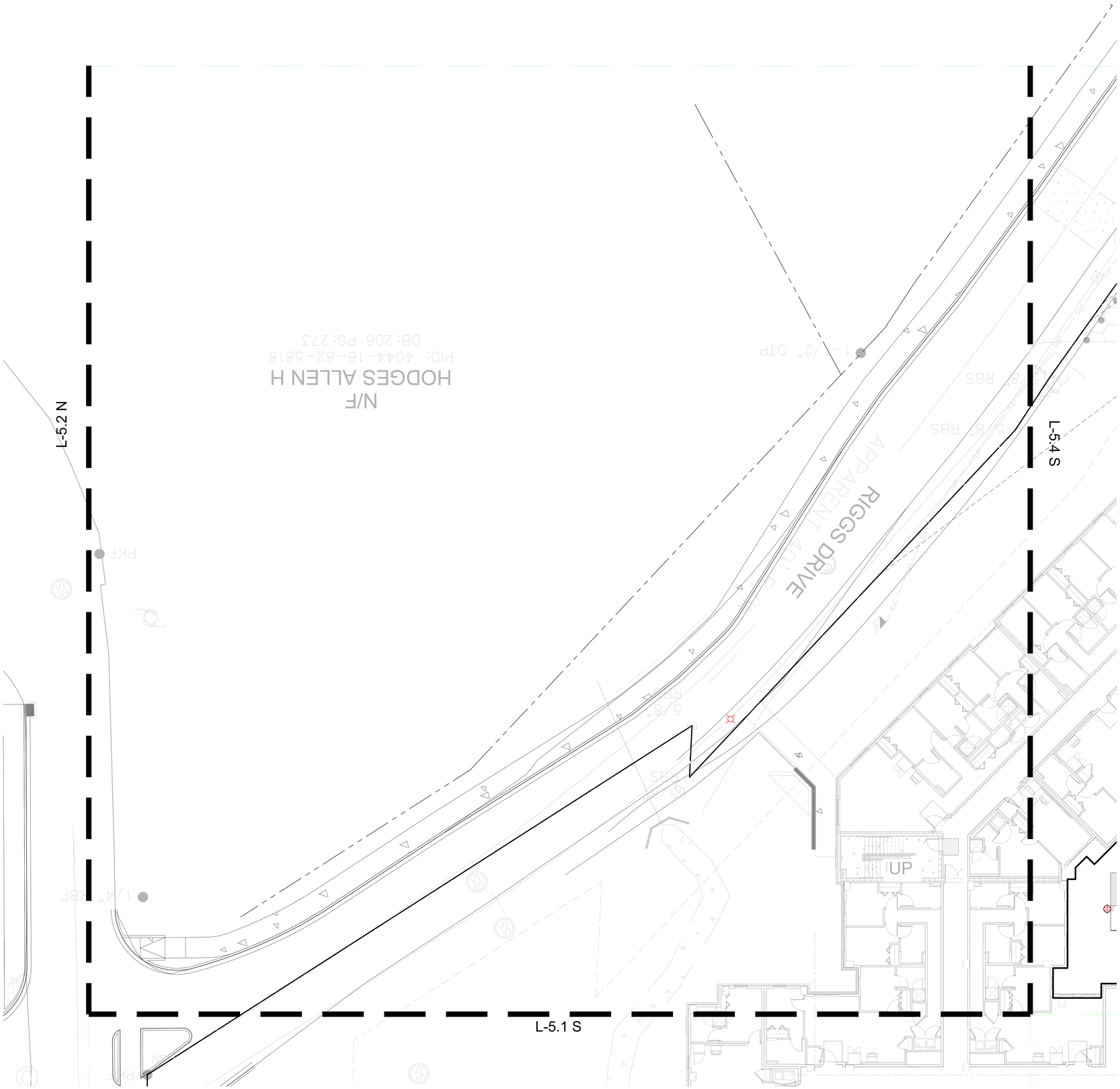
LIGHTING PLAN

Sheet Number

L-5.2 S

Not for Construction

Project Number: 2025-022



LIGHTING SCHEDULE

LIGHTING SCHEDULE L-5.3 S

PHOTO	SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
		TYPE C-CITY PEDESTRIAN LIGHT CITY STANDARD STREET LIGHT TO BE MITCHELL FIXTURE WITH TOP HAT SET ON 12' STYLE "A" POLE FROM DUKE POWER. (2) OUTLETS PER POLE, OWNER PURCHASED AND INSTALLED, CITY TO MAINTAIN ALUMINUM, BLACK, POST TOP LAMP: LED, 70W, 3000, BEAMSPREAD: TYPE III ACCESSORIES: (2) OUTLETS	1

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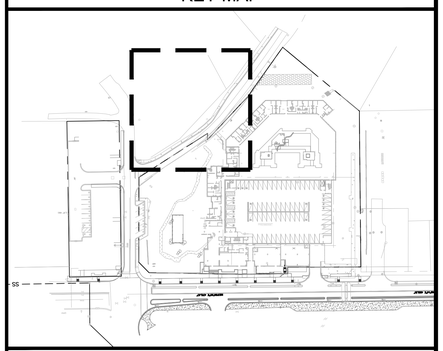

NORTH SCALE

NORTH

0 10 20 30 40 feet

1" = 10'

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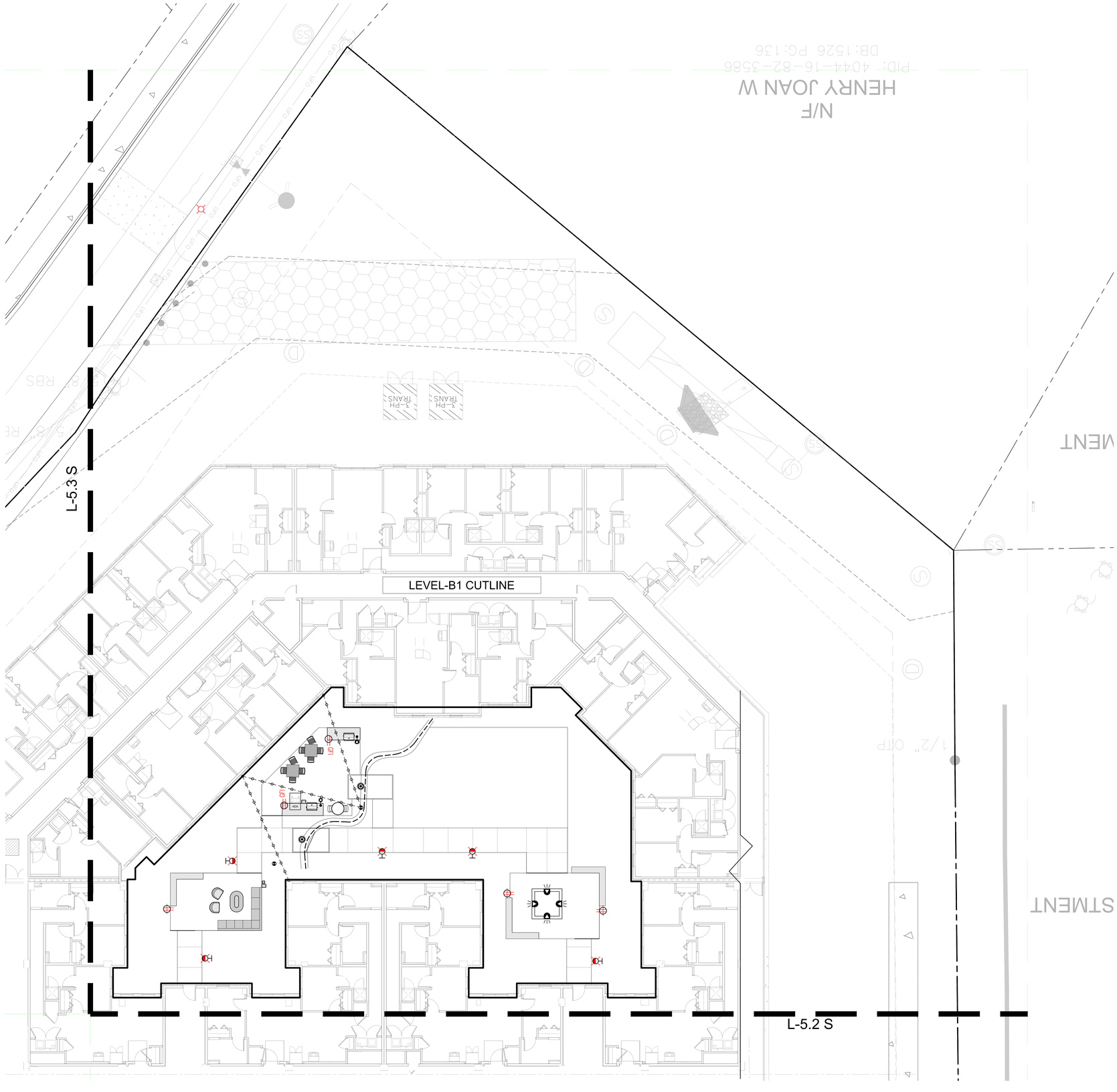
LIGHTING PLAN

Sheet Number

L-5.3 S

Not for Construction

Project Number: 2025-022



LIGHTING SCHEDULE

LIGHTING SCHEDULE L-5.4 S

PHOTO	SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
		TYPE S-STRING LIGHTS TIVOLI COMMERCIAL STRING LIGHTS WITH E26 SPIRAL EDISON BULBS RUBBER/PLASTIC, BLACK, BUILDING LAMP: LED, E26, 2700, BEAMSPREAD: NA	2
		TYPE P-PATH LIGHT LUMIERE EON 303 PATH LIGHT, SINGLE HEAD ALUMINUM, BLACK, SURFACE LAMP: LED, 8.5W, 3000, BEAMSPREAD: TYPE II	5
		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	4
		TYPE C-CITY PEDESTRIAN LIGHT CITY STANDARD STREET LIGHT TO BE MITCHELL FIXTURE WITH TOP HAT SET ON 12' STYLE "A" POLE FROM DUKE POWER. (2) OUTLETS PER POLE. OWNER PURCHASED AND INSTALLED, CITY TO MAINTAIN ALUMINUM, BLACK, POST TOP LAMP: LED, 70W, 3000, BEAMSPREAD: TYPE III ACCESSORIES: (2) OUTLETS	1
		TYPE IG-IN-GRADE UPLIGHT 1088 IN-GRADE UPLIGHT BY VISTA LIGHTING ALUMINUM, BLACK, IN-GRADE LAMP: LED, 28W, 3000K, BEAMSPREAD: NS	2
		TYPE G-GRILL LIGHT BQ03 SERIES GRILL LIGHT BY FOCUS INDUSTRIES STAINLESS STEEL, CLEAR, SURFACE LAMP: LED, 7W, NA, BEAMSPREAD: NA	2
	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	2
		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	3

NOTES

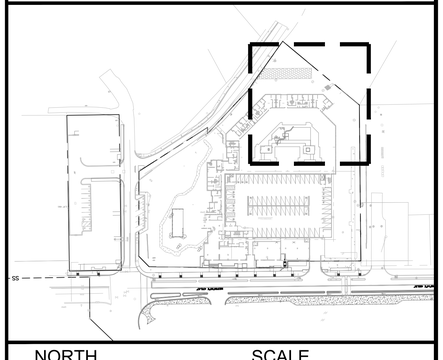
LIGHT FIXTURE NOTES:

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

KEY MAP



NORTH SCALE

NORTH

0 10 20 30 40 feet

1" = 10'

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No.	Drawing Revision	Date

Sheet Title

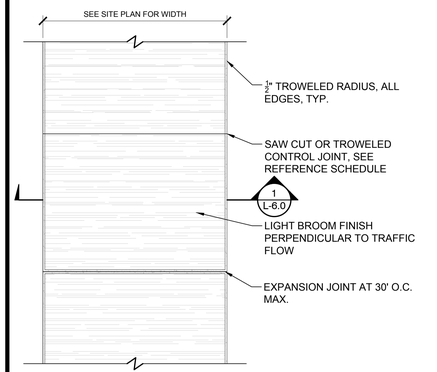
LIGHTING PLAN

Sheet Number

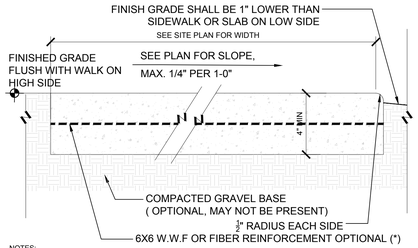
L-5.4 S

Not for Construction

Project Number: 2025-022

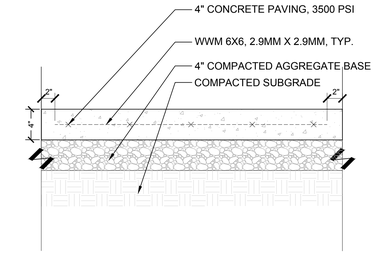


1 L-6.0 TYPICAL SIDEWALK PLAN
NTS

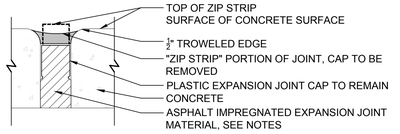


NOTES:
1. SLAB SHALL BE POURED IN PLACE USING STANDARD GRAY, 3000 PSI (@28 DAYS) CONCRETE (UNLESS OTHERWISE SPECIFIED ON PLANS AND SPECS).
2. 4" THICKNESS MIN., ANY VARIATIONS NEED TO BE APPROVED. CONCRETE SURFACE SHALL BE FINISHED IN A LIGHT BROOM FINISH UNLESS OTHERWISE NOTED IN PLANS AND SPECS.
3. 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"

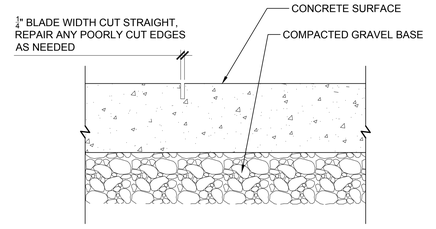


3 L-6.0 PEDESTRIAN CONCRETE PAVING ON GRADE
1 1/2" = 1'-0"



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.

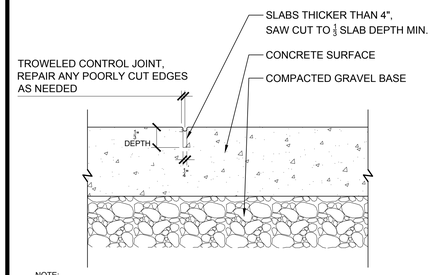
4 L-6.0 TYPICAL EXPANSION JOINT
1" = 1"



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.

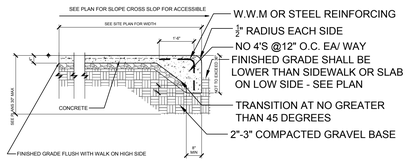
5 L-6.0 SAW CUT CONTROL JOINT
3" = 1'-0"

NOTE:
1. 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



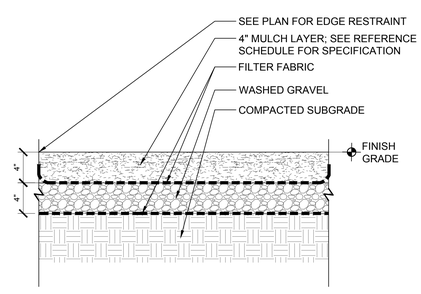
NOTE:
1. TROWELED CONTROL JOINTS SHALL BE STRAIGHT AND PERPENDICULAR TO ADJACENT EDGES UNLESS
2. CONTROL JOINTS SHALL BE SPACED NO GREATER THAN 10' ON CENTER AND SHALL TYPICALLY BE EQUAL TO THE WIDTH OF THE SIDEWALK IN A REGULAR SPACING PATTERN.
3. CONTROL JOINTS MAY BE PLACED FOR AESTHETIC REASONS, 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"

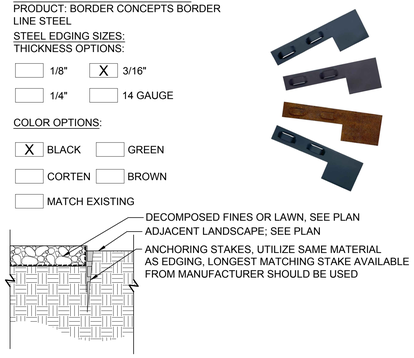


NOTES:
1. SLAB SHALL BE POURED IN PLACE CONCRETE.
2. CONCRETE SURFACE SHALL BE FINISHED IN A LIGHT BROOM FINISH UNLESS OTHERWISE NOTED
3. IN PLANS AND SPECS. SEE PLANS FOR COLOR, TYPE, & PSI REQUIREMENTS.
4. FORMS SHALL BE SET AND L.A. NOTIFIED WITH MIN 24 HOURS NOTICE FOR INSPECTION PRIOR
5. TO POURING. 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"

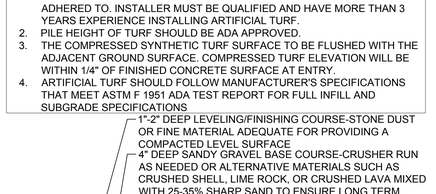


GENERAL PRODUCT INFORMATION:
PRODUCT: BORDER CONCEPTS BORDER LINE STEEL

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"



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:
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.
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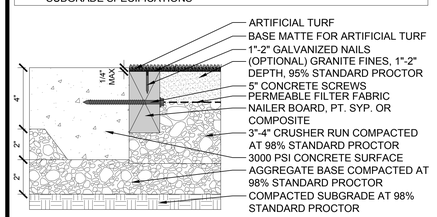
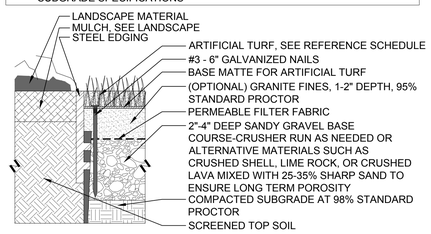
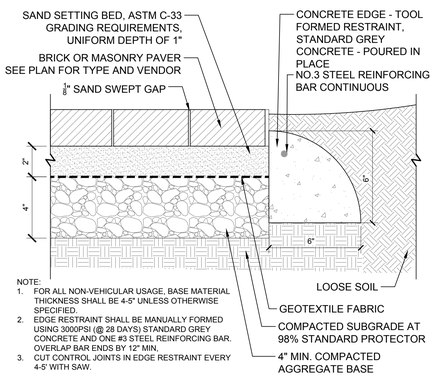


11 L-6.0 SYNTHETIC LAWN CONNECTION AT CONCRETE
3" = 1'-0"

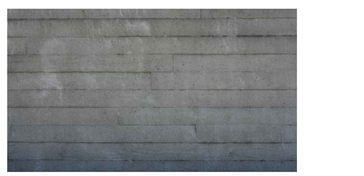


12 L-6.0 SYNTHETIC LAWN CONNECTION AT LANDSCAPE
3" = 1'-0"



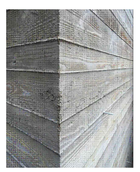
NOTE:
1. FOR ALL NON-VEHICULAR USAGE. BASE MATERIAL THICKNESS SHALL BE 4-5" UNLESS OTHERWISE SPECIFIED.
2. EDGE RESTRAINT SHALL BE MANUALLY FORMED USING 3000PSI (@ 28 DAYS) STANDARD GREY CONCRETE AND ONE #3 STEEL REINFORCING BAR. OVERLAP BAR ENDS BY 12" MIN.
3. CUT CONTROL JOINTS IN EDGE RESTRAINT EVERY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

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

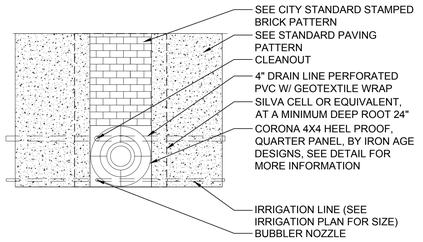


BOARD FORM NOTES:
1. FORMS TO BE MADE USING 2X6 DOUGLAS FIR IN RANDOM STAGGER PATTERN, SECURE WITH SCREWS
2. ALL CORNERS TO BE MITERED
3. FORMS SECURED WITH CMC FIBERGLASS WALL TIES
4. TOP OF WALL TO BE TROWELLED WITH CHAMFERED EDGES

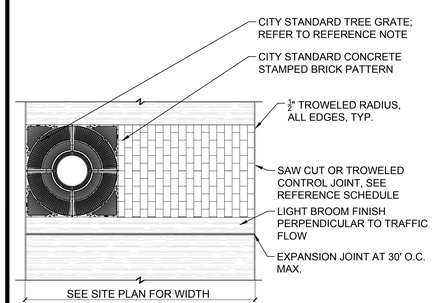
MIX NOTES:
1. CONCRETE TO BE 3500 PSI
2. 5" SLUMP
3. SET CONCRETE IN 2' LIFTS WITH STEEL PIPE, VIBRATE TO REMOVE AIR POCKETS AND HONEYCOMBING



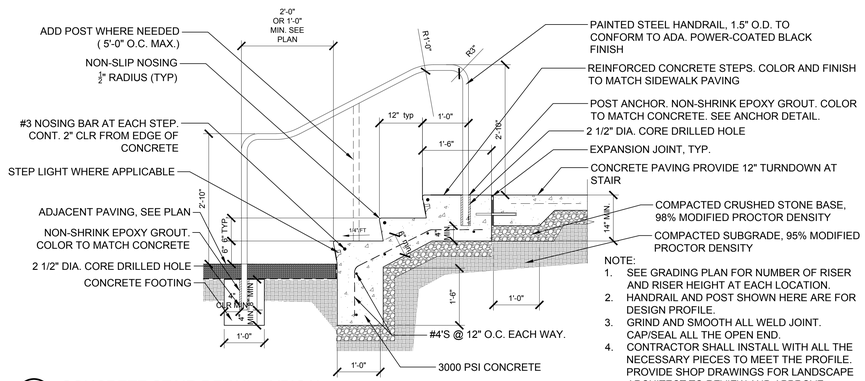
14 L-6.0 BOARD FORM CONCRETE
NTS



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

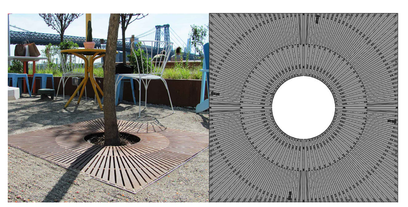


16 L-6.0 CITY STANDARD STAMPED SIDEWALK PLAN
NTS



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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LV - CLEMSON

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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

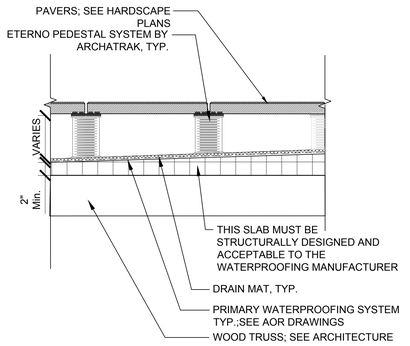
HARDSCAPE DETAILS

Sheet Number

L-6.0

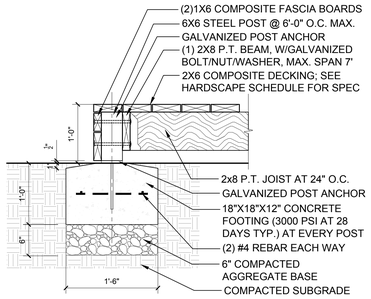
Not for Construction

Project Number: 2025-022

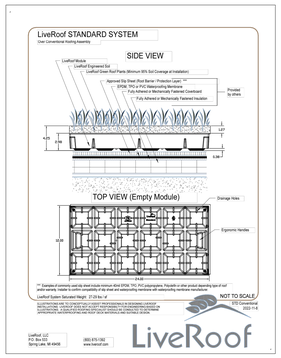


1 L-6.1 TYPICAL PEDESTAL PAVER SYSTEM
1" = 1'-0"

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



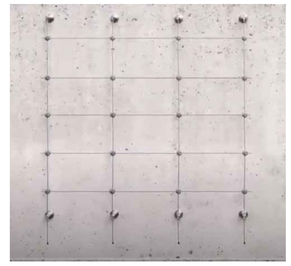
2 L-6.1 RAISED WOOD DECKING
1" = 1'-0"



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 OR APPROVED EQUAL

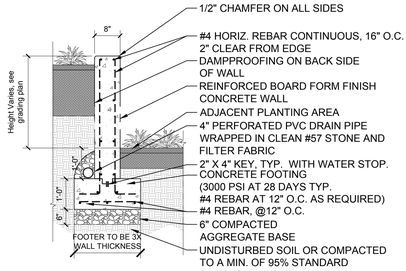
CABANA SCENIC
VENDOR: LANDSCAPEFORMS
ITEM #:
COLOR:

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"

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

LV - CLEMSON

398 COLLEGE AVENUE,
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 $\frac{2}{3}$ CULTIVATED EXISTING SOILS (FREE OF CLUMPS AND ROCKS) & $\frac{1}{3}$ 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	5	ACER RUBRUM `OCTOBER GLORY` TM / OCTOBER GLORY MAPLE	B & B	3"CAL	MINIMUM 14` HGT.	CENTRAL LEADER	FULL AND HEALTHY
	BR	6	BETULA NIGRA / RIVER BIRCH	B & B	3"CAL	MINIMUM 14` HGT.	MULTI-TRUNK	FULL AND HEALTHY
	CF	3	CERCIS CANADENSIS `FOREST PANSY` TM / FOREST PANSY REDBUD	B & B	3"CAL	MINIMUM 10` HGT.	CENTRAL LEADER	FULL AND HEALTHY
	CY	2	CRYPTOMERIA JAPONICA `YOSHINO` / YOSHINO CRYPTOMERIA	B & B	3"CAL	MINIMUM 14` HGT.	FULL TO THE GROUND	FULL AND HEALTHY
	IO	3	ILEX X `OAK LEAF` / OAK LEAF HOLLY	B & B	3"CAL	MINIMUM 8` HGT.	FULL TO THE GROUND	FULL AND HEALTHY
	LT	6	LIRIODENDRON TULIPIFERA / TULIP POPLAR	B & B	3"CAL	MINIMUM 14` HGT.	FULL TO THE GROUND	FULL AND HEALTHY
	MB	8	MAGNOLIA GRANDIFLORA `BRACKENS BROWN BEAUTY` / BRACKEN`S SOUTHERN MAGNOLIA	B & B	3"CAL	MINIMUM 12` HGT.	FULL TO THE GROUND	FULL AND HEALTHY
	MGS	4	MAGNOLIA SOULANGIANA `JANE` / `JANE` MAGNOLIA	B & B	4"CAL	MINIMUM 14` HGT.	MULTI-TRUNK	FULL AND HEALTHY
	MV	12	MAGNOLIA VIRGINIANA / SWEET BAY MAGNOLIA	B & B	3"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
	QL	8	QUERCUS LYRATA / OVERCUP OAK	B & B	3"CAL	MINIMUM 16` HGT.	CENTRAL LEADER	FULL AND HEALTHY
	QN	1	QUERCUS NUTTALLII / NUTTALL OAK	B & B	3"CAL	MINIMUM 14` HGT.	CENTRAL LEADER	FULL AND HEALTHY
	TED	1	THUJA OCCIDENTALIS `DEGROOT`S SPIRE` / DEGROOT`S SPIRE ARBORVITAE	B & B	3"CAL	MINIMUM 12` HGT.	FULL TO THE GROUND	FULL AND HEALTHY
	TG	15	THUJA OCCIDENTALIS `GREEN GIANT` / GREEN GIANT ARBORVITAE	B & B	3"CAL	MINIMUM 12` HGT.	FULL TO THE GROUND	FULL AND HEALTHY
	TP	2	THUJA OCCIDENTALIS 'HETZ WINTERGREEN' / HETZ WINTERGREEN ARBORVITAE	B & B	3"CAL	MINIMUM 10` HGT.	FULL TO THE GROUND	FULL AND HEALTHY
	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	SPACING
SHRUBS							
	AE	62	ASPIDISTRA ELATIOR / CAST IRON PLANT	1 GAL	18" MINIMUM HEIGHT	FULL AND HEALTHY	24" o.c.
	AM	9	AZALEA INDICA `MRS. G.G. GERBING` / MRS. G.G. GERBING AZALEA	7 GAL	30" MINIMUM HEIGHT	FULL AND HEALTHY	48" o.c.
	BW36	4	BUXUS MICROPHYLLA KOREANA `WINTERGREEN` / KOREAN BOXWOOD	36"X36"	GLOBE	FULL AND HEALTHY	36" o.c.
	CG	3	CAMELLIA SASANQUA `SHISHI GASHIRA` / SHISHI GASHIRA CAMELLIA	3 GAL	12"X12" MINIMUM SIZE	FULL AND HEALTHY	42" o.c.
	DB	39	DISTYLIUM MYRICOIDES `BLUE CASCADE` / BLUE CASCADE DISTYLIUM	3 GAL	18" MINIMUM HEIGHT	FULL AND HEALTHY	42" o.c.
	DE3	54	DISTYLIUM X `EMERALD HEIGHTS` / EMERALD HEIGHTS DISTYLIUM	3 GAL	18" MINIMUM HEIGHT	FULL AND HEALTHY	48" o.c.
	GH3	22	GARDENIA AUGUSTA `HEAVENLY SCENT` / HEAVENLY SCENT GARDENIA	3 GAL	18" MINIMUM HEIGHT	FULL AND HEALTHY	42" o.c.
	HL3	17	HYDRANGEA PANICULATA `LIMELIGHT` TM / LIMELIGHT HYDRANGEA	3 GAL	18" MINIMUM HEIGHT	FULL AND HEALTHY	48" o.c.
	HL7	6	HYDRANGEA PANICULATA `LIMELIGHT` TM / LIMELIGHT HYDRANGEA	7 GAL	24" MINIMUM HEIGHT	FULL AND HEALTHY	48" o.c.
	HLL	46	HYDRANGEA PANICULATA `LITTLE LIME` / LITTLE LIME HYDRANGEA	3 GAL	18" MINIMUM HEIGHT	FULL AND HEALTHY	42" o.c.
	HQ	16	HYDRANGEA QUERCIFOLIA / OAKLEAF HYDRANGEA	3 GAL	24" MINIMUM HEIGHT	FULL AND HEALTHY	48" o.c.
	IB3	97	ILEX CORNUTA `BURFORDII NANA` / DWARF BURFORD HOLLY	3 GAL	18" MINIMUM HEIGHT	FULL AND HEALTHY	48" o.c.
	IP3	34	ILLICIUM PARVIFLORUM / YELLOW ANISE	3 GAL	18" MINIMUM HEIGHT	FULL AND HEALTHY	48" o.c.
	MS	60	MOLINIA CAERULEA 'STRAHLENQUELLE' / STRAHLENQUELLE MOOR GRASS	1 GAL	18" MINIMUM HEIGHT	FULL & HEALTHY	24" o.c.
	MC3	19	MYRICA CERIFERA / WAX MYRTLE	3 GAL	24" MINIMUM HEIGHT	FULL AND HEALTHY	48" o.c.
	OF15	3	OSMANTHUS FRAGRANS / SWEET OLIVE	15 GAL	60" MINIMUM HEIGHT	FULL AND HEALTHY	96" o.c.
	OF	17	OSMANTHUS X FORTUNEI / FORTUNE OSMANTHUS	B & B	6` MINIMUM HEIGHT	PLANT AND PRUNE INTO CLIPPED HEDGE.	72" o.c.
	PM3	31	PODOCARPUS MACROPHYLLUS 'MAKI' / MAKI SHRUBBY YEW	3 GAL	18" MINIMUM HEIGHT	FULL AND HEALTHY	30" o.c.
	PO	30	PRUNUS LAUROCERASUS 'OTTO LUYKEN' / OTTO LUYKEN ENGLISH LAUREL	3 GAL	30" MINIMUM HEIGHT	FULL & HEALTHY	48" o.c.
	RX	42	ROSMARINUS X LAVANDULACEUS / PROSTRATE ROSEMARY	3 GAL	IN PLANTER POT	FULL & HEALTHY	30" o.c.
	SH	18	SARCACOCCA HOOKERIANA HUMILIS / SWEET BOX	3 GAL	24" MINIMUM HEIGHT	FULL & HEALTHY	36" o.c.
	TH	58	TAXUS X MEDIA 'HICKSII' / HICKS ANGLO-JAPANESE YEW	3 GAL	36" MINIMUM HEIGHT	FULL & HEALTHY	36" o.c.
	TG3	46	TERNSTROEMIA GYMNANTHERA / CLEYERA	3 GAL	18" MINIMUM HEIGHT	FULL AND HEALTHY	48" o.c.
	VC15	28	VIBURNUM AWABUKI `CHINDO` / CHINDO VIBURNUM	15 GAL	4` MINIMUM HEIGHT	FULL AND HEALTHY	96" o.c.
GRASSES							
	CX2	58	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS	3 GAL	18" MINIMUM HEIGHT	FULL AND HEALTHY	30" o.c.
	MCW	85	MUHLENBERGIA CAPILLARIS 'WHITE CLOUD' / WHITE CLOUD MUHLY GRASS	3 GAL	18" MINIMUM HEIGHT	FULL AND HEALTHY	36" o.c.
	PH	117	PANICUM VIRGATUM `HEAVY METAL` / BLUE SWITCH GRASS	3 GAL	24" MINIMUM HEIGHT	FULL AND HEALTHY	24" o.c.
	PV	16	PANICUM VIRGATUM `SHENANDOAH` / SWITCH GRASS	3 GAL	24" MINIMUM HEIGHT	FULL AND HEALTHY	24" o.c.
PERENNIALS							
	DE	9	DRYOPTERIS ERYTHROSORA / AUTUMN FERN	1 GAL	12" MINIMUM HEIGHT	FULL AND HEALTHY	30" o.c.
VINE/ESPALIER							
	TC4	8	TRACHELOSPERMUM JASMINOIDES `CONFEDERATE` / CONFEDERATE JASMINE	5 GAL	TRAILILNG VINE	FULL AND HEALTHY	18" o.c.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	NOTES	SPACING
GROUND COVERS							
	CN	18	CALAMINTHA NEPETA `MONTROSE WHITE` / WHITE CATMINT	1 GAL		FULL & HEALTHY	24" o.c.
	CS	394	CAREX X 'SILVER SCEPTRE' / SILVER SCEPTRE SEDGE	1 GAL	IN PLANTER POT	FULL & HEALTHY	18" o.c.
	CT2	15,519 SF	CYNODON DACTYLON `TIF 419` / BERMUDA GRASS	SOD	SF	SMOOTH LINES AND TIGHT JOINTS.	
	ES	13,730 SF	ERAGROSTIS SPECTABILIS / PURPLE LOVEGRASS	HYDROSEED	SF		
	GS	18	GELSEMIUM SEMPERVIRENS / CAROLINA JESSAMINE	1 GAL	CONTAINER	FULL & HEALTHY	16" o.c.
	LM2	437	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.
	TC	8	TRACHELOSPERMUM JASMINOIDES 'CONFEDERATE' / CONFEDERATE JASMINE	1 GAL	CONTAINER	TRAILING VINE	30" o.c.

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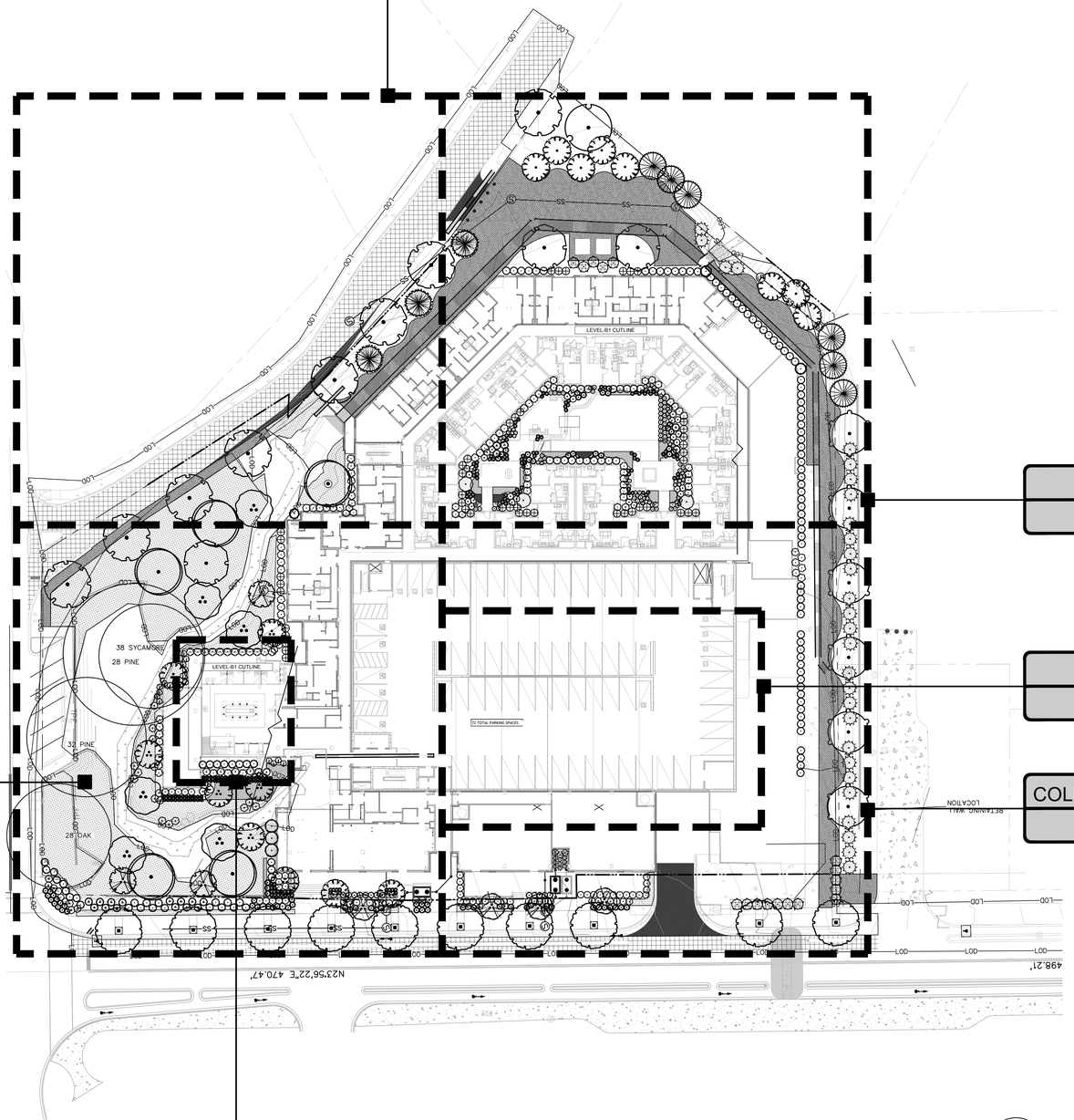
RIGGS DRIVE
L-8.3 S



COURTYARD
L-8.4 S

POOL AMENITY
L-8.5 S

COLLEGE AVE STREETSCAPE
L-8.2 S

TREE HOUSE AREA
L-8.1 S

WELLNESS DECK
L-X.5 S

NORTH

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SITE REFERENCE PLAN

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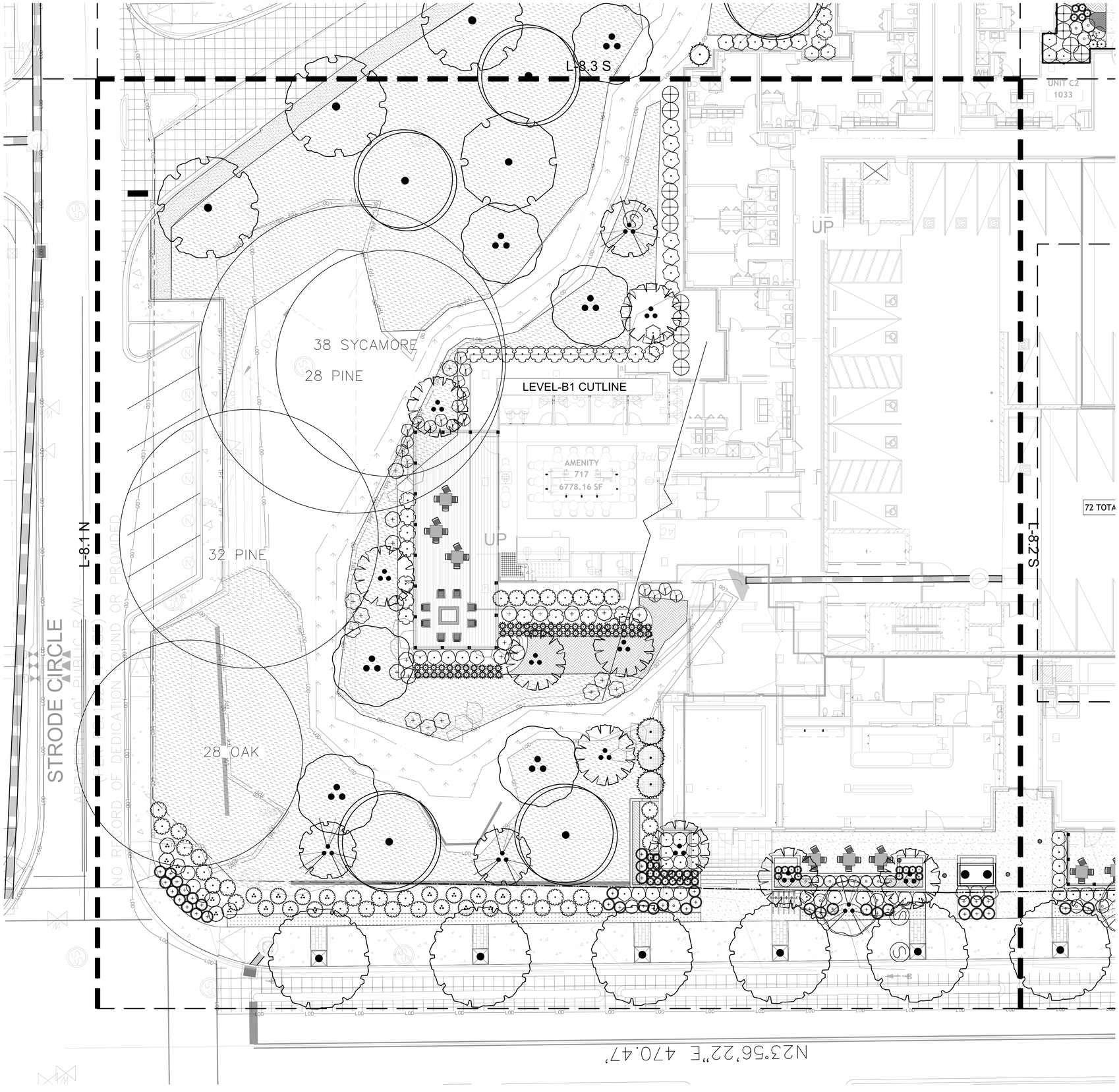
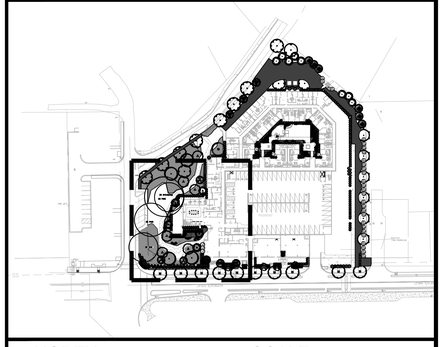


PLANT SCHEDULE L-8.1 S			
SYMBOL	CODE	QTY	COMMON NAME
TREES			
	MGS	1	`JANE` MAGNOLIA
	UP	5	AMERICAN ELM
	CF	3	FOREST PANSY REDBUD
	IO	3	OAK LEAF HOLLY
	AG	3	OCTOBER GLORY MAPLE
	QL	2	OVERCUP OAK
	BR	5	RIVER BIRCH
	QC	1	SCARLET OAK
	MV	9	SWEET BAY MAGNOLIA
SHRUBS			
	DB	20	BLUE CASCADE DISTYLIUM
	TG3	10	CLEYERA
	DE3	8	EMERALD HEIGHTS DISTYLIUM
	GH3	8	HEAVENLY SCENT GARDENIA
	TH	8	HICKS ANGLO-JAPANESE YEW
	HL3	16	LIMELIGHT HYDRANGEA
	HL7	6	LIMELIGHT HYDRANGEA
	HLL	4	LITTLE LIME HYDRANGEA
	AM	9	MRS. G.G. GERBING AZALEA
	HQ	3	OAKLEAF HYDRANGEA
	PO	23	OTTO LUYKEN ENGLISH LAUREL
	MS	60	STRAHLENQUELLE MOOR GRASS
	SH	18	SWEET BOX
	MC3	14	WAX MYRTLE
	IP3	34	YELLOW ANISE
GRASSES			
	PH	30	BLUE SWITCH GRASS
	MCW	36	WHITE CLOUD MUHLY GRASS
GROUND COVERS			
	CT2	831 SF	BERMUDA GRASS
	LM2	239	MONROE'S WHITE LILYTURF
	ES	12,907 SF	PURPLE LOVEGRASS
	CS	220	SILVER SCEPTRE SEDGE

KEY MAP



NORTH SCALE

NORTH

0 10 20 30 40 feet

1" = 10'

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PARTIAL PLANTING PLAN

Sheet Number

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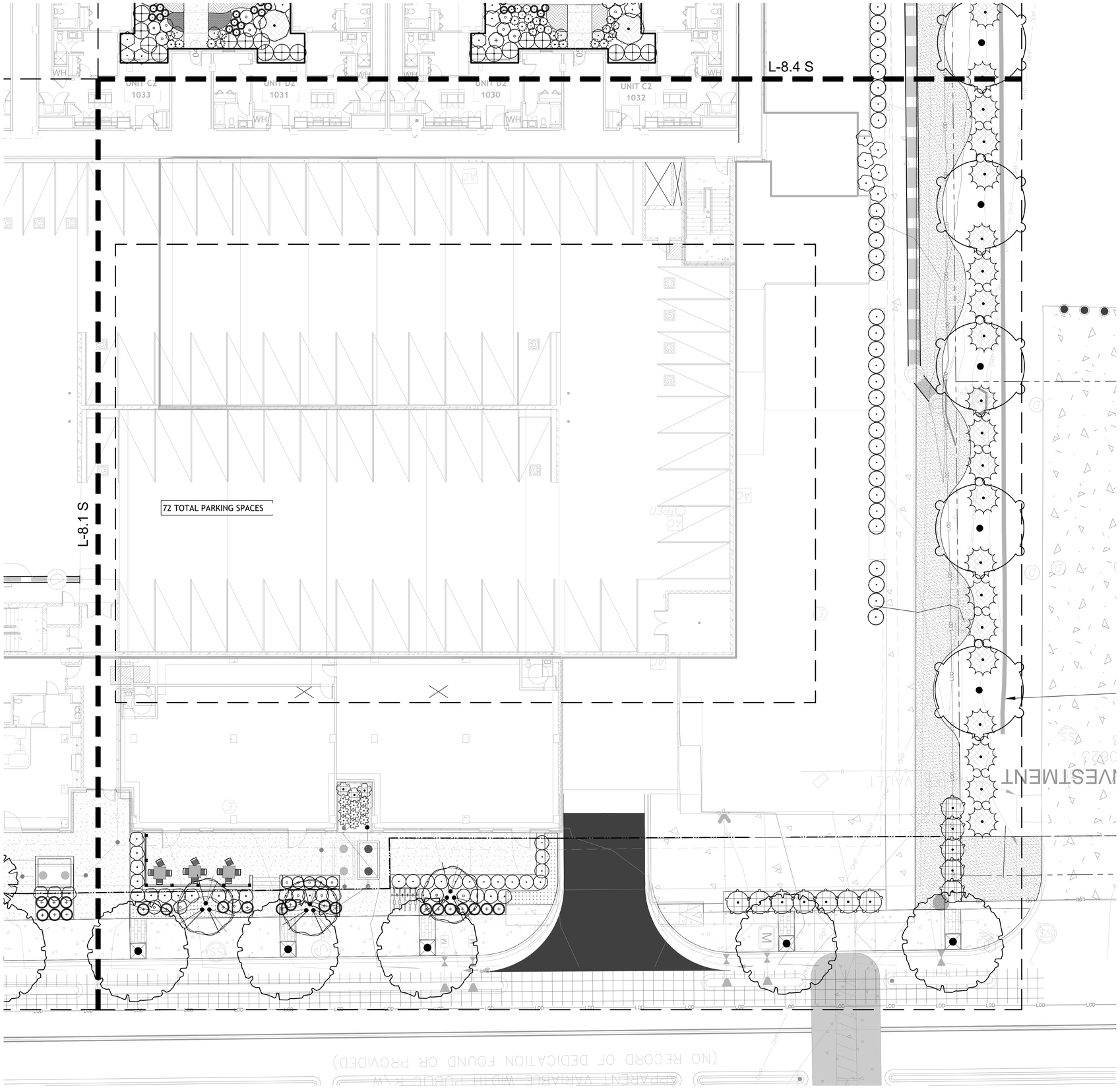
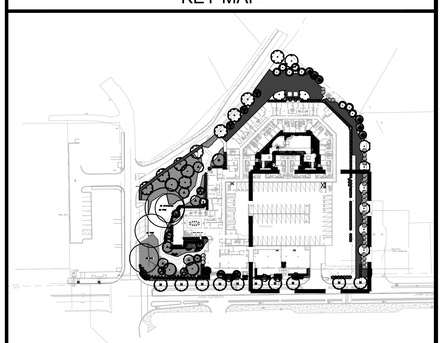


PLANT SCHEDULE L-8.2 S

SYMBOL	CODE	QTY	COMMON NAME
TREES			
	MGS	3	`JANE` MAGNOLIA
	UP	5	AMERICAN ELM
	LT	4	TULIP POPLAR
SHRUBS			
	DB	19	BLUE CASCADE DISTYLIUM
	VC15	19	CHINDO VIBURNUM
	IB3	26	DWARF BURFORD HOLLY
	DE3	6	EMERALD HEIGHTS DISTYLIUM
	OF	12	FORTUNE OSMANTHUS
	GH3	14	HEAVENLY SCENT GARDENIA
	TH	5	HICKS ANGLO-JAPANESE YEW
	HLL	7	LITTLE LIME HYDRANGEA
	CG	3	SHISHI GASHIRA CAMELLIA
GRASSES			
	MCW	15	WHITE CLOUD MUHLY GRASS
PERENNIALS			
	DE	9	AUTUMN FERN
GROUND COVERS			
	CT2	3,890 SF	BERMUDA GRASS
	LM2	127	MONROE'S WHITE LILYTURF

KEY MAP



NORTH

SCALE

NORTH

0 10 20 30 40 feet

1" = 10'

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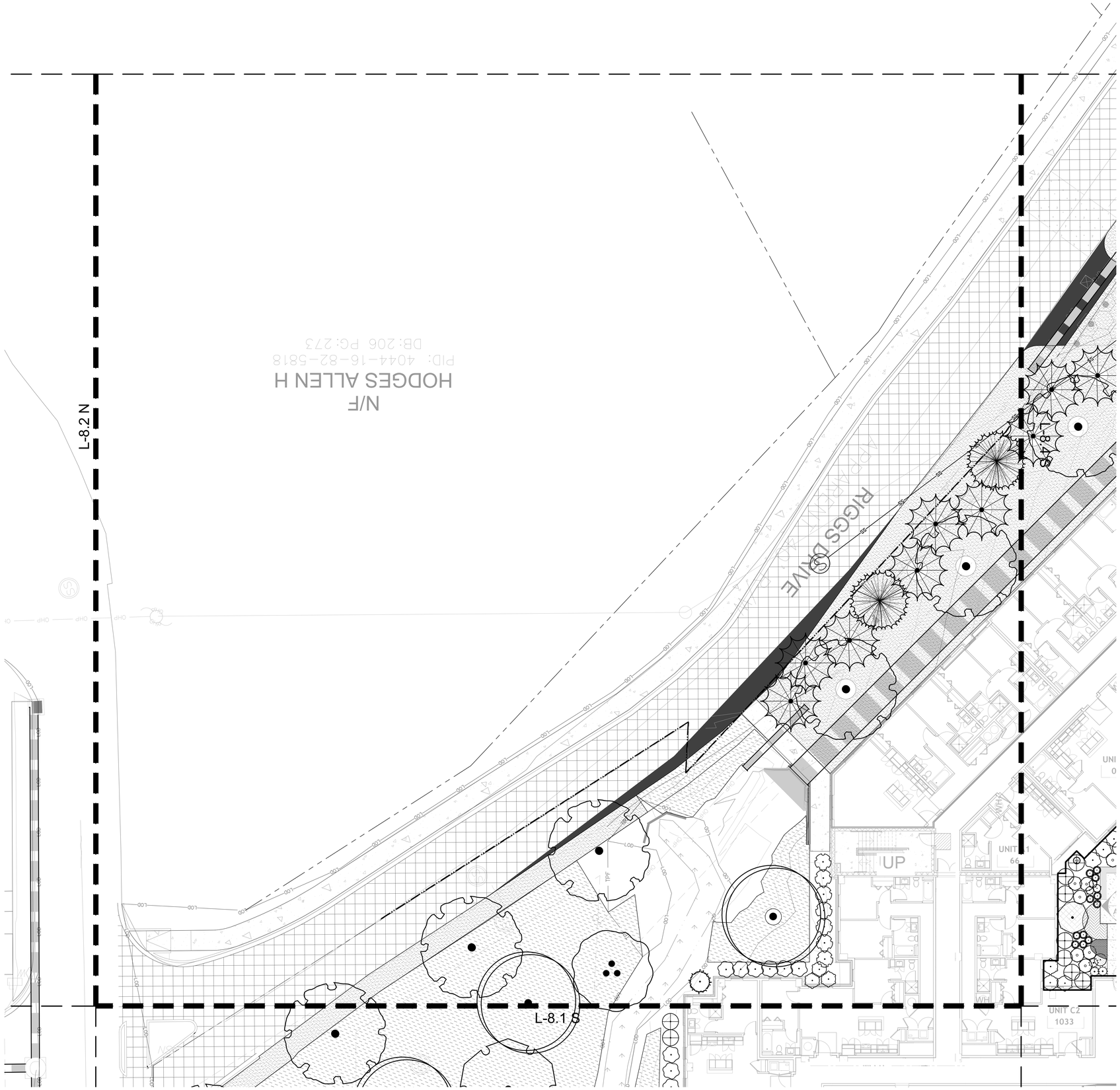
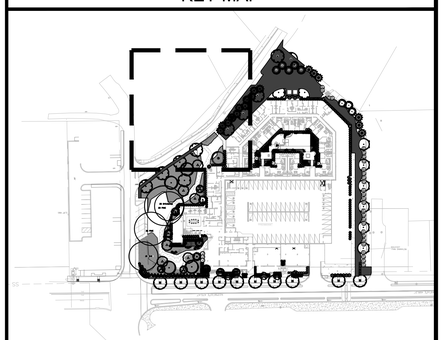


PLANT SCHEDULE L-8.3 S

SYMBOL	CODE	QTY	COMMON NAME
TREES			
	TED	1	DEGROOT`S SPIRE ARBORVITAE
	TG	6	GREEN GIANT ARBORVITAE
	AG	2	OCTOBER GLORY MAPLE
	QL	4	OVERCUP OAK
	BR	1	RIVER BIRCH
	CY	2	YOSHINO CRYPTOMERIA
SHRUBS			
	DE3	6	EMERALD HEIGHTS DISTYLIUM
	HQ	3	OAKLEAF HYDRANGEA
	PO	7	OTTO LUYKEN ENGLISH LAUREL
GROUND COVERS			
	CT2	831 SF	BERMUDA GRASS
	ES	823 SF	PURPLE LOVEGRASS

KEY MAP



NORTH

SCALE

NORTH

0 10 20 30 40 feet

1" = 10'

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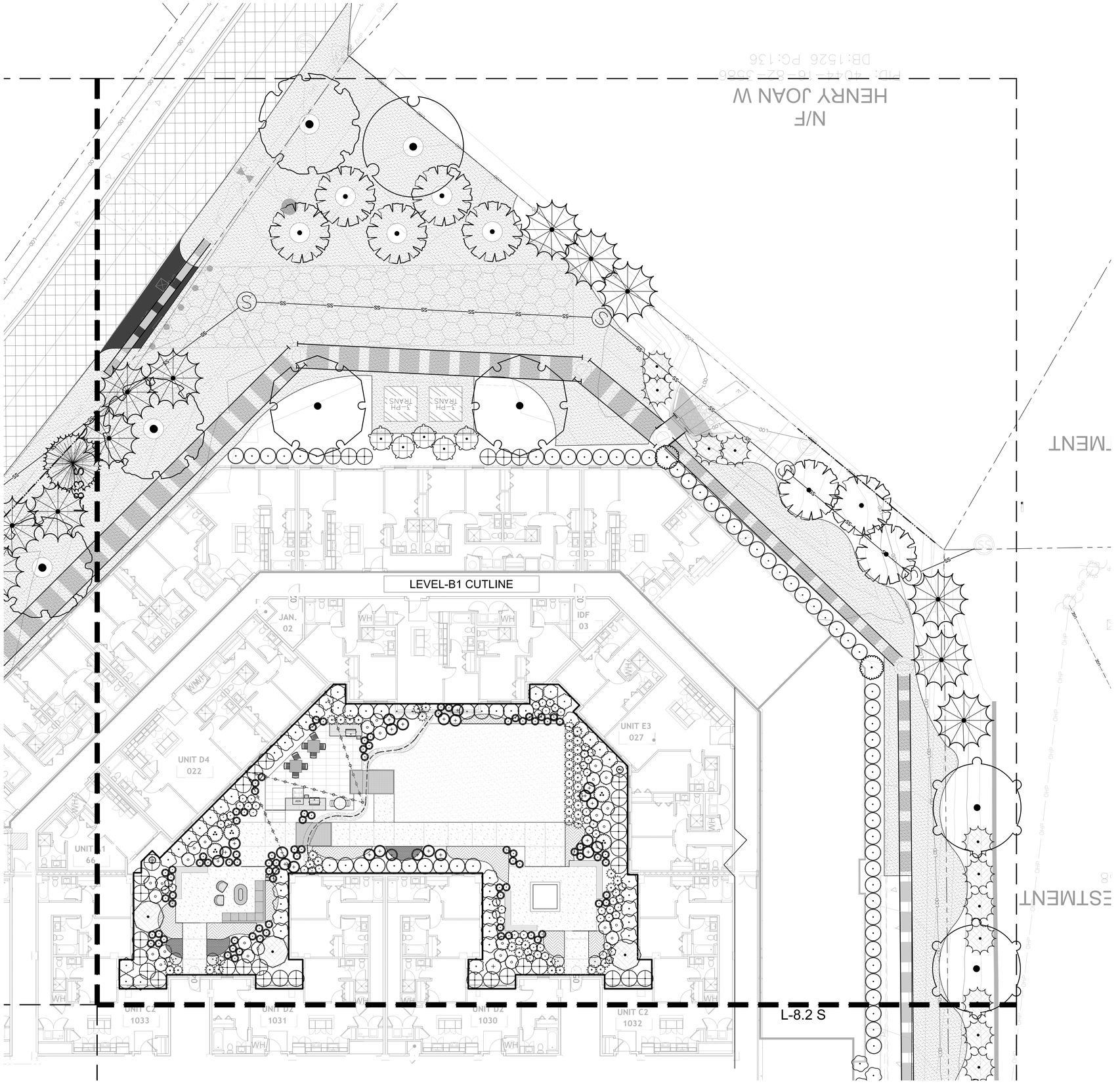
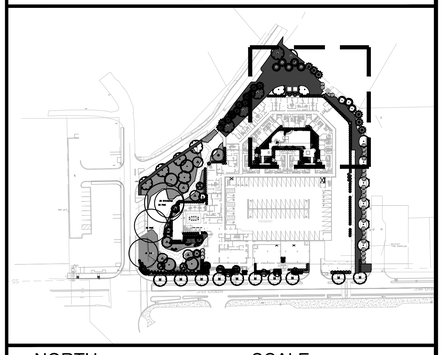


PLANT SCHEDULE L-8.4 S

SYMBOL	CODE	QTY	COMMON NAME
TREES			
	MB	8	BRACKEN`S SOUTHERN MAGNOLIA
	TG	9	GREEN GIANT ARBORVITAE
	TP	2	HETZ WINTERGREEN ARBORVITAE
	QN	1	NUTTALL OAK
	QL	2	OVERCUP OAK
	QC	2	SCARLET OAK
	LT	2	TULIP POPLAR
SHRUBS			
	AE	62	CAST IRON PLANT
	VC15	9	CHINDO VIBURNUM
	TG3	36	CLEYERA
	IB3	71	DWARF BURFORD HOLLY
	DE3	34	EMERALD HEIGHTS DISTYLIUM
	OF	5	FORTUNE OSMANTHUS
	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 CLOUD MUHLY GRASS
GROUND COVERS			
	CT2	14,372 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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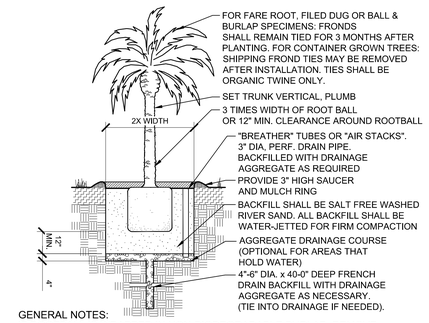
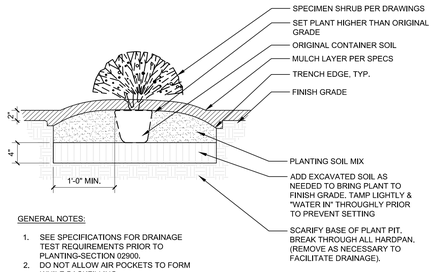


GENERAL NOTES:
IF ROOTBALL IS WRAPPED IN NON-BIODEGRADABLE BURLAP, REMOVE ENTIRE WRAP AFTER PLACED IN PIT. WHEN BACKFILLING PLANT PIT, PLACE RIVER SAND IN TWO LIFTS. AFYER FIRST LIFT, PUDDLE SOIL IN WITH WATER TO REMOVE ALL AIR POCKETS. PLACE SECOND LIFT AND REPEAT. CONTINUE TO PUDDLE AND FILL AS NECESSARY.

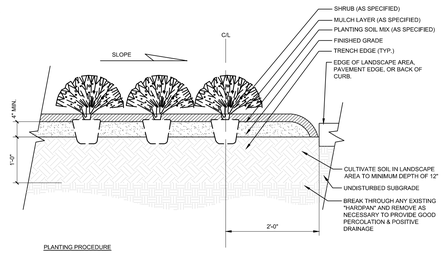
1 -9.0-S TYPICAL PALM PLANTING IN CLAY SOILS
3/4" = 1'-0"



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.

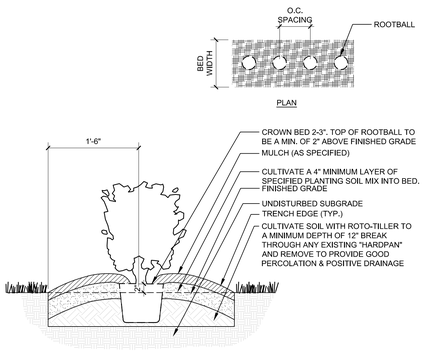
2 -9.0-S INDIVIDUAL SHRUB PLANTING (CONTAINER) IN MULCH PLANTING AREA
1" = 1'-0"



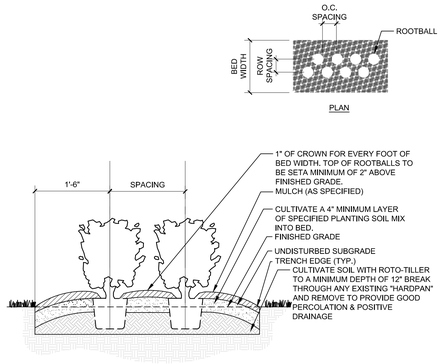
PLANTING PROCEDURE

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.

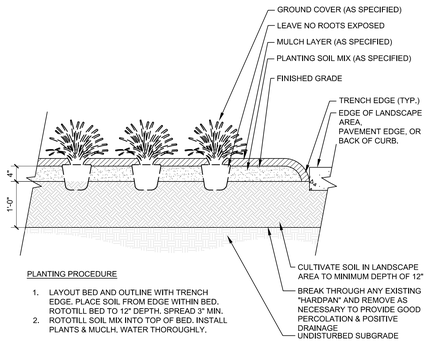
3 -9.0-S SHRUB PLANTING IN MULCHED AND CULTIVATED PLANTING AREA
3/4" = 1'-0"



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



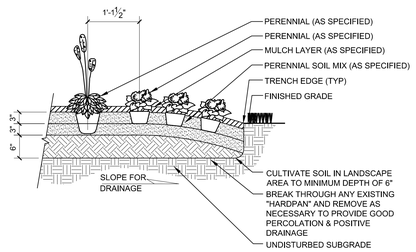
5 -9.0-S HEDGE PLANTING (DOUBLE ROW)
3/4" = 1'-0"



PLANTING PROCEDURE

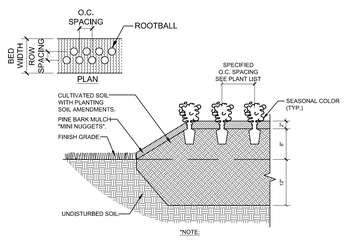
1. LAYOUT BED AND OUTLINE WITH TRENCH EDGE, PLACE SOIL FROM EDGE WITHIN BED. ROTOTILL BED TO 12" DEPTH. SPREAD 3" MIN.
2. ROTOTILL SOIL MIX INTO TOP OF BED. INSTALL PLANTS & MULCH. WATER THOROUGHLY.

6 -9.0-S 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 -9.0-S TYPICAL PERENNIAL PLANTING DETAIL
3/4" = 1'-0"



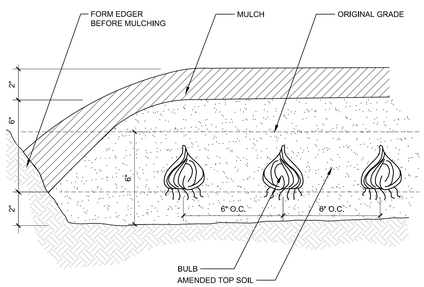
PLANTING PROCEDURE:

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.

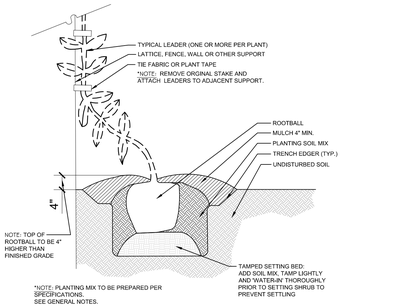
*NOTE:
PLANTING SOIL AMENDMENTS

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

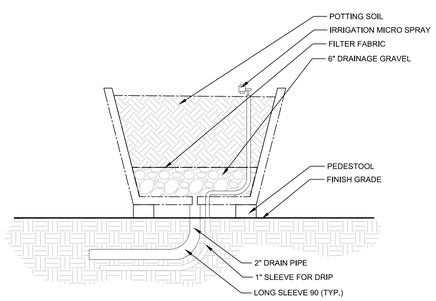
8 -9.0-S SEASONAL COLOR PLANTING DETAIL
3/4" = 1'-0"



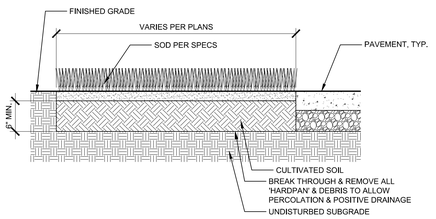
9 -9.0-S BULB PLANTING DETAIL
3" = 1'-0"



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



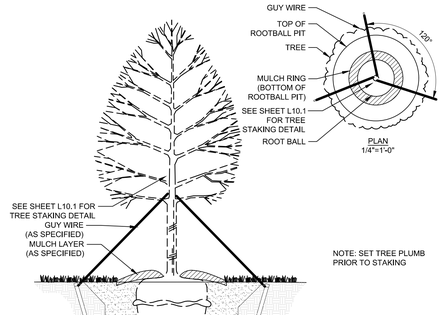
11 -9.0-S TYPICAL PLANTER DETAIL
1" = 1'-0"



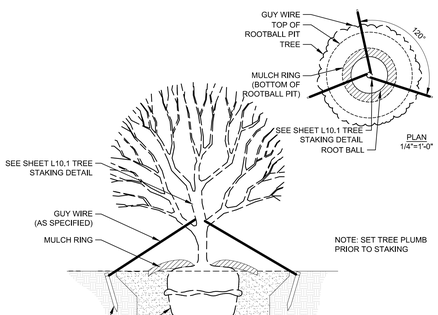
SODDING PROCEDURE:

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.

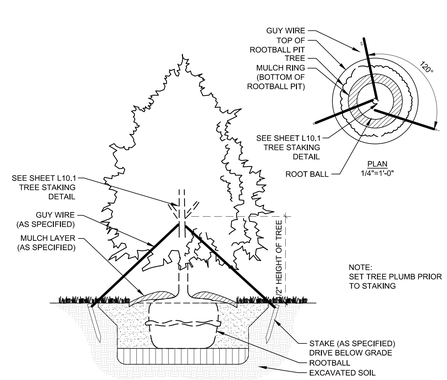
12 -9.0-S TYPICAL SOD INSTALLATION
3/4" = 1'-0"



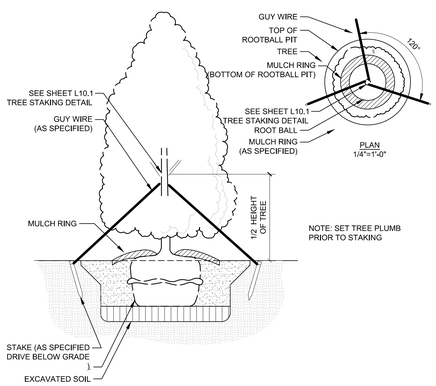
13 -9.0-S TREE STAKING AND GUYING
1/2" = 1'-0"



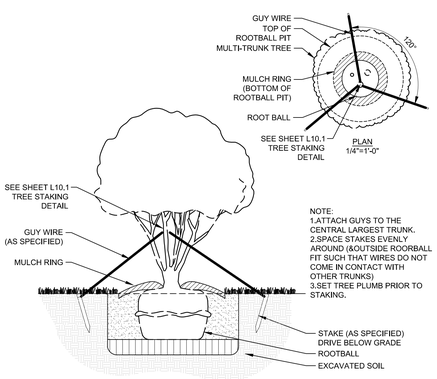
14 -9.0-S FLOWERING TREE STAKING AND GUYING
1/2" = 1'-0"



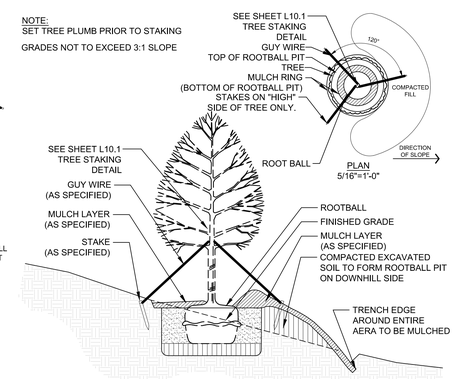
15 -9.0-S EVERGREEN (CONIFER) STAKING AND GUYING
1/2" = 1'-0"



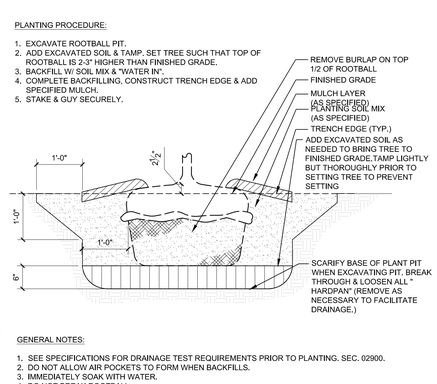
16 -9.0-S EVERGREEN (BROADLEAF) STAKING & GUYING
1/2" = 1'-0"



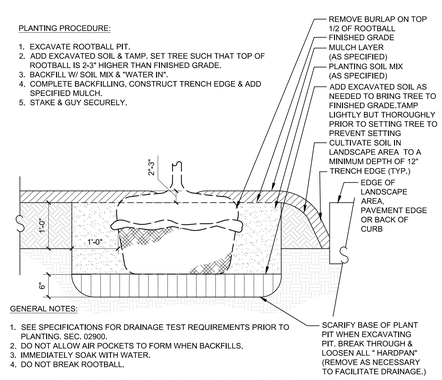
17 -9.0-S MULTI-TRUNK TREE STAKING AND GUYING
1/2" = 1'-0"



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



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



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

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No.	Drawing Revision	Date

Sheet Title

PLANTING DETAILS

Sheet Number

L-9.0 S

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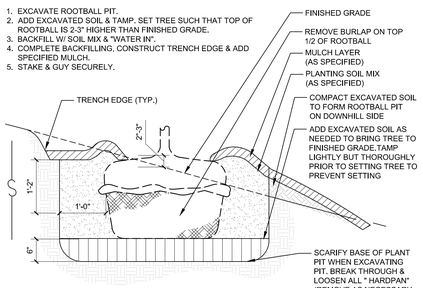
PLANTING PROCEDURE:

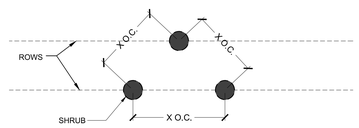
1. EXCAVATE ROOTBALL PIT.
2. ADD EXCAVATED SOIL & TAMP. SET TREE SUCH THAT TOP OF ROOTBALL IS 2-3" HIGHER THAN FINISHED GRADE.
3. BACKFILL W/ SOIL MIX & "WATER IN".
4. COMPLETE BACKFILLING, CONSTRUCT TRENCH EDGE & ADD SPECIFIED MULCH.
5. STAKE & GUY SECURELY.



GENERAL NOTES:

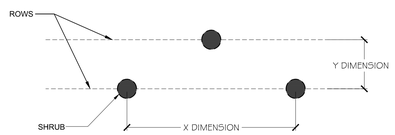
1. SEE SPECIFICATIONS FOR DRAINAGE TEST REQUIREMENTS PRIOR TO PLANTING, SEC. 02900.
2. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLS.
3. IMMEDIATELY SOAK WITH WATER.
4. DO NOT BREAK ROOTBALL.

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



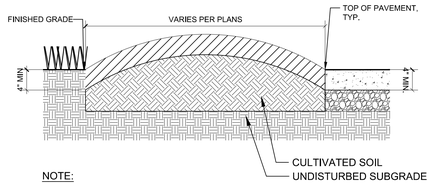
NOTE: THIS DIAGRAM REPRESENTS SPACING FOR MASS SHURB PLANTINGS THAT HAVE BEEN GIVEN ONE O.C. (ON CENTER) DIMENSION.

2 L-9.1-S — 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-S — 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-S — TYPICAL MULCH BED EDGE
1" = 1'-0"

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LV CLEMSON NORTH

LANDSCAPE ARCHITECTURE DOCUMENTS
DESIGN DEVELOPMENT
400 COLLEGE AVE
CLEMSON, SC

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	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:
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Clemson, SC, 29631

PICKENS COUNTY

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CONTACT: MAURICIO VISBAL
E: MAURICIO@LVCOLLECTIVE.COM

LANDSCAPE ARCHITECT:
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E: GROBINSON@NILESBOLTON.COM

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

INTERIOR DESIGNER:
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No.	Drawing Revision	Date

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COVER

Sheet Number

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 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, 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 UTILITIIES 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'-5') 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 50º F AND 85º 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 ¼".
- 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 WELDED JOINTS WITH COLD GALVANIZED COMPOUND TO PREVENT DETERIORATION.
3. SURFACE PREPARATION: APPLY DEVPREP 88 WATERBORNE CLEANER BY AIRLESS SPRAY, BRUSH, ROLLER OR MOP, REDUCED THREE TIMES BY WATER. WAIT 5 TO 10 MINUTES (BUT DO NOT ALLOW TO DRY) THEN PRESSURE WASH WITH CLEAN WATER. ENSURE THAT ALL DEV-PREP 88 CLEANER IS REMOVED. ALLOW SURFACE TO DRY BEFORE PRIMING.
4. PRIME COATING: APPLY ONE COAT TO COVER. DEVGUARD #4160. ALLOW TO DRY FOR 2 HOURS MIN. BEFORE TOP COATING. DEGUARD IS A PETROLEUM BASED PRODUCT AND SHOULD BE CLEANED WITH XYLENE.
5. FINISH COAT: APPLY ONE COAT TO COVER BY BRUSH OR AIRLESS SPRAY OF URETHANE GLOSS ENAMEL COLOR. FOR COLOR - SEE DETAIL OR SUBMIT SAMPLE COLORS FOR APPROVAL.
6. ALL DECORATIVE ITEMS ON RAILS (I.E. SCROLL WORK, ETC.) WILL HAVE ONE COAT OF RUST MASTER SPRAY PAINT.

LIGHTING NOTES:

LIGHT FIXTURE NOTES:

1. ALL LIGHT FIXTURES SHALL BE SUBMITTED TO OWNER/LA FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION.
2. ALL FLUORSCENT LIGHT FIXTURES SHALL BE 3000K WARM COLOR LAMP AND HAVE "INSTANT START" BALLAST.
3. THE CONTRACTOR SHALL COORDINATE REQUIREMENTS OF BUILDING EXTERIOR OR CEILING MOUNTED FIXTURES WITH THE ARCHITECT AND LOCAL AUTHORITY HAVING JURISDICTION PRIOR TO INSTALLATION.
4. ANY ALTERNATE/VE FIXTURES MUST 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.

PROGRAMMED START BALLAST NOTES:

1. ALL FLUORSCENT FIXTURES CONTROLLED BY A MOTION SENSOR SHALL HAVE PROGRAMMED START BALLASTS. CONTRACTOR SHALL PROVIDE PROGRAMMED START BALLASTS.

GENERAL ELECTRICAL 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 FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. TRANSFORMERS ARE TO BE LOCATED IN PLANTED AREAS WHEREVER POSSIBLE SO THEY CAN BE PROPERLY SCREENED FROM VIEW. CONSIDER SIGHT LINES OF BUILDINGS, MAIN ENTRANCES AND FOCAL FEATURES WHEN PROPOSING LOCATIONS FOR TRANSFORMERS.
8. CONTRACTOR TO USE SUB-GRADE TRANSFORMER BOXES WHENEVER POSSIBLE.

STRING LIGHTING NOTES:

1. STRING LIGHT DETAILS ARE STANDARDIZED TO COVER MOST SITUATIONS. HOWEVER, SOME INSTALLATIONS MAY REQUIRE DEVIATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT/OWNER'S REP IF SIGNIFICANT DEVIATION FROM THESE DETAILS IS REQUIRED AND PROVIDE SHOP DRAWINGS INDICATING CHANGES.
2. SUBSTITUTIONS OF LIGHT, BULB OR LAMP TYPE MAY OVERLOAD THE WIRING AND/OR CIRCUIT. VERIFY LIGHT OR LAMP TYPE IS APPROPRIATE BEFORE SUBSTITUTIONS ARE MADE.
3. INSTALLER SHALL VERIFY THAT THE TOTAL LOAD FOR ALL BULBS/LAMPS DOES NOT EXCEED THE TOTAL CAPACITY FOR THE WIRE AND/OR CIRCUIT FOR EACH INDIVIDUAL RUN (STRING) AND POINT OF CONNECTION (GFI OUTLET).
4. THE ANCHOR LOCATION TO BUILDINGS SHOWN ON THE PLANS ARE TO BE CONSIDERED APPROXIMATE AS THE EXACT LOCATIONS OF STUDS AND STRUCTURAL MEMBERS ARE NOT KNOWN AT THE TIME OF THIS DESIGN. IT IS THE RESPONSIBILITY OF THE INSTALLER TO ADJUST OR MODIFY THE POINTS OF CONNECTION ALONG BUILDING FACES TO ENSURE THE MOST SUITABLE LOCATIONS FOR ANCHORING ARE USED. IN THE EVENT AN ANCHOR MUST BE SHIFTED BY MORE THAN 2'-0" FROM THE PLAN LOCATION, NOTIFY THE LANDSCAPE ARCHITECT AND OWNER'S REP FOR APPROVAL PRIOR TO INSTALLATION.
5. GALVANIZED OR STAINLESS STEEL CABLE TO SUPPORT STRING LIGHTS MUST BE RATED FOR OUTDOOR USE AND WEATHER RESISTANCE. THIS CABLE IS INTENDED TO BE USED ONLY TO HOLD STRING LIGHTS AND NO OTHER LOAD.

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 AND WILL BE CLOSED AT DARK.
2. LIGHTING PROVIDED ON THIS PLAN IS FOR SECURITY AND EGRESS 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. PROVISION, MAINTENANCE AND THE OPERATION/SWITCHING OF ANY LIGHTING IS BY OTHERS AND NOT THE RESPONSIBILITY OF THE LANDSCAPE ARCHITECT.
3. IF THE POOL IS OPENED FOR NIGHTTIME SWIMMING, OR HOURS OF OPERATION EXTEND BEYOND DAWN TO DUSK, IT IS THE OWNER'S RESPONSIBILITY TO PROVIDE THE MINIMUM LOCAL GOVERNING HEALTH CODE REQUIREMENT FOR LIGHTING (MIN. FOOT CANDLES) ON ALL POOL AND 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 ENTIER 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.

BUILT-IN GRILL NOTES:

INSTALLATION PROFESSIONAL:

1. IMPROPER INSTALLATION, ADJUSTMENT, ALTERCATION, SERVICE OR MAINTENANCE CAN CAUSE INJURY OR PROPERTY DAMAGE. READ THE INSTALLATION, OPERATING AND MAINTENANCE INSTRUCTIONS THOROUGHLY BEFORE INSTALLING OR SERVICING THIS GAS RELATED EQUIPMENT.
2. GAS APPLIANCES AND PARTS FOR GRILLS ARE TO BE INSTALLED BY PROFESSIONALS THAT ARE LOCALLY LICENSED BY THE AUTHORITY HAVING JURISDICTION IN GAS PIPING.
3. IT IS THE RESPONSIBILITY OF THE INSTALLER TO FOLLOW ALL LOCAL CODES CONCERNING THE INSTALLATION AND OPERATION OF THE FIRE ELEMENT. IN THE ABSENCE OF LOCAL CODES, PLEASE FOLLOW THE LATEST PUBLISHED VERSION OF THE FOLLOWING CODES:

- ANSI Z21.97/CSA 2.41-2012 OUTDOOR GAS APPLIANCES.
- FIXED PIPING SYSTEM: THE NATIONAL FUEL GAS CODE, ANSI Z223.1/NFPA 54 OR INTERNATIONAL FUEL GAS CODE.
- ELECTRICAL GROUND: THE NATIONAL ELECTRICAL CODE, ANSI/NFPA 70.
- INTERNATIONAL FIRE CODE (IFC)
- INTERNATIONAL MECHANICAL CODE (IMC)
- UNIFORM MECHANICAL CODE (UMC)
- NATURAL GAS AND PROPANE INSTALLATION CODE.

4. SHOULD CODE COMPLIANCE CONFLICT WITH THE DESIGN OF THE ELEMENTS PLEASE CEASE WORK AND NOTIFY OWNER'S REP/ LANDSCAPE ARCHITECT.
5. INSTALLER MUST FOLLOW ALL MANUFACTURER INSTRUCTIONS CAREFULLY TO ENSURE PROPER PERFORMANCE AND SAFETY. INSTALLER SHALL NOT ALTER A PRODUCT OR SPECIFIED CONFIGURATION FROM THE MANUFACTURER IN ANY WAY.

USAGE AND MAINTENANCE REQUIREMENTS:

1. IT IS THE INSTALLER'S RESPONSIBILITY TO ENSURE A SAFE INSTALLATION AND TO EDUCATE THE END USER/OWNER'S REP AS TO THE PROPER OPERATION. INSTALLER SHALL PROVIDE AT LEAST ONE COPY OF ALL OPERATION, MAINTENANCE, AND REPAIR MANUALS ON THE GAS APPLIANCE OPERATION TO THE END USER. THE MANUAL SHALL BE IN GOOD SHAPE, LEGIBLE AND PRINTED IN ENGLISH. IF THE VENDOR DOES NOT PROVIDE A PRINTED MANUAL WITH THE PRODUCT ON DELIVERY PLEASE LOCATE THE DIGITAL PDF OR OTHER VERSIONS FROM THE MANUFACTURER'S WEBSITE AND PRINT A COPY FOR THE OWNER'S REP.
2. GAS APPLIANCES INCLUDING SYSTEMS AND BURNERS FOR GRILLS MUST BE SERVICED ANNUALLY BY A PROFESSIONAL CERTIFIED IN THE U.S. BY THE NATIONAL FIREPLACE INSTITUTE (NFI) AS NFI GAS SPECIALISTS.
3. AN LP-CYLINDER NOT CONNECTED FOR USE SHALL NOT BE STORED IN THE VICINITY OF THIS OR ANY OTHER FIRE RELATED APPLIANCE. EMPTY LP CONTAINERS MUST BE REMOVED FROM ANY ROOF TOPS UPON DEPLETION OF CONTENTS AND STORED PROPERLY OR DISPOSED OF.
4. NEVER LEAVE AN OPERATING FIRE UNATTENDED OR BY SOMEONE NOT FAMILIAR WITH ITS OPERATION OR EMERGENCY SHUT OFF LOCATIONS. LOCAL FIRE CODE REQUIRES OPEN FLAMES BE ATTENDED AT ALL TIMES.
5. DO NOT USE FIRE ELEMENTS IF ANY PART HAS BEEN SUBMERGED UNDER WATER. IMMEDIATELY CALL A QUALIFIED SERVICE TECHNICAN TO INSPECT THE GAS VALVES AND BURNER SYSTEMS.
6. MAKE SURE THERE IS NO VEGETATION OR OTHER OBJECTS COVERING THE TOP OR SIDES OF THE FIRE THAT COULD INTERFERE WITH THE SAFE OPERATION. NO VEGETATION SHOULD BE WITHIN 10' OF AN OPEN FLAME AND ALL NEARBY VEGETATION IS TO BE MAINTAINED CLEAR OF A 10' MINIMUM SAFE DISTANCE FROM OPEN FLAMES.
7. WHEN NOT IN USE A GRILL SHOULD BE COVERED. IF SPECIFICATION FOR A COVER IS NOT PROVIDED THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING AN APPROPRIATE WEATHER RESISTANT COVER FOR EACH GRILL IF DESIRED.
8. NEVER ATTEMPT TO LIGHT A GRILL WITH A HOOD OR COVER IN PLACE. OPEN ACCESS DOORS WHENEVER POSSIBLE.

GRILL INSTALLATION NOTES:

1. ALL GRILL SPARK IGNITION, SAFETY PILOT AND ELECTRONIC IGNITION SYSTEMS ARE DESIGNED AND INTENDED FOR OUTDOOR USE ONLY.
2. ONLY USE GAS/FUEL TYPE SPECIFIED FOR THE FIRE ELEMENT. SEE LABEL ON THE GAS APPLIANCE CONTROL BOX. VERIFY CORRECT GAS/FUEL TYPE AND PRESSURE. NEVER USE AN ALTERNATIVE FUEL. TO PREVENT DAMAGE TO MECHANICAL AND PLUMBING SYSTEMS UNHOOK ELEMENT FROM GAS SUPPLY FOR PRESSURE LEAK TESTS.
3. GAS PRESSURE AND TYPE SHOULD BE CHECKED PRIOR TO USE AND INSTALLATION. FUEL LINE SIZING IS THE RESPONSIBILITY OF THE INSTALLER AND MUST BE ABLE TO SUPPLY THE STATED MAXIMUM BTU FOR THE PRODUCT. IT IS THE RESPONSIBILITY OF THE INSTALLER TO CHECK FOR GAS LEAKS AT ALL CONNECTIONS. PURGE GAS LINES OF AIR PRIOR TO TURNING OVER THE PROJECT FOR USE.
4. GAS PLUMBING CONNECTIONS: USE ONLY JOINT COMPOUND OR TAPE THAT IS RESISTANT TO ALL GASES. APPLY JOINT COMPOUND TO ALL MALE PIPE FITTINGS ONLY. DO NOT USE ON FLARED FITTINGS. BE SURE TO TIGHTEN EVERY JOINT SECURELY.
5. ALL ROUTING OF GAS SUPPLY LINES OTHER THAN THOSE SPECIFIED IN THE MEP ENGINEERING DRAWINGS SHALL BE 'DESIGN-BUILD' AND THE LOCATION DETERMINED BY THE INSTALLER UNLESS OTHERWISE SPECIFIED BY THE LANDSCAPE ARCHITECT. LOCATIONS OF LINES MUST BE CAREFULLY COORDINATED WITH THE PROPOSED LOCATIONS OF OTHER ELEMENTS INCLUDING TREES, FOOTERS, ETC. THE INSTALLER SHALL REVIEW ALL PERTINENT PLANS AND GENERATE A SHOP DRAWING FOR REVIEW WITH THE OWNER'S REP AND LANDSCAPE ARCHITECT FOR APPROVAL BEFORE INSTALLATION.
6. GAS LINES SHALL BE NEATLY INSTALLED WITH COMPONENTS ACCESSIBLE BUT NOT VISIBLE TO THE AVERAGE PASSERBY. LINES SHALL BE ROUTED TO AVOID THE GREATEST NUMBER OF CONFLICTS AND IS OFTEN BEST RUN RIGHT AT THE EDGE OF HARDSCAPE ELEMENTS.
7. ALL GRILLS MUST BE INSTALLED WITH ELECTRONIC IGNITION. THE CONTROL/VALVE BOX MUST BE ABOVE GRADE WITH PROPER DRAINAGE TO PREVENT WATER DAMAGE TO THE CONTROLS INSIDE THE BOX.
8. IN ADDITION TO THE ELECTRONIC ACTIVATORS, ALL GRILLS (EXCEPT THOSE WITHIN PROPANE TANKS DIRECTLY UNDER THE GRILL) MUST HAVE AN ACCESSIBLE MECHANICAL GAS SHUT OFF ON THE OUTSIDE OF THE EXTERIOR TO ALLOW FOR EMERGENCY SHUT OFF AND MAINTENANCE. SEE DETAILS.
9. USE PROPER MATERIALS AND CONSTRUCTION FOR GAS SUPPLY, POWER AND ENCLOSURE. SELECT MATERIALS THAT ARE NON-COMBUSTIBLE IN BOTH INITIAL INSTALLATIONS AND OVER TIME.
10. ANY GRILL STATION ENCLOSURE USING PROPANE OR NATURAL GAS MUST INCORPORATE ONE VENT ON AT LEAST TWO OPPOSING SIDES (2 VENTS TOTAL) AT A MINIMUM SIZE OF 18 SQUARE INCHES EACH (I.E. 3"X 6" OR LARGER). INSTALLATION OF THE VENTS IN THE TOP OF THE ENCLOSURE IS REQUIRED, ONE BRICK COURSE BELOW THE COUNTERTOP.
11. PREFERRED LOCATION FOR VENTING IS ON LEAST VISIBLE SIDES, AND NEVER ON THE FRONT FAÇADE OF THE ENCLOSURE.
12. VENTILATION ALLOWS FOR HEAT AND RESIDUAL FUEL TO ESCAPE. FAILURE TO PROPERLY VENT ENCLOSURE MAY RESULT IN THE ELEMENT OVERHEATING OR EXPLOSION. OVERHEATING CAN LEAD TO HEAT DAMAGE OF INTERNAL COMPONENTS. SOME ENCLOSURES MAY REQUIRE MORE VENTILATION BASED ON MATERIAL, SIZE AND EXTENDED USE. REFER TO MANUFACTURERS RECOMMENDATIONS.
13. THE INTERIOR VOID SPACE OF THE ENCLOSURE SURROUNDING THE VALVE BOX CANNOT BE FILLED WITH ANY MATERIAL (GRAVEL, CRUSHED ROCK, CONCRETE, ETC.). A 6" MINIMUM CLEAR DISTANCE BELOW THE VALVE IS REQUIRED FOR VENTILATION.
14. THE GRILL SUPPORT MUST BE INSTALLED ON A STABLE CONCRETE FOOTING. THE WEIGHT OF THE GRILL MUST BE SUPPORTED AND ANCHORED BY THE STRUCTURE PER MANUFACTURER RECOMMENDATIONS. SEE DETAILS FOR GRILL STATION CONSTRUCTION.
15. ALL GRILLS MUST HAVE TIMERS LIMITING THEIR USE TO A MAXIMUM TIME OF 60 MINUTES, OR LESS PER LOCAL CODE.
16. INSTALLING TIMERS MAY REQUIRE CUSTOM FABRICATION OF STAINLESS PANEL TO HOLD THE TIMER CONTROL KNOB IN THE MASONRY. INSTALLER SHALL PROVIDE SHOP DRAWINGS FOR ANY COMPONENTS OF THE ELEMENT THAT WILL NOT COMPLY WITH THE DETAILS PROVIDED IN THIS DRAWING SET.
17. A FIRE EXTINGUISHER IS REQUIRED TO BE LOCATED IN AN UNOBSTRUCTED VIEW TO ANY GRILL. IF NO LOCATION IS PROPOSED ON THE PLANS, THE INSTALLER SHALL REQUEST DIRECTION FROM THE OWNER'S REP OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. A FIRE EXTINGUISHER IS NOT TO PROTRUDE MORE THAN 4" INTO A PATH OR WALKWAY.
18. SOME JURISDICTIONS MAY REQUIRE THAT FIRE RELATED WARNING SIGNAGE BE POSTED WITHIN EYESIGHT OF THE FIRE ELEMENT. RECOMMENDED NOTES INCLUDE:

- GRILL MAY PRODUCE HIGH SURFACE TEMPERATURES AT OR NEAR THE FLAME.
- AVOID CONTACT WITH SURFACES IN CLOSE PROXIMITY TO FLAMES TO AVOID BURNS AND CLOTHING IGNITION.
- DO NOT TOUCH METAL PARTS OF LID OR SIDES OF GRILL.
- CHILDREN UNDER 12 MUST BE CAREFULLY SUPERVISED WHEN THEY ARE IN AREA OF GRILL.
- DO NOT PLACE COMBUSTIBLES ON GRILL OR LID.
- DO NOT ATTEMPT TO BURN WOOD, PAPER OR ANY OTHER MATERIALS IN GRILL.
- DO NOT DISCARD CIGARETTES OR REFUSE IN GRILL.
- DO NOT ATTEMPT TO PUT OUT FLAME WITH ANYTHING OTHER THAN SWITCH/VALVE OR EMERGENCY SHUTOFF.
- IF YOU SMELL GAS OR THERE IS ANY OTHER EMERGENCY ASSOCIATED WITH THIS ELEMENT, CALL 911.

FIRE PIT/TABLE NOTES:

INSTALLATION PROFESSIONAL:

1. IMPROPER INSTALLATION, ADJUSTMENT, ALTERCATION, SERVICE OR MAINTENANCE CAN CAUSE INJURY OR PROPERTY DAMAGE. READ THE INSTALLATION, OPERATING AND MAINTENANCE INSTRUCTIONS THOROUGHLY BEFORE INSTALLING OR SERVICING THIS GAS-RELATED EQUIPMENT.
2. GAS APPLIANCES AND PARTS FOR FIRE PITS AND FIREPLACES ARE TO BE INSTALLED BY PROFESSIONALS THAT ARE LOCALLY LICENSED BY THE AUTHORITY HAVING JURISDICTION IN GAS PIPING.
3. IT IS THE RESPONSIBILITY OF THE INSTALLER TO FOLLOW ALL LOCAL CODES CONCERNING THE INSTALLATION AND OPERATION OF THE FIRE ELEMENT. IN THE ABSENCE OF LOCAL CODES, PLEASE FOLLOW THE LATEST PUBLISHED VERSION OF THE FOLLOWING CODES:
   - ANSI Z21.97/CSA 2.41-2012 OUTDOOR GAS APPLIANCES.
   - FIXED PIPING SYSTEM: THE NATIONAL FUEL GAS CODE, ANSI Z223.1/NFPA 54 OR INTERNATIONAL FUEL GAS CODE.
   - ELECTRICAL GROUND: THE NATIONAL ELECTRICAL CODE, ANSI/NFPA 70.
   - INTERNATIONAL FIRE CODE (IFC)
   - INTERNATIONAL MECHANICAL CODE (IMC)
   - UNIFORM MECHANICAL CODE (UMC)
   - NATURAL GAS AND PROPANE INSTALLATION CODE.
4. SHOULD CODE COMPLIANCE CONFLICT WITH THE DESIGN OF THE ELEMENTS, PLEASE CEASE WORK AND NOTIFY OWNER'S REP/ LANDSCAPE ARCHITECT.
5. INSTALLER MUST FOLLOW ALL MANUFACTURER INSTRUCTIONS CAREFULLY TO ENSURE PROPER PERFORMANCE AND SAFETY. INSTALLER SHALL NOT ALTER A PRODUCT OR SPECIFIED CONFIGURATION FROM THE MANUFACTURER IN ANY WAY.

USAGE AND MAINTENANCE REQUIREMENTS:

1. IT IS THE INSTALLER'S RESPONSIBILITY TO ENSURE A SAFE INSTALLATION AND TO EDUCATE THE END USER/OWNER'S REP AS TO THE PROPER OPERATION. INSTALLER SHALL PROVIDE AT LEAST ONE COPY OF ALL OPERATION, MAINTENANCE, AND REPAIR MANUALS ON THE GAS APPLIANCE OPERATION TO THE END USER. THE MANUAL SHALL BE IN GOOD SHAPE, LEGIBLE AND PRINTED IN ENGLISH. IF THE VENDOR DOES NOT PROVIDE A PRINTED MANUAL WITH THE PRODUCT ON DELIVERY PLEASE LOCATE THE DIGITAL PDF OR OTHER VERSIONS FROM THE MANUFACTURER'S WEBSITE AND PRINT A COPY FOR THE OWNER'S REP.
2. GAS APPLIANCES INCLUDING SYSTEMS AND BURNERS FOR FIRE PITS AND FIREPLACES MUST BE SERVICED ANNUALLY BY A PROFESSIONAL CERTIFIED IN THE U.S. BY THE NATIONAL FIREPLACE INSTITUTE (NFI) AS NFI GAS SPECIALISTS.
3. AN LP-CYLINDER NOT CONNECTED FOR USE SHALL NOT BE STORED IN THE VICINITY OF THIS OR ANY OTHER FIRE RELATED APPLIANCE. EMPTY LP CONTAINERS MUST BE REMOVED FROM ANY ROOF TOPS UPON DEPLETION OF CONTENTS AND STORED PROPERLY OR DISPOSED OF.
4. NEVER LEAVE AN OPERATING FIRE UNATTENDED OR BY SOMEONE NOT FAMILIAR WITH ITS OPERATION OR EMERGENCY SHUT OFF LOCATIONS. LOCAL FIRE CODE REQUIRES OPEN FLAMES BE ATTENDED AT ALL TIMES.
5. DO NOT OPERATE FIRE PITS OR FIREPLACES IN WINDY OR GUSTY CONDITIONS. THESE CONDITIONS WILL AFFECT THE FLAME IN AN UNPREDICTABLE MANNER.
6. DO NOT USE FIRE ELEMENTS IF ANY PART HAS BEEN SUBMERGED UNDER WATER. IMMEDIATELY CALL A QUALIFIED SERVICE TECHNICAN TO INSPECT THE GAS VALVES AND BURNER SYSTEMS.
7. SOLID FUELS SHALL NOT BE BURNED IN THE FIRE ELEMENT. LEAVES, STICKS, WOOD, PAPER, CLOTHING AND FOOD MATERIAL SHOULD BE KEPT AWAY FROM THE FLAME. MAKE SURE THERE IS NO VEGETATION OR OTHER OBJECTS COVERING THE TOP OR SIDES OF THE FIRE THAT COULD INTERFERE WITH THE SAFE OPERATION. NO VEGETATION SHOULD BE WITHIN 10' OF AN OPEN FLAME AND ALL NEARBY VEGETATION IS TO BE MAINTAINED CLEAR OF A 10' MINIMUM SAFE DISTANCE FROM OPEN FLAMES.
8. WHEN NOT IN USE A FIRE PIT SHOULD BE COVERED TO REDUCE THE EFFECTS OF WEATHER-RELATED DEGRADATION OF COMPONENTS. IF SPECIFICATION FOR A COVER IS NOT PROVIDED THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING AN APPROPRIATE WEATHER RESISTANT COVER FOR EACH FIRE ELEMENT, IF DESIRED.
9. NEVER ATTEMPT TO LIGHT A FIRE PIT OR FIREPLACE WITH A HOOD OR COVER IN PLACE. OPEN ACCESS DOORS WHENEVER POSSIBLE.

FIRE ELEMENT INSTALLATION NOTES:

1. ALL FIRE ELEMENTS ARE DESIGNED FOR OUTDOOR USE ONLY.
2. IF YOU SMELL GAS:
   - SHUT OFF GAS APPLIANCE WITH EMERGENCY SHUT OFF.
   - EXTINGUISH ANY OPEN FLAME.
   - CONTACT MANAGEMENT IMMEDIATELY.
   - IF ODOR CONTINUES, KEEP AWAY FROM APPLIANCE AND IMMEDIATELY CALL 911.
3. FOR DEVICES WITH REMOTE CONTROL USE: TO PREVENT ACCIDENTAL STARTUP FROM UNWANTED RF SIGNALS IT IS THE RESPONSIBILITY OF THE END USER TO TURN OFF POWER TO THE ELECTRICAL OUTLET FOR THE REMOTE CONTROL RECEIVER WHEN THE FIRE IS NOT IN USE VIA WALL SWITCH OR BREAKER.
4. FIREPITS OR FIREPLACES ARE NOT INTENDED TO BE A STARTER FOR WOOD OR ANY OTHER COMBUSTIBLES.
5. ONLY USE GAS/FUEL TYPE SPECIFIED FOR THE FIRE ELEMENT, SEE LABEL ON THE GAS APPLIANCE CONTROL BOX. VERIFY CORRECT GAS/FUEL TYPE AND PRESSURE. NEVER USE AN ALTERNATIVE FUEL. TO PREVENT DAMAGE TO THE MECHANICAL AND PLUMBING SYSTEMS, UNHOOK ELEMENT FORM GAS SUPPLY FOR PRESSURE LEAK TESTS.
6. GAS PRESSURE AND TYPE SHOULD BE CHECKED PRIOR TO USE AND INSTALLATION. FUEL LINE SIZING IS THE RESPONSIBILITY OF THE INSTALLER AND MUST BE ABLE TO SUPPLY THE STATED MAXIMUM BTU FOR THE PRODUCT. IT IS THE RESPONSIBILITY OF THE INSTALLER TO CHECK FOR GAS LEAKS AT ALL CONNECTIONS. PURGE GAS LINES OF AIR PRIOR TO TURNING OVER THE PROJECT FOR USE.
7. GAS PLUMBING CONNECTIONS: USE ONLY JOINT COMPOUND OR TAPE THAT IS RESISTANT TO ALL GASES. APPLY JOINT COMPOUND TO ALL MALE PIPE FITTINGS ONLY. DO NOT USE ON FLARED FITTINGS. BE SURE TO TIGHTEN EVERY JOINT SECURELY.
8. ALL ROUTING OF GAS SUPPLY LINES OTHER THAN THOSE SPECIFIED IN THE MEP ENGINEERING DRAWINGS SHALL BE 'DESIGN-BUILD' AND THE LOCATION DETERMINED BY THE INSTALLER UNLESS OTHERWISE SPECIFIED BY THE LANDSCAPE ARCHITECT. LOCATIONS OF LINES MUST BE CAREFULLY COORDINATED WITH THE PROPOSED LOCATIONS OF OTHER ELEMENTS INCLUDING TREES, FOOTERS, ETC. THE INSTALLER SHALL REVIEW ALL PERTINENT PLANS AND GENERATE A SHOP DRAWING FOR REVIEW WITH THE OWNER'S REP AND LANDSCAPE ARCHITECT FOR APPROVAL BEFORE INSTALLATION.
9. GAS LINES SHALL BE NEATLY INSTALLED WITH COMPONENTS ACCESSIBLE BUT NOT VISIBLE TO THE AVERAGE PASSERBY. LINES SHALL BE ROUTED TO AVOID THE GREATEST NUMBER OF CONFLICTS AND IS OFTEN BEST RUN RIGHT AT THE EDGE OF HARDSCAPE ELEMENTS.
10. ALL FIRE PITS AND FIREPLACES MUST BE INSTALLED WITH ELECTRONIC IGNITION. THE CONTROL/VALVE BOX MUST BE ABOVE GRADE WITH PROPER DRAINAGE TO PREVENT WATER DAMAGE TO THE CONTROLS INSIDE THE BOX.
11. IN ADDITION TO THE ELECTRONIC ACTIVATORS, ALL FIRE PITS (EXCEPT THOSE WITHIN PROPANE TANKS DIRECTLY UNDER THE FIRE PIT) MUST HAVE AN ACCESSIBLE MECHANICAL GAS SHUT OFF TO ALLOW FOR EMERGENCY SHUT OFF AND MAINTENANCE. SEE DETAILS.
12. ALL FIRE PITS MUST HAVE A SWITCH/CONTROLLER FOR INSTANT ON AND OFF CONTROL LOCATED IN A VISIBLE LOCATION AS INDICATED ON THE DRAWINGS OR DETAILS (IF CUSTOM). IT SHALL BE LOCATED WITH ITS OPERABLE PARTS AT A MIN. OF 18" AND MAX. 42" ABOVE FINISHED GRADE TO MEET ADA. IN THE EVENT NO LOCATION IS SHOWN OR PROPOSED, THE INSTALLER SHALL REQUEST DIRECTION FOR THE LANDSCAPE ARCHITECT OR OWNER'S REP.
13. ALL FIREPLACES MUST BE EQUIPPED WITH A THERMOCOUPLE WHICH SHUTS OFF THE GAS SUPPLY IN THE EVENT THE FLAME IS EXTINGUISHED BY WIND OR OTHER MEANS.
14. FOR GAS SYSTEMS WITH AN EXTENDED OR DETACHED VALVE BOX THE AREA IN WHICH THE VALVE BOX IS INSTALLED MUST CONFORM TO ALL INSTALLATION REQUIREMENTS TO INCLUDE, BUT NOT LIMITED TO: LOCATION, CONSTRUCTION, VENTING AND LOCAL CODES. FAILURE TO DO SO MAY RESULT IN PERSONAL INJURY, PROPERTY DAMAGE OR EXPLOSION.
15. ALWAYS USE PROPER MATERIALS AND CONSTRUCTION FOR GAS SUPPLY, POWER AND ENCLOSURE. SELECT MATERIALS THAT ARE NON-COMBUSTIBLE IN BOTH INITIAL INSTALLATIONS AND OVER TIME.
16. ANY ENCLOSURE USING PROPANE OR NATURAL GAS MUST INCORPORATE ONE VENT ON AT LEAST TWO OPPOSING SIDES (TWO VENTS TOTAL) AT A MINIMUM SIZE OF 18 SQUARE INCHES (I.E. 3"X 6" OR LARGER). INSTALLATION OF VENTS IN THE MID TO LOWER AREA OF THE ENCLOSURE IS RECOMMENDED. VENTILATION ALLOWS FOR HEAT AND RESIDUAL GAS TO ESCAPE. FAILURE TO COULD LEAD TO HEAT DAMAGE OF INTERNAL COMPONENTS. SOME ENCLOSURES MAY REQUIRE MORE VENTILATION BASED ON MATERIAL, SIZE AND EXTENDED USE. REFER TO MANUFACTURERS RECOMMENDATIONS.
17. THE INTERIOR VOID SPACE OF THE ENCLOSURE SURROUNDING THE VALVE BOX CANNOT BE FILLED WITH ANY MATERIAL (GRAVEL, CRUSHED ROCK, CONCRETE, ETC.). A 6" MINIMUM CLEAR DISTANCE BELOW THE VALVE IS REQUIRED FOR VENTILATION.
18. A FIRE PIT ASSEMBLY SHOULD BE RECESSED A MINIMUM OF 2.25" FROM THE TOP OF THE ENCLOSURE TO PROTECT THE FLAME FROM BEING BLOWN OUT. SOME JURISDICTIONS MAY REQUIRE MORE, AND 4" TO 6" IS NOT UNCOMMON. INSTALLER SHALL VERIFY LOCAL CODE REQUIREMENTS PRIOR TO INSTALLATION.
19. THE FIRE PIT ENCLOSURE MUST BE INSTALLED ON A STABLE CONCRETE FOOTING. THE WEIGHT OF THE FIRE PIT ENCLOSURE MUST BE SUPPORTED AND ANCHORED BY THE STRUCTURE PER MANUFACTURER RECOMMENDATIONS. SEE DETAILS FOR FIRE PIT CONSTRUCTION.
20. THE WEIGHT OF A FIRE ROCK AND/OR LOGS MUST BE SUPPORTED BY THE PAN/STRUCTURE AND NOT BY ANY CONTROL/VALVE BOX.
21. A FIRE PIT IS DESIGNED TO BE USED WITH APPROVED MEDIA CORRECTLY INSTALLED OVER THE BURNER TO ACHIEVE PROPER COMBUSTION. NEVER INSTALL A MESH OR SCREEN UNDER THE MEDIA. WHEN FILLING THE PAN WITH LAVA ROCK AND/OR DECORATIVE GLASS, THE MANUFACTURER'S INSTRUCTIONS MUST BE FOLLOWED.
22. DO NOT COVER PILOT ASSEMBLY SCREEN OR OPENING WITH LAVA ROCK OR GLASS. INCORRECT MEDIA INSTALLATION WILL CAUSE THE PILOT FLAME TO SUFFOCATE AND TURN OFF PIT OR DELAY MAIN BURNER IGNITION.
23. CAREFULLY SELECT MATERIAL FOR DECORATIVE TREATMENT THAT WILL NOT TRAP MOISTURE. SOME MATERIALS SUCH AS GRAVELS WITH TINY FRACTURES LIKE PEA GRAVEL, OR RIVER ROCK WHICH IS FAIRLY POROUS, WILL CRACK UNEXPECTEDLY OR EVEN EXPLODE BECAUSE THE TRAPPED MOISTURE INSIDE BOILS AND EXPANDS. ANY MATERIAL THAT IS NOT SUFFICIENTLY POROUS TO ALLOW HEATED STEAM TO READILY ESCAPE OR IMPERVIOUS (LIKE GLASS) SHOULD NOT BE USED.
24. WHEN USING APPROVED DECORATIVE GLASS OR AGGREGATE MATERIALS TO COVER THE BURNER, APPLY ONLY ENOUGH TO HIDE THE BURNER. APPLYING TO MUCH MAY CREATE BACK PRESSURE AND GAS LEAKAGE FROM THE AIR MIXER RESULTING IN POOLING OF LP GAS UNDER THE FIRE PIT.
25. UNITS MUST BE TESTED WITH THE LOGS AND/OR MEDIA OVER THE BURNER FOR CONFIRMATION OF NO BACK PRESSURE CREATING GAS LEAKS OUT OF THE AIR MIXER VENTURI HOLES. THIS MUST BE DONE PRIOR TO PLACING IN THE ENCLOSURE IF NO ACCESS DOOR IS PROVIDED.
26. ALL FIRE PITS MUST HAVE TIMERS LIMITING THEIR USE TO A MAXIMUM TIME OF 90 MINUTES, OR LESS PER LOCAL CODE.
27. INSTALLING TIMERS MAY REQUIRE CUSTOM FABRICATION TO HOLD THE TIMER CONTROL KNOB IN THE MASONRY. INSTALLER SHALL PROVIDE SHOP DRAWINGS FOR ANY COMPONENTS OF THE ELEMENT THAT WILL NOT COMPLY WITH THE DETAILS PROVIDED IN THIS DRAWING SET.
28. A FIRE EXTINGUISHER IS REQUIRED TO BE LOCATED IN CLOSE PROXIMITY TO ANY FIRE PIT. IF NO LOCATION IS PROPOSED ON THE PLANS, THE INSTALLER SHALL REQUEST DIRECTION FROM THE OWNER'S REP OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
29. SOME JURISDICTIONS MAY REQUIRE THAT FIRE RELATED WARNING SIGNAGE BE POSTED WITHIN EYESIGHT OF THE FIRE ELEMENT. RECOMMENDED NOTES INCLUDE:
   - FIRE PIT MAY PRODUCE HIGH SURFACE TEMPERATURES AT OR NEAR FLAME.
   - AVOID CONTACT WITH SURFACES IN CLOSE PROXIMITY TO FLAMES TO AVOID BURNS AND CLOTHING IGNITION.
   - DO NOT TOUCH FIRE PIT SCREEN, GLASS OR METAL PARTS.
   - CHILDREN UNDER 12 MUST BE CAREFULLY SUPERVISED.
   - DO NOT PLACE COMBUSTIBLES IN FIRE PIT.
   - DO NOT ATTEMPT TO BURN WOOD, PAPER OR ANY OTHER MATERIALS IN FIRE PIT.
   - DO NOT DISCARD CIGARETTES IN FIRE PIT.
   - DO NOT ATTEMPT TO PUT OUT FLAME WITH ANY LIQUID. USE ONLY SWITCH/VALVE OR EMERGENCY SHUTOFF.
   - IF YOU SMELL GAS OR THERE IS ANY OTHER EMERGENCY ASSOCIATED WITH FIRE PIT CALL 911.

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SCHEDULE & GENERAL NOTES

Sheet Number

L-0.01 N

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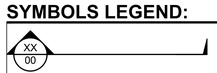
ABBREVIATIONS LEGEND:

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

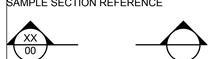
LINETYPE LEGEND:

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

SYMBOLS LEGEND:



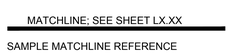
SAMPLE SECTION REFERENCE



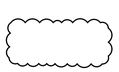
SAMPLE ELEVATION REFERENCE

SAMPLE PLAN ENLARGEMENT REFERENCE

SAMPLE DETAIL ENLARGEMENT REFERENCE



SAMPLE MATCHLINE REFERENCE



SAMPLE REVISION CLOUD

SAMPLE REVISION TAG

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-04	BIKE RACK LOT LIMIT BIKE RACK BY MMCITE, EMBED MOUNT, COLOR:TBD	19/L-6.0

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-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, BASIS OF DESIGN ARCANA BY UNILOCK	13/L-6.0

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SCHEDULE & GENERAL NOTES

Sheet Number

L-0.02 N

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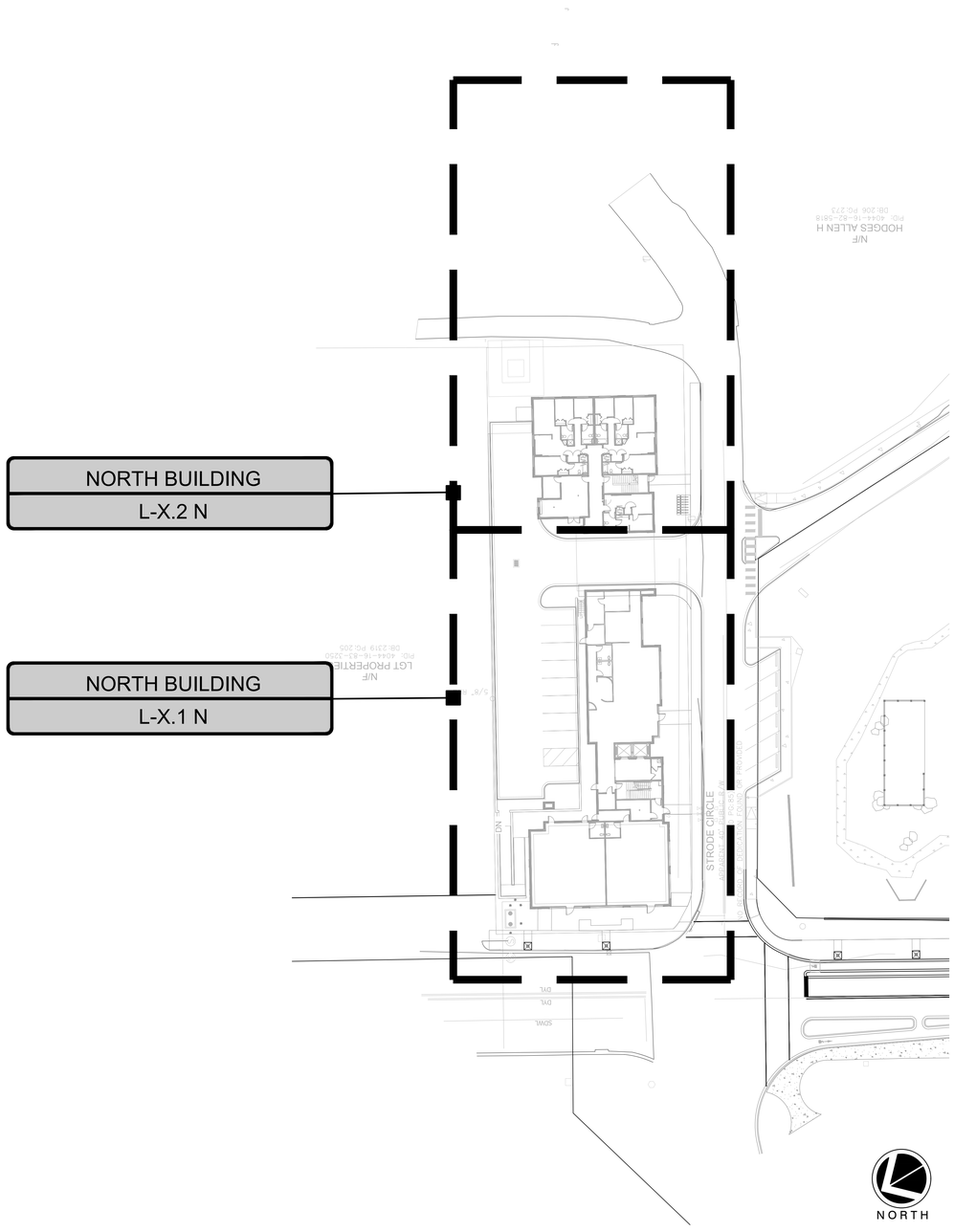

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SITE REFERENCE PLAN

Sheet Number

L-1.0 N

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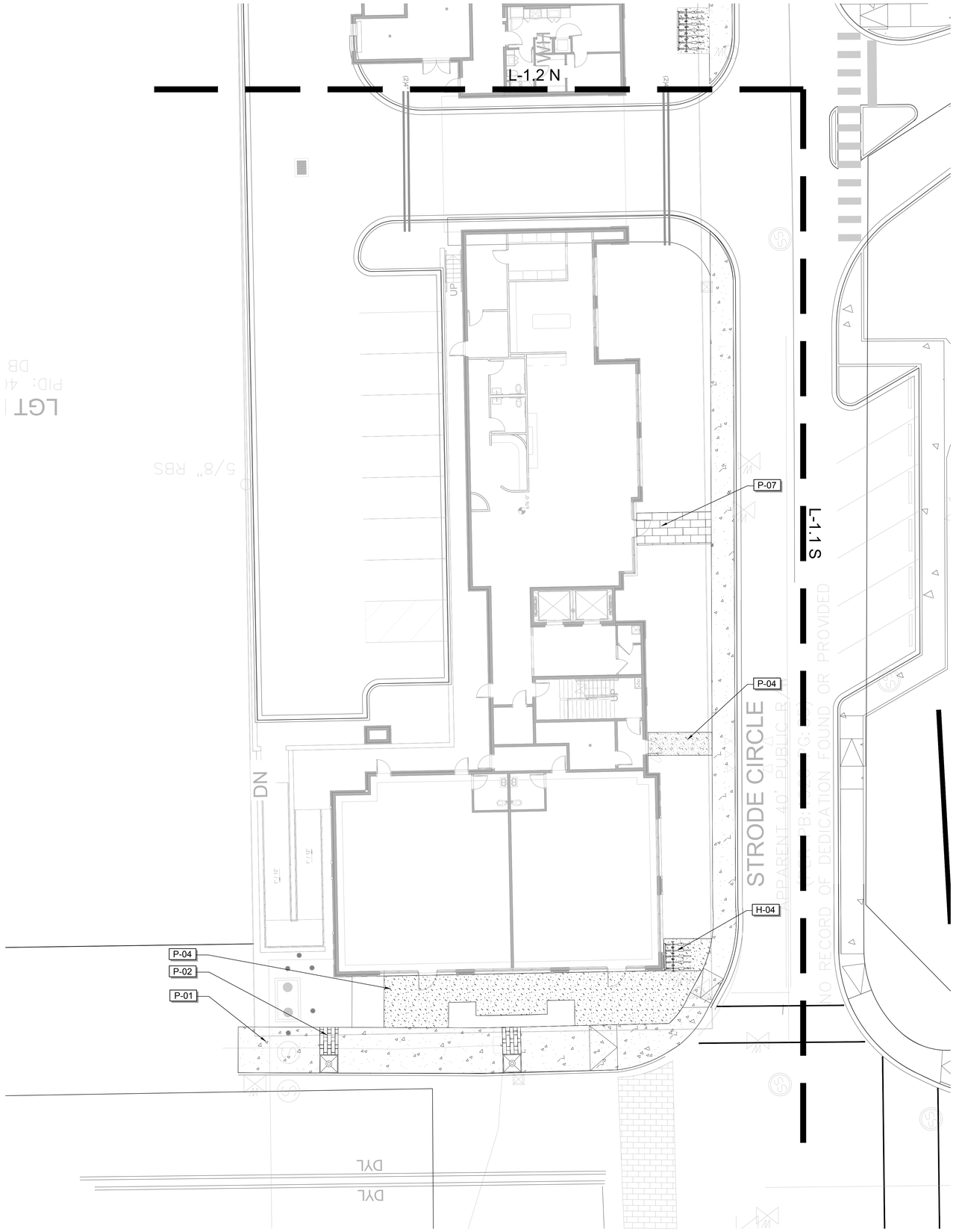


REFERENCE NOTES

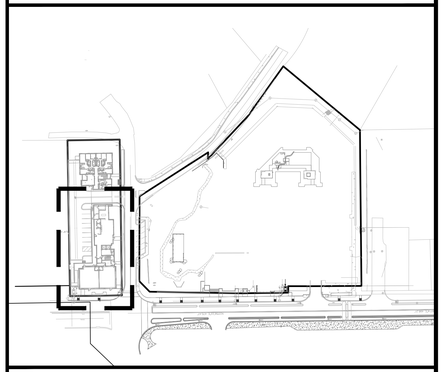
HARDSCAPE SCHEDULE L-1.1 N

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	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
	P-07	PEDESTRIAN CONCRETE PAVER A PRECAST CONCRETE PAVERS, SAND SET ON 4" COMPACTED GRAVEL, BASIS OF DESIGN ARCANA BY UNILOCK	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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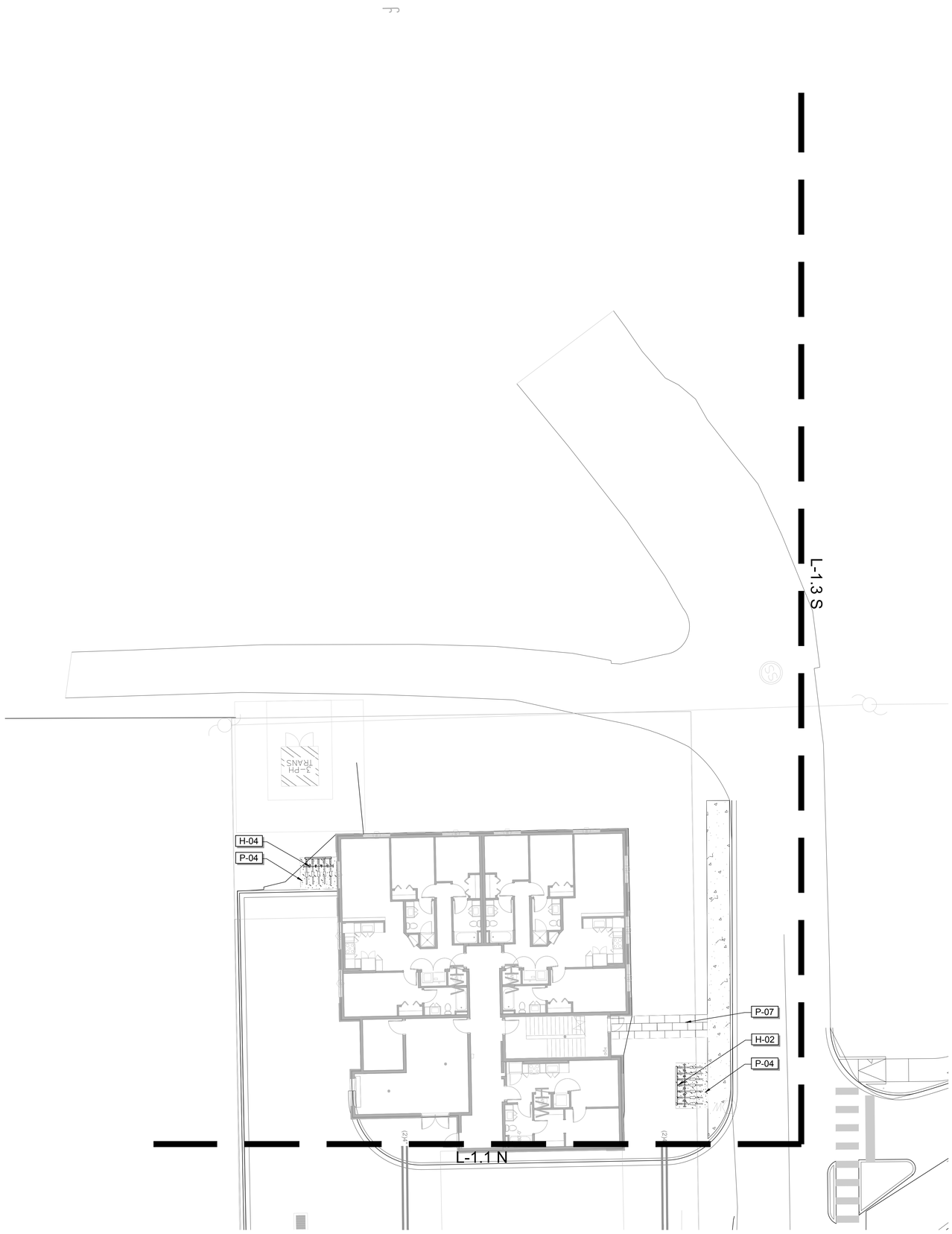


REFERENCE NOTES

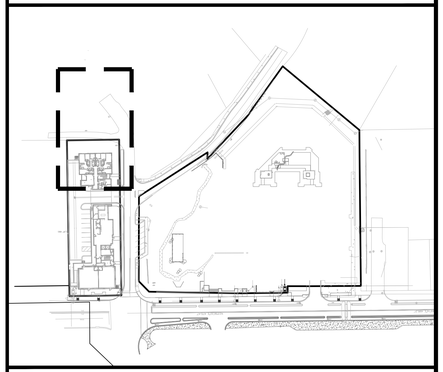
HARDSCAPE SCHEDULE L-1.2 N

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-1.2 N

SYMBOL	CODE	DESCRIPTION	DETAIL
	P-01	CITY STANDARD PEDESTRIAN CONCRETE PAVING MEDIUM BROOM FINISH WITH TROWELLED JOINTS	3/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-07	PEDESTRIAN CONCRETE PAVER A PRECAST CONCRETE PAVERS, SAND SET ON 4" COMPACTED GRAVEL, BASIS OF DESIGN ARCANA BY UNILOCK	13/L-6.0

KEY MAP



NORTH SCALE

NORTH

0 10 20 30 40 feet

1" = 10'

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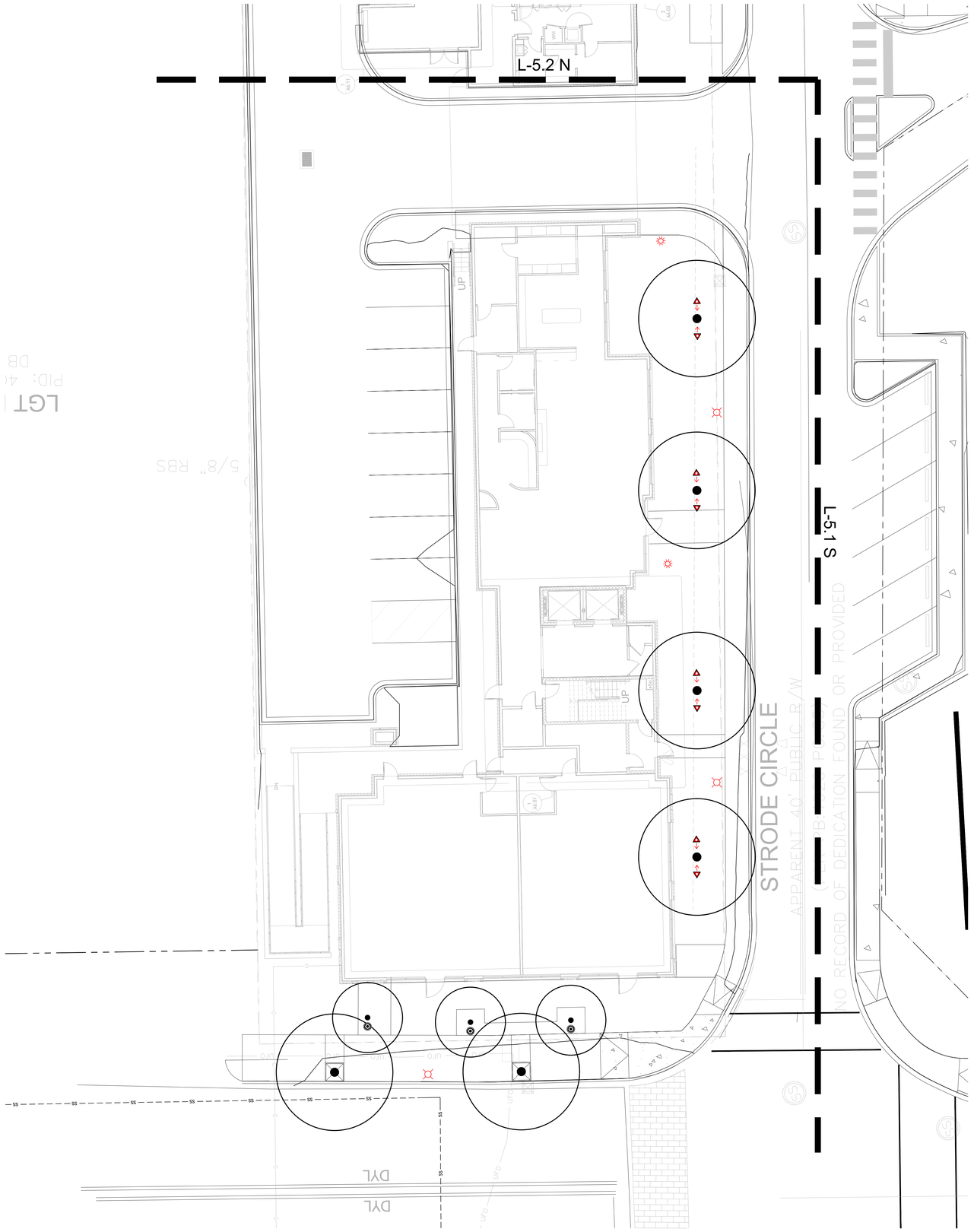
MATERIALS PLAN

Sheet Number

L-1.2 N

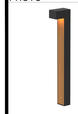
Not for Construction

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 MITCHELL FIXTURE WITH TOP HAT SET ON 12' STYLE "A" POLE FROM DUKE POWER. (2) OUTLETS PER POLE, OWNER PURCHASED AND INSTALLED, CITY TO MAINTAIN ALUMINUM, BLACK, POST TOP LAMP: LED, 70W, 3000, BEAMSPREAD: TYPE III ACCESSORIES: (2) OUTLETS	3
	⊙	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

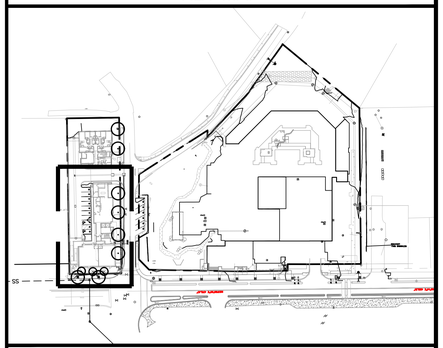
ELECTRICAL GENERAL NOTES:

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'

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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
		TYPE C-CITY PEDESTRIAN LIGHT CITY STANDARD STREET LIGHT TO BE MITCHELL FIXTURE WITH TOP HAT SET ON 12' STYLE "A" POLE FROM DUKE POWER. (2) OUTLETS PER POLE, OWNER PURCHASED AND INSTALLED, CITY TO MAINTAIN ALUMINUM, BLACK, POST TOP LAMP: LED, 70W, 3000, BEAMSPREAD: TYPE III ACCESSORIES: (2) OUTLETS	1

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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5. BRANCH CIRCUITS FOR LIGHTS, ETC. SHALL BE COPPER. AILL FEEDERS SHALL BE ALUMINUM.
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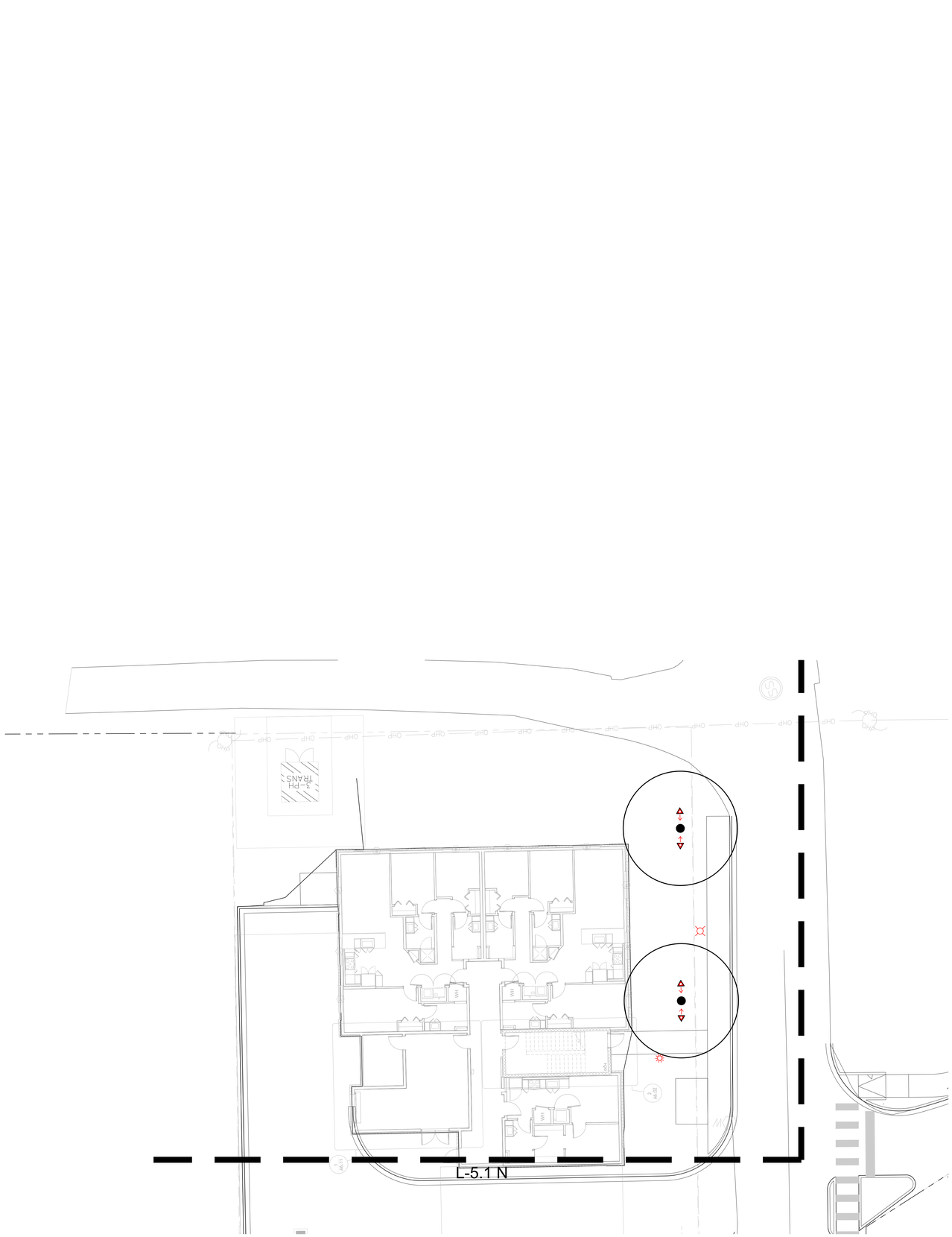
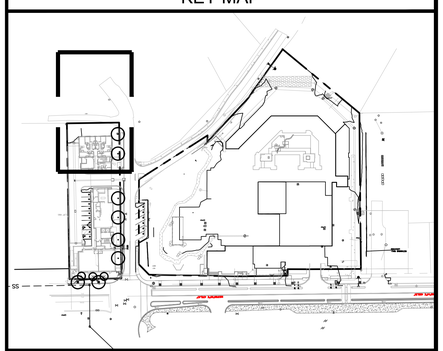


KEY MAP



NORTH SCALE

NORTH

0 10 20 30 40 feet

1" = 10'

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No.	Drawing Issuance	Date
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02	DD SET	10/21/25

No.	Drawing Revision	Date

Sheet Title

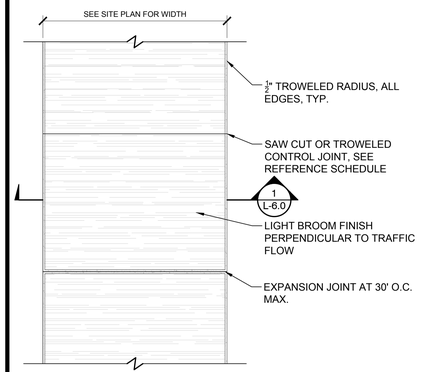
LIGHTING PLAN

Sheet Number

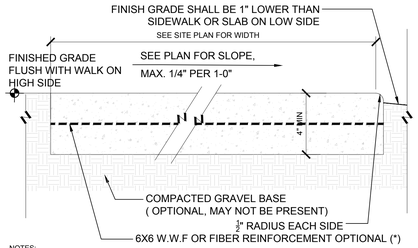
L-5.2 N

Not for Construction

Project Number: 2025-022

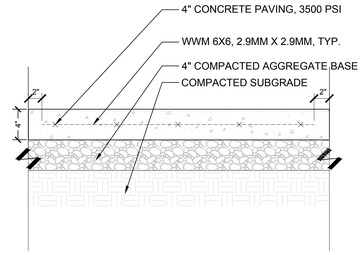


1 L-6.0 TYPICAL SIDEWALK PLAN
NTS

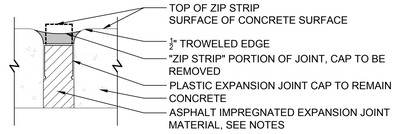


NOTES:
1. SLAB SHALL BE POURED IN PLACE USING STANDARD GRAY, 3000 PSI (@28 DAYS) CONCRETE (UNLESS OTHERWISE SPECIFIED ON PLANS AND SPECS).
2. 4" THICKNESS MIN., ANY VARIATIONS NEED TO BE APPROVED. CONCRETE SURFACE SHALL BE FINISHED IN A LIGHT BROOM FINISH UNLESS OTHERWISE NOTED IN PLANS AND SPECS.
3. 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"

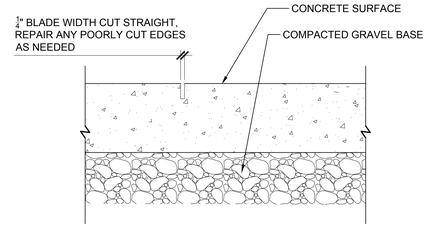


3 L-6.0 PEDESTRIAN CONCRETE PAVING ON GRADE
1 1/2" = 1'-0"



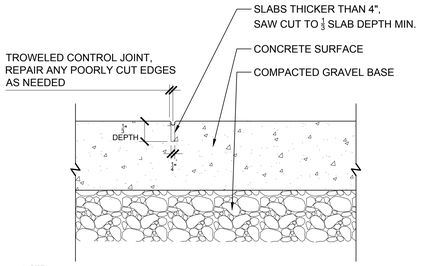
NOTES:
1. SLAB SHALL BE POURED IN PLACE USING STANDARD GRAY, 3000 PSI (@28 DAYS) CONCRETE (UNLESS OTHERWISE SPECIFIED ON PLANS AND SPECS).
2. 4" THICKNESS MIN., ANY VARIATIONS NEED TO BE APPROVED. CONCRETE SURFACE SHALL BE FINISHED IN A LIGHT BROOM FINISH UNLESS OTHERWISE NOTED IN PLANS AND SPECS.
3. 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"



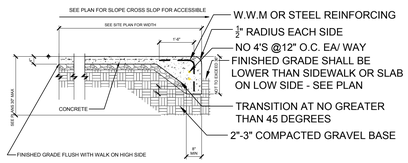
NOTE:
1. SAW CUT CONTROL JOINTS SHALL BE STRAIGHT AND PERPENDICULAR TO ADJACENT EDGES UNLESS OTHERWISE SPECIFIED ON PLANS WITH CLEAN EDGES.
2. CONTROL JOINTS SHALL BE SPACED NO GREATER THAN 10' ON CENTER AND SHALL TYPICALLY BE EQUAL TO THE WIDTH OF THE SIDEWALK IN A REGULAR SPACING PATTERN.
3. CONTROL 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"



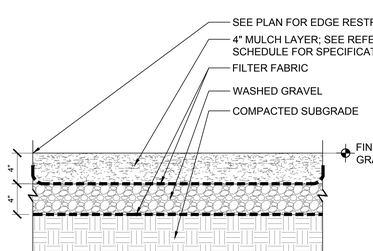
NOTE:
1. TROWELED CONTROL JOINTS SHALL BE STRAIGHT AND PERPENDICULAR TO ADJACENT EDGES UNLESS
2. CONTROL JOINTS SHALL BE SPACED NO GREATER THAN 10' ON CENTER AND SHALL TYPICALLY BE EQUAL TO THE WIDTH OF THE SIDEWALK IN A REGULAR SPACING PATTERN.
3. CONTROL JOINTS MAY BE PLACED FOR AESTHETIC REASONS, 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.
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"

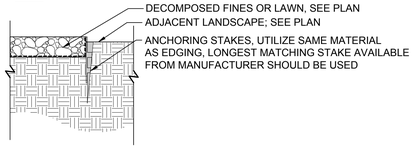


8 L-6.0 MULCH PATH
1 1/2" = 1'-0"

GENERAL PRODUCT INFORMATION:
PRODUCT: BORDER CONCEPTS BORDER LINE STEEL

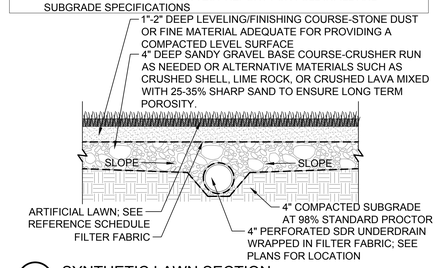
STEEL EDGING SIZES:
THICKNESS OPTIONS:
☐ 1/8" ☒ 3/16"
☐ 1/4" ☐ 14 GAUGE

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:
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.
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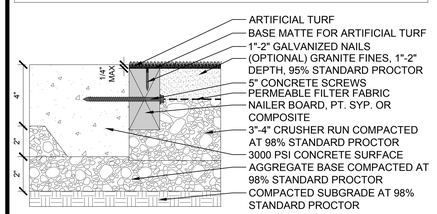
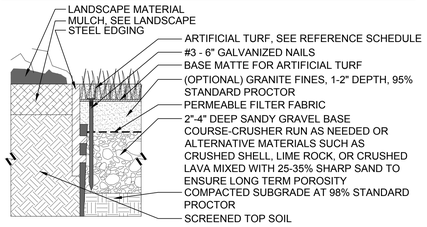
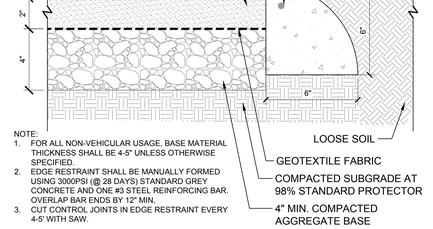


11 L-6.0 SYNTHETIC LAWN CONNECTION AT CONCRETE
3" = 1'-0"

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



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



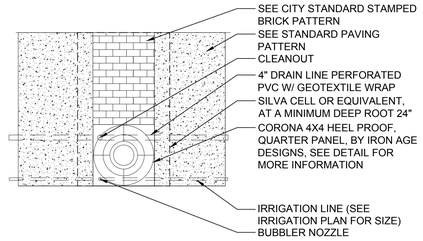
NOTE:
1. FOR ALL NON-VEHICULAR USAGE. BASE MATERIAL THICKNESS SHALL BE 4-5" UNLESS OTHERWISE SPECIFIED.
2. EDGE RESTRAINT SHALL BE MANUALLY FORMED USING 3000PSI (@ 28 DAYS) STANDARD GREY CONCRETE AND ONE #3 STEEL REINFORCING BAR. OVERLAP BAR ENDS BY 12" MIN.
3. CUT CONTROL JOINTS IN EDGE RESTRAINT EVERY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

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

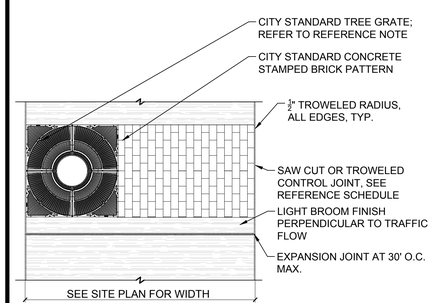
BOARD FORM NOTES:
1. FORMS TO BE MADE USING 2X6 DOUGLAS FIR IN RANDOM STAGGER PATTERN, SECURE WITH SCREWS
2. ALL CORNERS TO BE MITERED
3. FORMS SECURED WITH CMC FIBERGLASS WALL TIES
4. TOP OF WALL TO BE TROWELLED WITH CHAMFERED EDGES

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

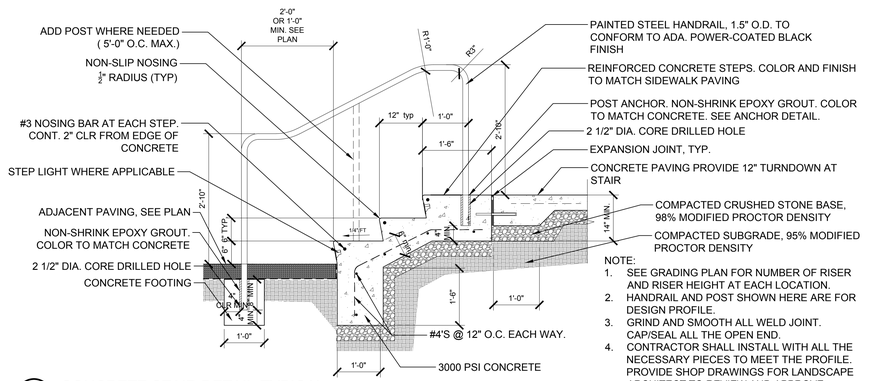
14 L-6.0 BOARD FORM CONCRETE
NTS



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

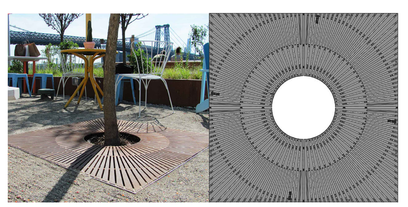


16 L-6.0 CITY STANDARD STAMPED SIDEWALK PLAN
NTS



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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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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GENERAL PLANTING NOTES

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L-7.0 N

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PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CAL.	SIZE	FORM	NOTES
TREES								
	CF	1	CERCIS CANADENSIS `FOREST PANSY` TM / FOREST PANSY REDBUD	B & B	3"CAL	MINIMUM 10` HGT.	CENTRAL LEADER	FULL AND HEALTHY
	CY	4	CRYPTOMERIA JAPONICA `YOSHINO` / YOSHINO CRYPTOMERIA	B & B	4"CAL	MINIMUM 14` HGT.	FULL TO THE GROUND	FULL AND HEALTHY
	IO	2	ILEX X `OAK LEAF` / OAK LEAF HOLLY	B & B		MINIMUM 8` HGT.		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	4"CAL	MINIMUM 12` HGT.	FULL TO THE GROUND	FULL AND HEALTHY
	QC	1	QUERCUS COCCINEA / SCARLET OAK	B & B	4"CAL	MINIMUM 14` HGT.	CENTRAL LEADER	FULL AND HEALTHY
	UP	2	ULMUS AMERICANA `PRINCETON` / AMERICAN ELM	B & B	4.5"CAL	MINIMUM 16` 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	30	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	20	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	20	HYDRANGEA PANICULATA `LITTLE LIME` / LITTLE LIME HYDRANGEA	3 GAL	18" MINIMUM HEIGHT	FULL AND HEALTHY	42" o.c.
	IP3	15	ILLICIUM PARVIFLORUM / YELLOW ANISE	3 GAL	18" MINIMUM HEIGHT	FULL AND HEALTHY	48" o.c.
	LJ3	5	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.
	PO	19	PRUNUS LAUROCERASUS 'OTTO LUYKEN' / OTTO LUYKEN ENGLISH LAUREL	3 GAL	30" MINIMUM HEIGHT	FULL & HEALTHY	48" o.c.
	VC15	2	VIBURNUM AWABUKI `CHINDO` / CHINDO VIBURNUM	15 GAL	24" MINIMUM HEIGHT	FULL AND HEALTHY	96" o.c.
GRASSES							
	CX2	6	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS	3 GAL	18" MINIMUM HEIGHT	FULL AND HEALTHY	30" o.c.
	MCW	56	MUHLENBERGIA CAPILLARIS / WHITE MUHLY GRASS	3 GAL	18" MINIMUM HEIGHT	FULL AND HEALTHY	36" o.c.
	PV	41	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	67	CALAMINTHA NEPETA `MONTROSE WHITE` / WHITE CATMINT	1 GAL		FULL & HEALTHY	24" o.c.
	CT2	634 SF	CYNODON DACTYLON `TIF 419` / BERMUDA GRASS	SOD	SF	SMOOTH LINES AND TIGHT JOINTS.	
	LM	40	LIRIOPE MUSCARI `SPICATA` / CREEPING LILYTURF	1 GAL		FULL & HEALTHY	16" o.c.
	LM2	747	LIRIOPE MUSCARI 'MONROE'S WHITE' / MONROE'S WHITE LILYTURF	1 GAL	CONTAINER	FULL & HEALTHY	16" o.c.

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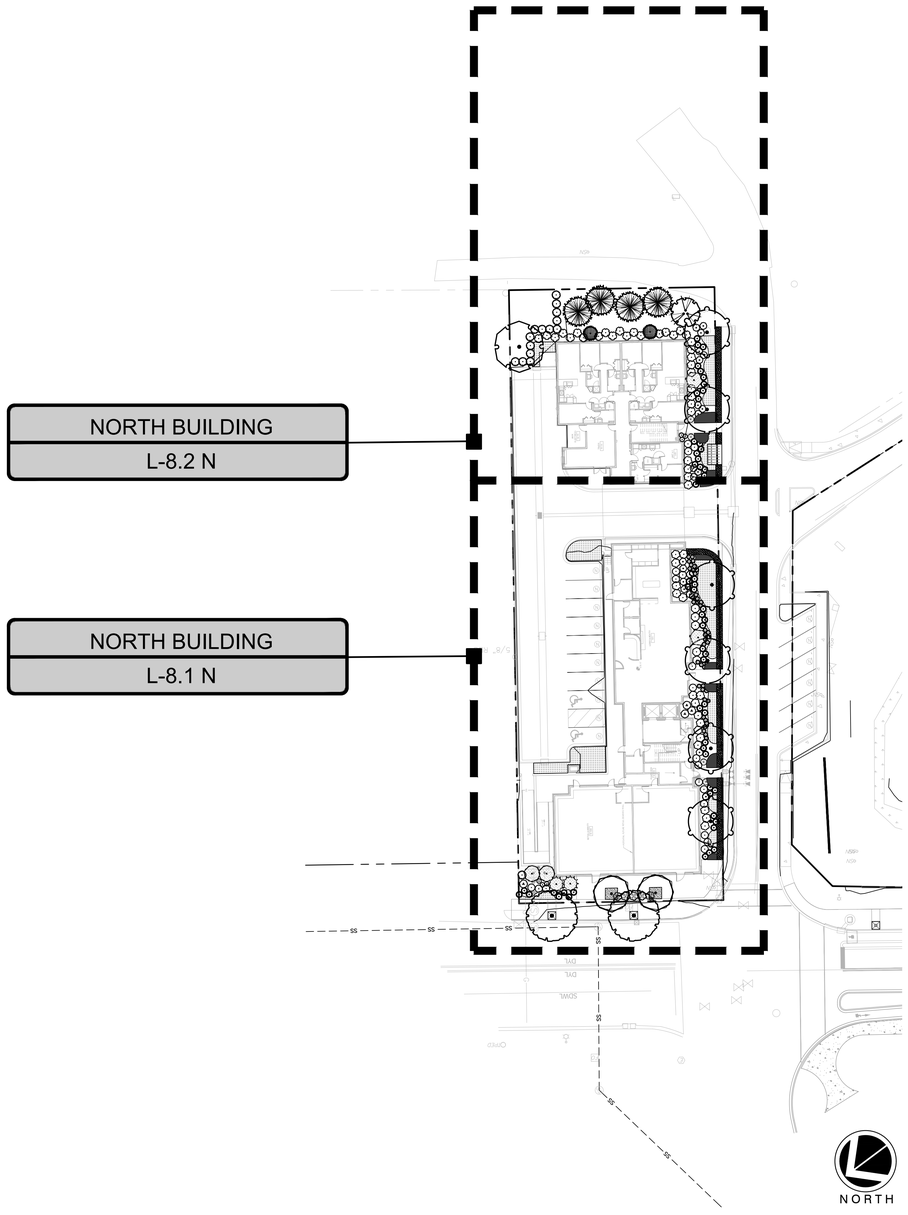

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Stamp

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

No.	Drawing Revision	Date

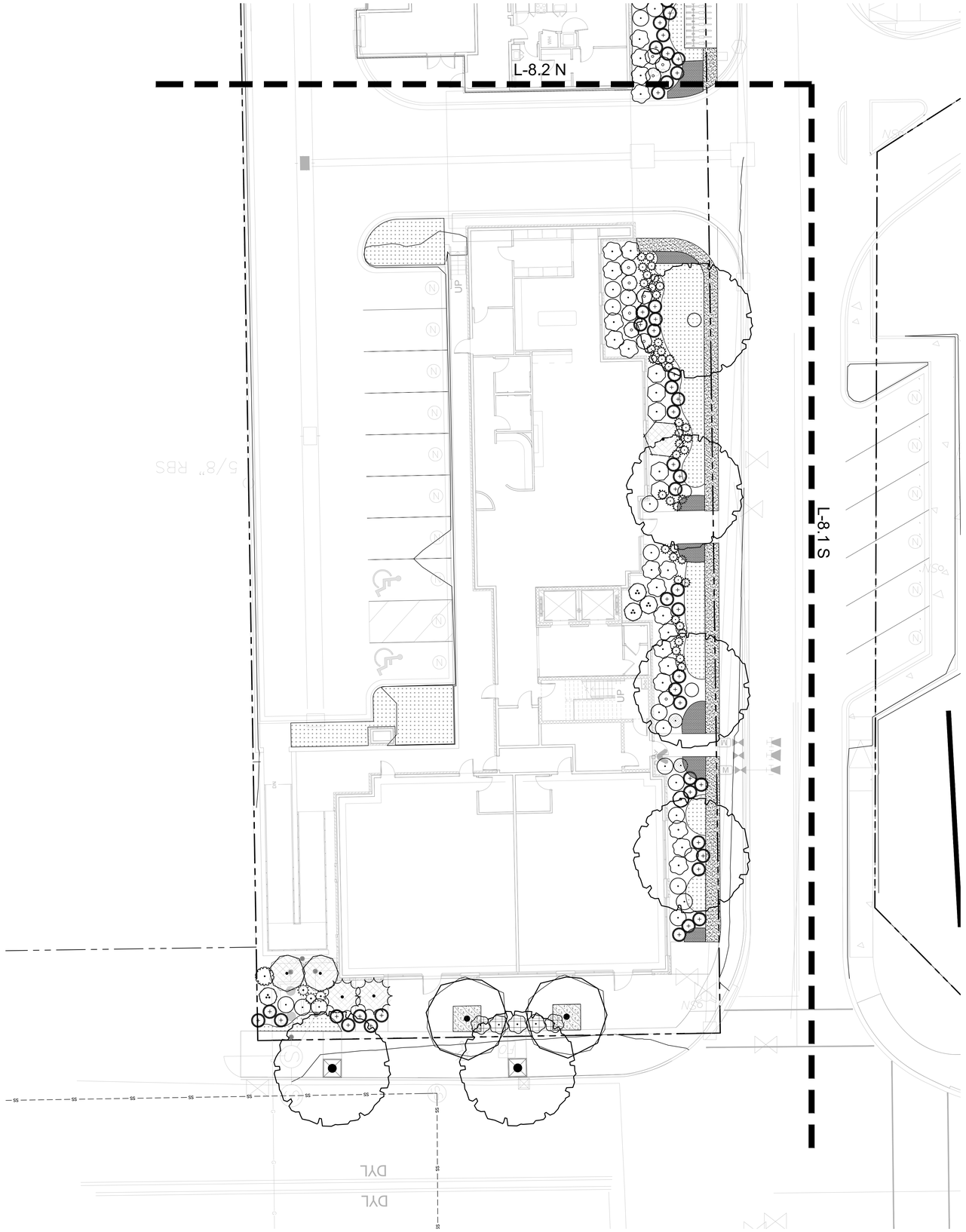
Sheet Title

SITE
REFERENCE
PLAN

Sheet Number

L-8.0 N

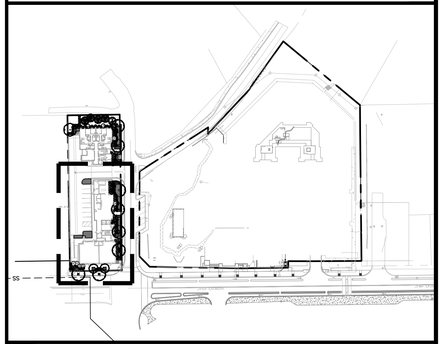
Not for Construction
Project Number: 2025-022



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	18	EMERALD HEIGHTS DISTYLIUM
	DE7	5	EMERALD HEIGHTS DISTYLIUM
	GH3	17	HEAVENLY SCENT GARDENIA
	BW36	2	KOREAN BOXWOOD
	HL7	4	LIMELIGHT HYDRANGEA
	HLL	8	LITTLE LIME HYDRANGEA
	LJ3	5	RECURVE LIGUSTRUM
	OF15	2	SWEET OLIVE
	CT15	1	WHITE BY THE GATE CAMELLIA
	IP3	1	YELLOW ANISE
GRASSES			
	CX2	3	FEATHER REED GRASS
	PV	41	SWITCH GRASS
	MCW	36	WHITE MUHLY GRASS
GROUND COVERS			
	CT2	452 SF	BERMUDA GRASS
	LM	40	CREEPING LILYTURF
	LM2	569	MONROE'S WHITE LILYTURF
	CN	46	WHITE CATMINT

KEY MAP



NORTH

SCALE

0 10 20 30 40 feet

1" = 10'

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Sheet Title

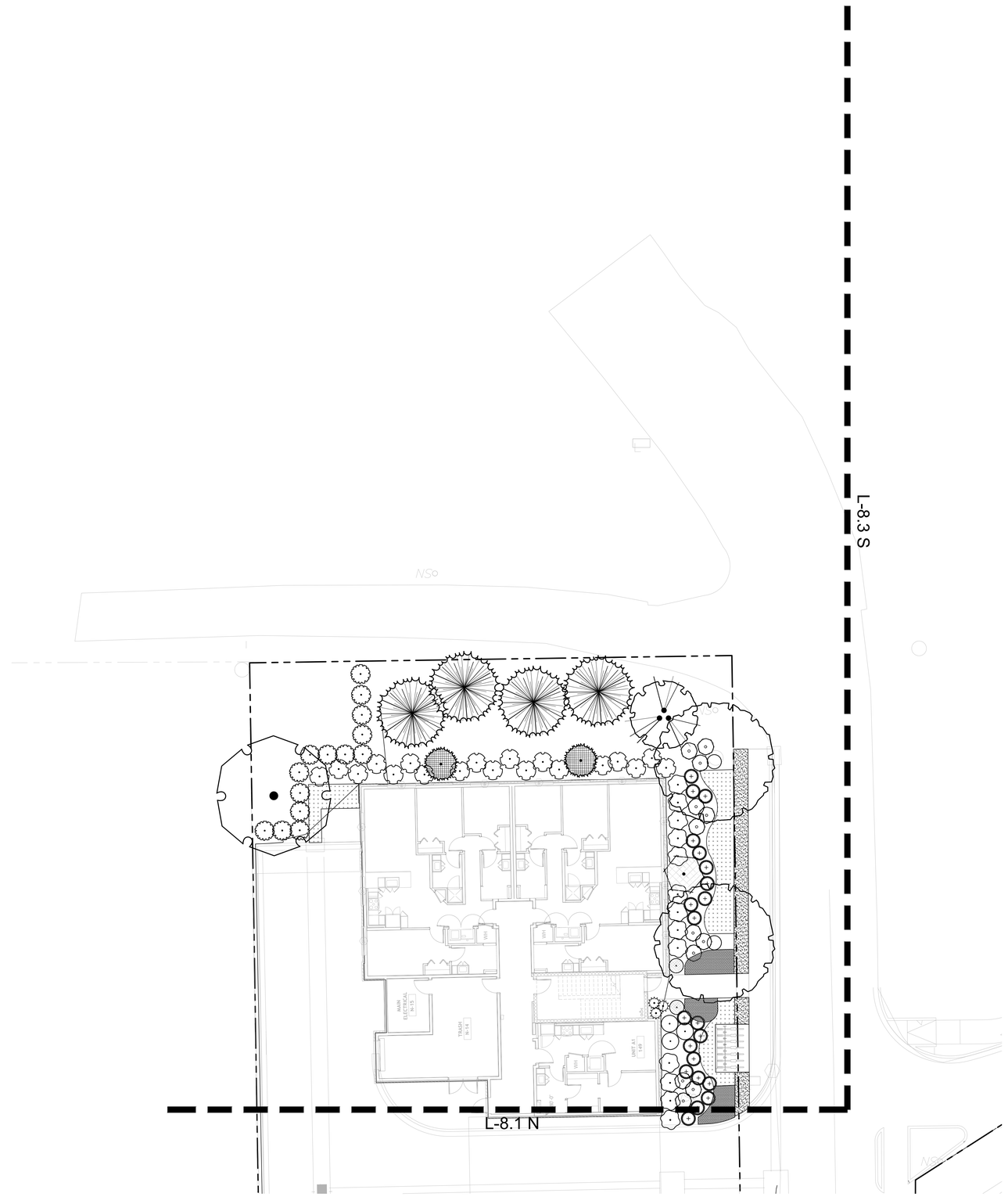
PARTIAL PLANTING PLAN

Sheet Number

L-8.1 N

Not for Construction

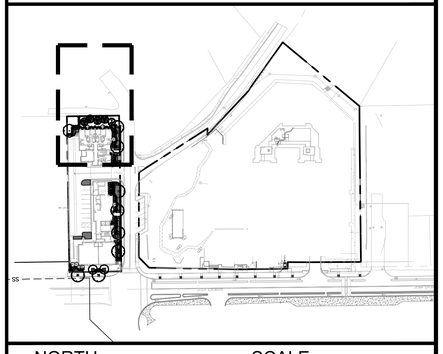
Project Number: 2025-022



PLANT SCHEDULE L-8.2 N

SYMBOL	CODE	QTY	COMMON NAME
TREES			
	CF	1	FOREST PANSY REDBUD
	IO	2	OAK LEAF HOLLY
	QC	1	SCARLET OAK
	LT	2	TULIP POPLAR
	CY	4	YOSHINO CRYPTOMERIA
SHRUBS			
	DE3	12	EMERALD HEIGHTS DISTYLIUM
	GH3	3	HEAVENLY SCENT GARDENIA
	BW36	2	KOREAN BOXWOOD
	HLL	12	LITTLE LIME HYDRANGEA
	PO	19	OTTO LUYKEN ENGLISH LAUREL
	CT15	1	WHITE BY THE GATE CAMELLIA
	IP3	14	YELLOW ANISE
GRASSES			
	CX2	3	FEATHER REED GRASS
	MCW	20	WHITE MUHLY GRASS
GROUND COVERS			
	CT2	182 SF	BERMUDA GRASS
	LM2	178	MONROE'S WHITE LILYTURF
	CN	21	WHITE CATMINT

KEY MAP



NORTH SCALE

NORTH

0 10 20 30 40 feet

1" = 10'

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Sheet Title

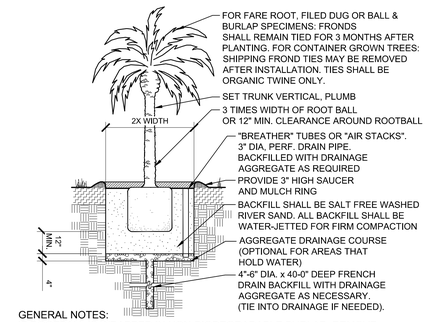
PARTIAL PLANTING PLAN

Sheet Number

L-8.2 N

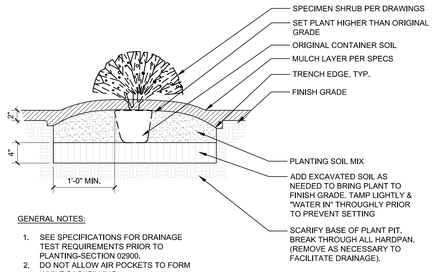
Not for Construction

Project Number: 2025-022



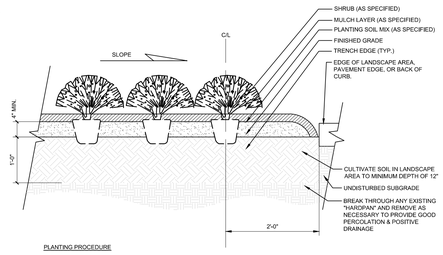
GENERAL NOTES:
IF ROOTBALL IS WRAPPED IN NON-BIODEGRADABLE BURLAP, REMOVE ENTIRE WRAP AFTER PLACED IN PIT. WHEN BACKFILLING PLANT PIT, PLACE RIVER SAND IN TWO LIFTS. AFYER FIRST LIFT, PUDDLE SOIL IN WITH WATER TO REMOVE ALL AIR POCKETS. PLACE SECOND LIFT AND REPEAT. CONTINUE TO PUDDLE AND FILL AS NECESSARY.

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



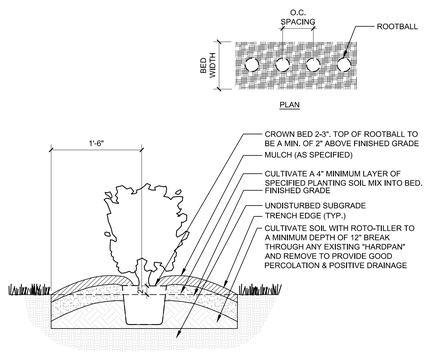
GENERAL NOTES:
1. SEE SPECIFICATIONS FOR DRAINAGE TEST REQUIREMENTS PRIOR TO PLANTING-SECTION 02900.
2. DO NOT ALLOW AIR POCKETS TO FORM WHILE BACKFILLING.
3. IMMEDIATELY SOAK WITH WATER.
4. DO NOT BREAK ROOTBALL.

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

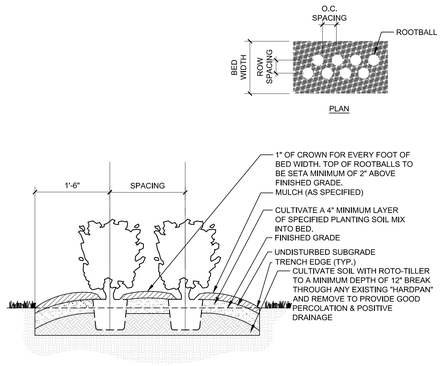


PLANTING PROCEDURE
1. LAYOUT BED AND OUTLINE WITH TRENCH EDGE.
2. ROTOTILL BED TO 12" DEPTH. SPREAD 4" MIN. LAYER OF PLANTING SOIL MIX OVER BED. ROTOTILL SOIL MIX INTO TOP OF BED.
3. INSTALL PLANTS & MULCH. WATER THOROUGHLY.

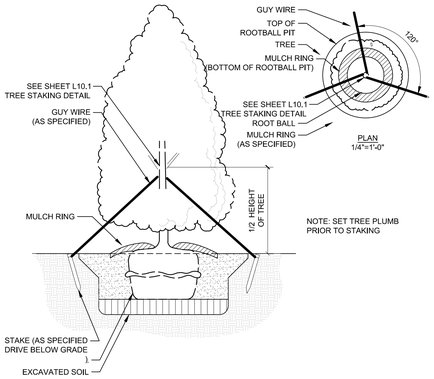
3 -9.0-N SHRUB PLANTING IN MULCHED AND CULTIVATED PLANTING AREA
3/4" = 1'-0"



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

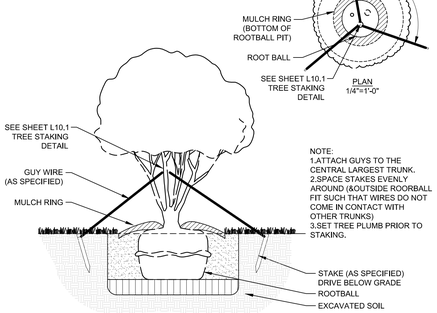


5 -9.0-N HEDGE PLANTING (DOUBLE ROW)
3/4" = 1'-0"



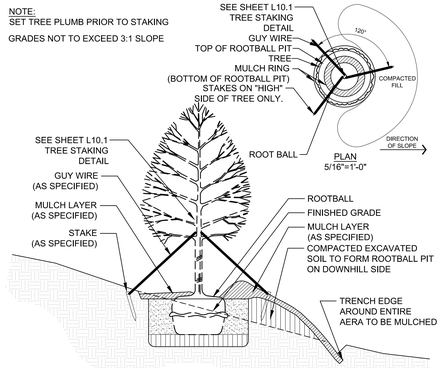
PLANTING PROCEDURE
1. LAYOUT BED AND OUTLINE WITH TRENCH EDGE, PLACE SOIL FROM EDGE WITHIN BED. ROTOTILL BED TO 12" DEPTH. SPREAD 3" MIN.
2. ROTOTILL SOIL MIX INTO TOP OF BED. INSTALL PLANTS & MULCH. WATER THOROUGHLY.

6 -9.0-N 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

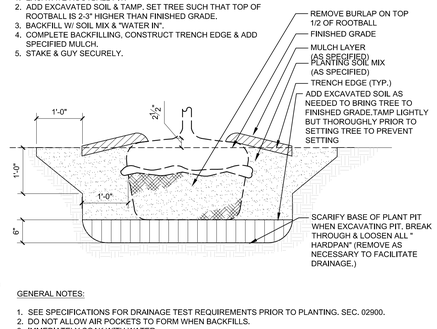
7 -9.0-N TYPICAL PERENNIAL PLANTING DETAIL
3/4" = 1'-0"



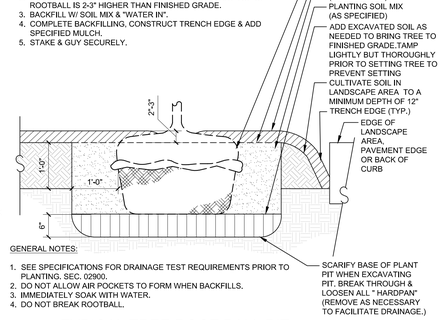
PLANTING PROCEDURE:
1. TILL BED THOROUGHLY TO A DEPTH OF 12", BREAK THROUGH AND REMOVE, STONE, ROOTS, "HARDPAN", DEBRIS, ECT.
2. ADD PLANTING SOIL AMENDMENTS AND ROTO-TILL THOROUGHLY INTO EXISTING SOIL.
3. MOUND ENTIRE BED 8" ABOVE ORIGINAL GRADE.
4. PLANT ANNUALS, EDGE BED AND MULCH.
5. WATER THOROUGHLY.

*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 -9.0-N SEASONAL COLOR PLANTING DETAIL
3/4" = 1'-0"



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



*NOTE: PLANTING MIX TO BE PREPARED PER SPECIFICATIONS. SEE GENERAL NOTES.

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

11 -9.0-N 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 -9.0-N TYPICAL SOD INSTALLATION
3/4" = 1'-0"

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

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

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

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

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

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

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

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

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No.	Drawing Revision	Date

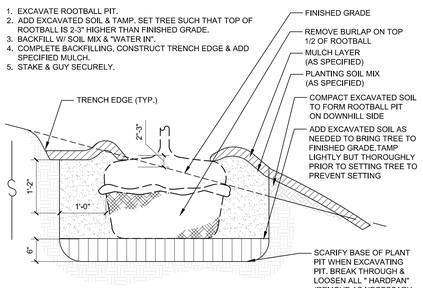
Sheet Title
PLANTING DETAILS

Sheet Number
L-9.0 N

Not for Construction
Project Number: 2025-022

PLANTING PROCEDURE:

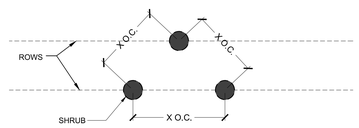
1. EXCAVATE ROOTBALL PIT.
2. ADD EXCAVATED SOIL & TAMP. SET TREE SUCH THAT TOP OF ROOTBALL IS 2-3" HIGHER THAN FINISHED GRADE.
3. BACKFILL W/ SOIL MIX & "WATER IN".
4. COMPLETE BACKFILLING, CONSTRUCT TRENCH EDGE & ADD SPECIFIED MULCH.
5. STAKE & GUY SECURELY.



GENERAL NOTES:

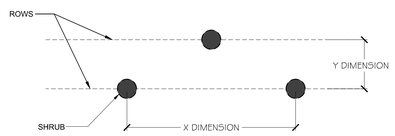
1. SEE SPECIFICATIONS FOR DRAINAGE TEST REQUIREMENTS PRIOR TO PLANTING, SEC. 02900.
2. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLS.
3. IMMEDIATELY SOAK WITH WATER.
4. DO NOT BREAK ROOTBALL.

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



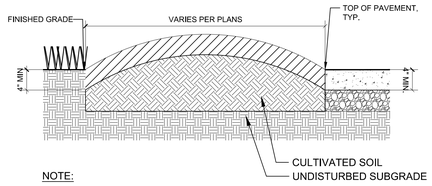
NOTE: THIS DIAGRAM REPRESENTS SPACING FOR MASS SHURB PLANTINGS THAT HAVE BEEN GIVEN ONE O.C. (ON CENTER) DIMENSION.

2 L-9.1-N — 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-N — 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-N — TYPICAL MULCH BED EDGE
1" = 1'-0"

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PLANTING DETAILS

Sheet Number

L-9.1 N

Not for Construction

Project Number: 2025-022

VARSITY CLUB

106 SUMMEY STREET, CLEMSON, SC 29631

VARSITY CLUB PHASE 3 PD **11/11/2025**

SHEET LIST

SHEET NUMBER	SHEET NAME	A - ISSUED FOR BAR REVIEW (11.03.25)
00-GENERAL		
G1	COVER SHEET	•
01-CIVIL		
C1.0	TITLESHEET	•
C1.1	LEGEND & REVISION NOTES	•
C2.0	EXISTING & DEMO PLAN - OVERALL	•
C5.0	SITE PLAN - OVERALL	•
C6.0	GRADING PLAN - OVERALL	•
C7.0	DRAINAGE PLAN - OVERALL	•
C8.0	UTILITY PLAN - OVERALL	•
C9.0	SITE DETAILS SHEET I	•
C9.1	SITE DETAILS SHEET II	•
C9.2	SITE DETAILS SHEET III	•
02-LANDSCAPE		
L1.0	PRELIMINARY BUFFER + LANDSCAPE PLAN	•
L2.0	PRELIMINARY PLANT SCHEDULE AND DETAILS	•
L3.0	PRELIMINARY LIGHTING PLAN	•
BAR REVIEW - ARCH		
APT0.1	APARTMENT - UNIT PLANS	•
APT1.1	BUILDING 1 - OVERALL PLANS	•
APT1.2	BUILDING 1 - ELEVATIONS	•
APT13.1	BUILDINGS 13/14 - OVERALL PLANS	•
APT13.2	BUILDINGS 13/14 - ELEVATIONS	•
APT15.1	BUILDING 15 - OVERALL PLANS	•
APT15.2	BUILDING 15 - ELEVATIONS	•
NIL-1.1	NIL - OVERALL PLANS	•
TH0.1	TOWNHOME - UNIT PLANS	•
TH-2B.1	TOWNHOME - 2 BEDROOM	•
TH-4B.4	TOWNHOME - 4 BEDROOM	•
TH-4B.6	TOWNHOME - 4 BEDROOM	•
X1	ENLARGED PLAN - CLUBHOUSE	•
X2	ENLARGED PLAN - FITNESS	•
X3	ENLARGED PLAN - MUSIC PAVILION	•
X4	ENLARGED PLAN - BIKE STORAGE	•
X5	ENLARGED PLAN - MAINTENANCE	•
X6	RENDERS	•
X7	RENDERS	•
X8	MATERIAL BOARD	•

GRAPHIC LEGEND

DRAWING TITLE

1 DRAWING TITLE
1/8" = 1'-0" (SCALE)

DOOR TAG

01

ELEVATION TAG

1 / A101 — DRAWING NUMBER / SHEET NUMBER

WINDOW TAG

A

SECTION TAG

1 / A101 — DRAWING NUMBER / SHEET NUMBER

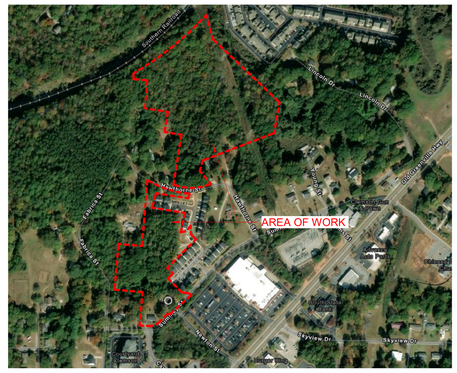
KEYED NOTES

4

ENLARGED DETAIL INDICATOR

1 / A101 — DRAWING NUMBER / SHEET NUMBER

SITE MAP



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Project Plus

VARSITY CLUB
ARGO INDUSTRIES
106 SUMMEY STREET, CLEMSON, SC 29631

TMS: 4054-15-54-0258 / 4054-14-44-9526 / 4054-11-55-2523
PROJECT: 25136

COVER SHEET

G1

VARSITY CLUB

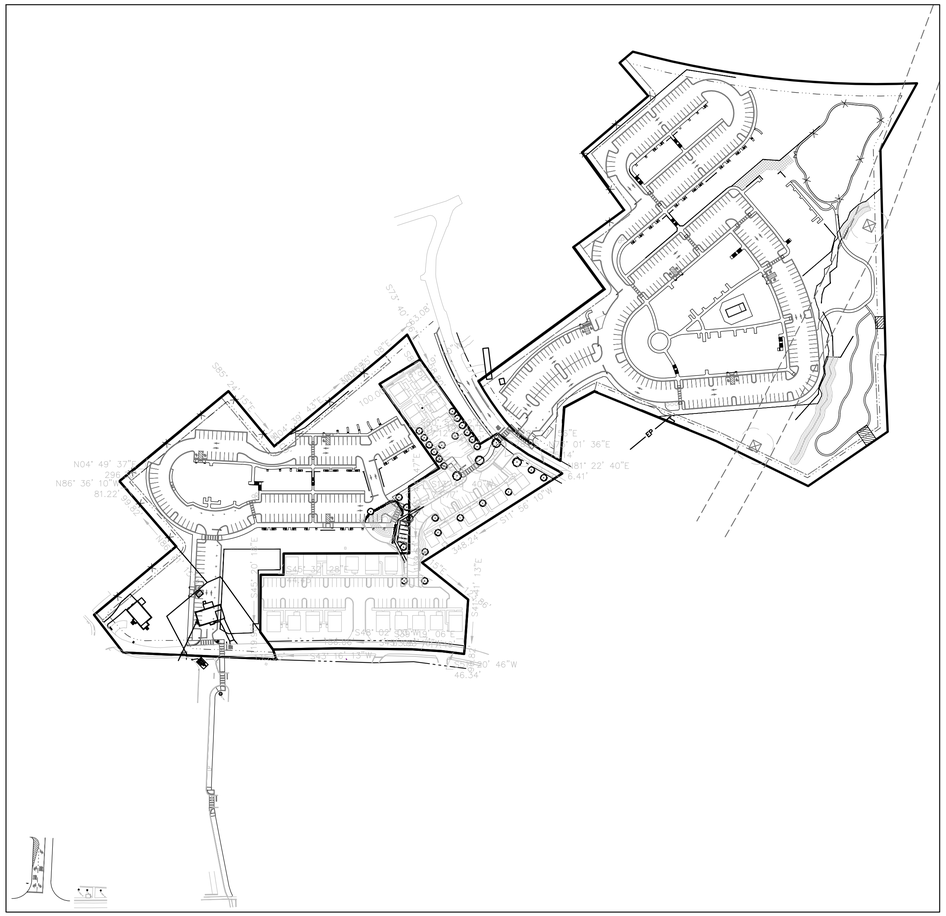
PHASE 3 | CLEMSON, SC

TMS#'S: 4054-11-55-2523, 4054-14-44-9526, 4054-15-54-0258, 4054-10-45-9031, 4054-15-54-1504, 4054-15-54-0928

SITE LOCATION MAP

0 500 1000 2000
SCALE: 1" = 1000'

SITE OVERVIEW



811 Know what's below. Call before you dig.

0 75 150 300
SCALE: 1" = 150'

PROJECT DESCRIPTION

THE PROPOSED PROJECT IS PHASE 3 OF VARSITY CLUB IN CLEMSON SOUTH CAROLINA. PHASE 3 WILL CONSIST OF NEW SIDEWALKS SURROUNDING STUDENT HOUSING INCLUDING SPLIT LEVEL BUILDINGS AND TOWNHOUSES, NEW ASPHALT PAVEMENT WITH ASSOCIATED CURB AND GUTTER, STORM DRAINAGE SYSTEMS, AS WELL AS UTILITY SERVICES. THE PROPOSED IMPROVEMENTS WILL BE CONSTRUCTED WITHIN CITY OF CLEMSON RIGHT OF WAY AND ON PARCELS TMS# 4054-11-55-2523, 4054-14-44-9526, 4054-15-54-0258, 4054-10-45-9031, 4054-15-54-1504, 4054-15-54-0928.

GENERAL NOTES

PROJECT SURVEY INFORMATION AND CONTRACTOR VERIFICATION REQUIREMENTS:

1. BOUNDARY, TOPOGRAPHIC, TREE, WETLAND DELINEATION, AND OTHER EXISTING CONDITIONS SHOWN ARE FROM SURVEY PREPARED BY XXXXX SURVEYING COMPANY, TITLED "XXXXX", DATED XXXXX. THE TOPOGRAPHIC AND ELEVATION DATA SHOWN HEREON WAS OBTAINED FROM "XXXXX" AND IS NOT CERTIFIED AS CORRECT BY THIS ENGINEER.
2. PER REFERENCE SURVEY, ALL ELEVATIONS ARE BASED ON XXXXX VERTICAL DATUM. HORIZONTAL DATUM IS STATE PLANE (SC NAD XX). REFER TO SURVEY FOR BENCHMARK REFERENCE AND/OR LOCATION. CONTACT OWNER FOR ANY MISSING BOUNDARY PINS, MONUMENTS, OR VERTICAL DATUM BENCHMARKS NEEDED FOR ESTABLISHING CONSTRUCTION STAKING CONTROL.
3. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PERIMETER BOUNDARY PROPERTY CORNERS AND VERIFYING BOUNDARY DATA AGAINST CONSTRUCTION PLANS AND/OR ELECTRONIC FILE INFORMATION PROVIDED TO THE CONTRACTOR.
4. PRIOR TO STARTING CONSTRUCTION, INCLUDING LAND DISTURBING ACTIVITIES, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO TOPOGRAPHIC, TREE, STORM DRAINAGE FACILITIES, AND ALL UTILITIES. EXISTING UTILITIES SHOWN ARE APPROXIMATE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ENGINEER. THEREFORE, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT VERTICAL AND HORIZONTAL LOCATIONS OF ALL EXISTING UTILITIES. ANY DISCREPANCIES OR CONFLICTS IDENTIFIED DURING VERIFICATION OF EXISTING CONDITIONS AND UTILITIES SHALL BE REPORTED TO THE OWNER AND ENGINEER. ANY COSTS ASSOCIATED WITH CORRECTIVE WORK OR DAMAGES THAT ARE A RESULT OF THE CONTRACTOR NOT VERIFYING EXISTING CONDITIONS AND THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WILL BE THE CONTRACTOR'S RESPONSIBILITY.

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SHEET REVISION HISTORY

REVISION HISTORY

A - 06/20/2025 - CITY OF CLEMSON SUBMITTAL

PROJECT CONTACTS

DEVELOPER:
AGRO INDUSTRIES INC.

CONTACT: JON SILKWORTH
PHONE: 305-582-9765

OWNER:
NAME
STREET
CITY
CONTACT:
PHONE:

CIVIL ENGINEER & LANDSCAPE ARCHITECT:
SEAMON, WHITESIDE & ASSOCIATES, INC
JUDSON MILLS BUILDING 6000, SUITE 6060
701 EASLEY BRIDGE ROAD
GREENVILLE, SC 29611
CONTACT: AARON LEBRUN
PHONE: (864) 298-0534

UTILITY CONTACTS:
CITY OF CLEMSON
1250 TIGER BLVD, SUITE 5
CLEMSON, SC 29631
CONTACT: ANDY BLONDEAU
PHONE: (864) 653-2030
EMAIL: ABLONDEAU@CITYOFCLEMSON.ORG

SOURCES:
NAME
STREET
CITY
CONTACT:
PHONE:

MUNICIPALITY CONTACTS:

STREET
CITY
CONTACT:
PHONE:

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

NOT FOR CONSTRUCTION

VARSITY CLUB
PHASE 3 | 104 SUMMEY STREET
CLEMSON, SOUTH CAROLINA

SD SET
(NOT FOR CONSTRUCTION)

SW+ PROJECT: 12506
DATE: 4/21/25
DRAWN BY: AC
CHECKED BY: DM | NM

REVISION HISTORY
A. 06/20/2025

TITLESHEET

C1.0

501 MANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSON MILLS BUILDING 6000, 701 EASLEY BRIDGE RD, SUITE 6060, GREENVILLE, SC 29611 | 230 PETERSON DR., CHARLOTTE, NC 28217 | 710 N. DEKALB STREET, SUMMERVILLE, SC 29483 | 104 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
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XLOTTED 11/11/2025 8:56 AM, BY Aaron Lebrun P:\ACAD\24-01\06\CAD Files\DWG\C1.0 Coversheet.dwg

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSON MILLS BUILDING 6000, 701 EASLEY BRIDGE RD, SUITE 6060, GREENVILLE, SC 29611 | 230 PETERSON DR., CHARLOTTE, NC 28217 | 712 N. CEDAR STREET, SUMMERVILLE, SC 29483 | 104 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
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DEMOLITION NOTES

1. THE CONTRACTOR SHALL VERIFY ALL ITEMS TO BE DEMOLISHED AND REMOVED FROM THE PROJECT SITE. THE VERIFICATION PROCESS SHALL INCLUDE VISITING AND WALKING THE SITE. ALL ITEMS REQUIRING DEMOLITION/REMOVAL, WHETHER SHOWN ON THIS PLAN OR NOT, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. BURNING IS NOT ALLOWED ON-SITE.
3. ALL EXISTING STRUCTURES (IF ENCOUNTERED) AND RELATED FOOTINGS, FOUNDATIONS, STEPS, ETC. ARE TO BE REMOVED FROM THE SITE AND DISPOSED OF ACCORDING TO APPLICABLE CODES.
4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE REMOVAL AND/OR RELOCATION OF ALL UTILITIES (ABOVE AND BELOW GROUND LEVEL) AS NECESSARY TO FACILITATE CONSTRUCTION. SEE THE SPECIFICATIONS FOR SPECIFIC DIRECTION.
5. EXISTING SEPTIC TANKS, GREASE TRAPS AND/OR UNDERGROUND TANKS, IF ENCOUNTERED, ARE TO BE REMOVED FROM THE SITE AND DISPOSED OF ACCORDING TO APPLICABLE CODES. THE LOCATION OF ANY TANKS SHALL BE RECORDED AND THE ENGINEER SHALL BE NOTIFIED AT ONCE.
6. WELLS, IF ENCOUNTERED, SHALL BE ACCURATELY LOCATED BY THE CONTRACTOR, PROTECTED, UNLESS DIRECTED OTHERWISE ON THESE PLANS AND SURROUNDING GRADES MAINTAINED SUCH THAT SURFACE RUNOFF CANNOT ENTER THE WELL OPENING. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT ONCE.
7. THE CONTRACTOR SHALL CONSULT THE OWNER REGARDING SALVAGE. ANY ITEMS NOT RETAINED BY THE OWNER SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DEMOLISH AND/OR LEGALLY DISPOSE OF.
8. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO DEMOLITION AND REMAIN IN PLACE UNTIL FINAL STABILIZATION AND COMPLETION OF CONSTRUCTION ACTIVITIES.
9. IF ANY HAZARDOUS MATERIAL IS ENCOUNTERED DURING DEMOLITION, THE CONTRACTOR SHALL COORDINATE WITH THE OWNER AND APPROPRIATE AGENCIES FOR PROPER REMOVAL AND DISPOSAL.
10. DEMOLITION SHALL MEET ALL APPLICABLE STATE, LOCAL AND FEDERAL REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPLICABLE PERMITS.
11. CONTRACTOR IS RESPONSIBLE TO LOCATE ALL UTILITIES AND CONFIRM LOCATION, AND DEPTH IF NECESSARY BY MEAN OF NON DESTRUCTIVE INVESTIGATION (IE. POT HOLING WITH VAC OR WATER). ANY UTILITIES LOCATED BY CONTRACTOR THAT ARE DAMAGED ARE THE RESPONSIBILITY OF THE CONTRACTOR.

SCDHEC STANDARD NOTES

1. IF NECESSARY, SLOPES, WHICH EXCEED EIGHT (8) VERTICAL FEET SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS, IN ADDITION TO HYDROSEEDING. IT MAY BE NECESSARY TO INSTALL TEMPORARY SLOPE DRAINS DURING CONSTRUCTION. TEMPORARY BERMS MAY BE NEEDED UNTIL THE SLOPE IS BROUGHT TO GRADE.
2. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED, EXCEPT AS STATED BELOW.
   - WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE.
   - WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH-DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
3. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED ONCE EVERY CALENDAR WEEK. IF PERIODIC INSPECTION OR OTHER INFORMATION INDICATES THAT A BMP HAS BEEN INAPPROPRIATELY, OR INCORRECTLY CONSTRUCTED, THE PERMITTEE MUST ADDRESS THE NECESSARY REPLACEMENT OR MODIFICATION REQUIRED TO CORRECT THE BMP WITHIN 48 HOURS OF IDENTIFICATION.
4. PROVIDE SILT FENCE AND/OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED, AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION. FILL, COVER, AND TEMPORARY SEEDING AT THE END OF EACH DAY ARE RECOMMENDED. IF WATER IS ENCOUNTERED WHILE TRENCHING, THE WATER SHOULD BE FILTERED TO REMOVE ANY SEDIMENTS BEFORE BEING PUMPED BACK INTO ANY WATERS OF THE STATE.
5. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFFSITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
6. THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO PAVED ROADWAY(S) FROM CONSTRUCTION AREAS AND THE GENERATION OF DUST. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED.
7. RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEATURES FOR INFRASTRUCTURE AS WELL AS FOR INDIVIDUAL LOT CONSTRUCTION. INDIVIDUAL PROPERTY OWNERS SHALL FOLLOW THESE PLANS DURING CONSTRUCTION OR OBTAIN APPROVAL OF AN INDIVIDUAL PLAN IN ACCORDANCE WITH S.C REG. 72-300 ET SEQ. AND SCR100000.
8. TEMPORARY DIVERSION BERMS AND/OR DITCHES WILL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UPSLOPE RUNOFF AND/OR TO DIVERT SEDIMENT-LADEN WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.
9. ALL WATERS OF THE STATE (WOS), INCLUDING WETLANDS, ARE TO BE FLAGGED OR OTHERWISE CLEARLY MARKED IN THE FIELD. A DOUBLE ROW OF SILT FENCE IS TO BE INSTALLED IN ALL AREAS WHERE A 50-FOOT BUFFER CAN'T BE MAINTAINED BETWEEN THE DISTURBED AREA AND ALL WOS. A 10-FOOT BUFFER SHOULD BE MAINTAINED BETWEEN THE LAST ROW OF SILT FENCE AND ALL WOS.
10. LITTER, CONSTRUCTION DEBRIS, OILS, FUELS, AND BUILDING PRODUCTS WITH SIGNIFICANT POTENTIAL FOR IMPACT (SUCH AS STOCKPILES OF FRESHLY TREATED LUMBER) AND CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORM WATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORM WATER DISCHARGES.
11. A COPY OF THE SWPPP, INSPECTION RECORDS, AND RAINFALL DATA MUST BE RETAINED AT THE CONSTRUCTION SITE OR A NEARBY LOCATION EASILY ACCESSIBLE DURING NORMAL BUSINESS HOURS, FROM THE DATE OF COMMENCEMENT OF CONSTRUCTION ACTIVITIES TO THE DATE THAT FINAL STABILIZATION IS REACHED.
12. INITIATE STABILIZATION MEASURES ON ANY EXPOSED STEEP SLOPE (3H:1V OR GREATER) WHERE LAND-DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED, AND WILL NOT RESUME FOR A PERIOD OF 7 CALENDAR DAYS.
13. MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL.
14. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER, AND OTHER WASH WATERS. WASH WATERS MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE;
15. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM DEWATERING OF TRENCHES AND EXCAVATED AREAS. THESE DISCHARGES ARE TO BE ROUTED THROUGH APPROPRIATE BMPS (SEDIMENT BASIN, FILTER BAG, ETC.).
16. THE FOLLOWING DISCHARGES FROM SITES ARE PROHIBITED:
   - WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL;
   - WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS;
   - FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE; AND
   - SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING.
17. AFTER CONSTRUCTION ACTIVITIES BEGIN, INSPECTIONS MUST BE CONDUCTED AT A MINIMUM OF AT LEAST ONCE EVERY CALENDAR WEEK AND MUST BE CONDUCTED UNTIL FINAL STABILIZATION IS REACHED ON ALL AREAS OF THE CONSTRUCTION SITE.
18. IF EXISTING BMPS NEED TO BE MODIFIED OR IF ADDITIONAL BMPS ARE NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THIS PERMIT AND/OR SC'S WATER QUALITY STANDARDS, IMPLEMENTATION MUST BE COMPLETED BEFORE THE NEXT STORM EVENT WHENEVER PRACTICABLE. IF IMPLEMENTATION BEFORE THE NEXT STORM EVENT IS IMPRACTICABLE, THE SITUATION MUST BE DOCUMENTED IN THE SWPPP AND ALTERNATIVE BMPS MUST BE IMPLEMENTED AS SOON AS REASONABLY POSSIBLE.
19. A PRE-CONSTRUCTION CONFERENCE MUST BE HELD FOR EACH CONSTRUCTION SITE WITH AN APPROVED ON-SITE SWPPP PRIOR TO THE IMPLEMENTATION OF CONSTRUCTION ACTIVITIES. FOR NON-LINEAR PROJECTS THAT DISTURB 10 ACRES OR MORE THIS CONFERENCE MUST BE HELD ON-SITE UNLESS SPARTANBURG COUNTY HAS APPROVED OTHERWISE.
20. CONSTRUCTION ENTRANCES TO BE PROVIDED AT ALL LOCATIONS WHERE CONSTRUCTION TRAFFIC ACCESSES A PAVED ROADWAY.
21. INLET PROTECTION WILL BE PROVIDED AT ALL EXISTING INLETS THAT RECEIVED FLOWS FROM THE DISTURBED AREAS.
22. ALL OFF-SITE BORROW SITES MUST HAVE A SEPARATE NPDES PERMIT.
23. THE CONTRACTOR WILL PROVIDE A PORTABLE TOILET IN AN AREA THAT IS NOT ADJACENT TO A WATERWAY OR STORM DRAINAGE.
24. THE CONTRACTOR WILL PROVIDE A PLACE FOR CONCRETE TRUCKS TO WASHOUT AND THE WASHOUT IS TO BE BURIED ONSITE UNTIL CONSTRUCTION IS COMPLETE. WHEN CONSTRUCTION IS COMPLETE THE WASTE IS TO BE HAULED OFF TO A LANDFILL.

TEMPORARY SEEDING – UPSTATE

SPECIES	LBS./AC.	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
RYE GRAIN (ALONE)	56		X	X	X					X	X	X	X
RYE GRAIN (MIX)	10		X	X	X					X	X	X	X
RYE GRASS (ALONE)	50									X	X	X	
RYE GRASS (MIX)	8									X	X	X	
FOR STEEP SLOPES / CUT SLOPES													
WEEPING LOVEGRASS (ALONE)	4				X	X	X	X	X				
WEEPING LOVEGRASS (MIX)	2				X	X	X	X	X				

PERMANENT SEEDING – UPSTATE

SPECIES	LBS./AC.	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
BAHIA GRASS (ALONE)	40				X	X	X	X					
BAHIA GRASS (MIX)	30				X	X	X	X					
BERMUDA GRASS (HULLED) (ALONE)	8–12					X	X	X	X				
BERMUDA GRASS (HULLED) (MIX)	4–6					X	X	X	X				
FESCUE, TALL (KY31) ALONE	40										X	X	X
FESCUE, TALL (KY31) MIX	20										X	X	X
SERICEA LESPEDEZA (SCARIFIED) ALONE OR MIX (INOCULATE WITH EL INNOCULANT)	40					X	X	X					
LADINO CLOVER (MIX ONLY) INNOCULATE WITH AB INNOCULANT	2										X	X	X
FOR STEEP SLOPES / CUT SLOPES													
WEEPING LOVEGRASS (ALONE)	4					X	X	X	X				
WEEPING LOVEGRASS (MIX)	2					X	X	X	X				
CROWNVETCH (MIX) (INOCULATE WITH TYPE M INNOCULANT)	8–10				X	X	X						

SEEDING REQUIREMENTS

CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF LAWNS ONLY UNTIL FINAL ACCEPTANCE. IF OWNER FAILS TO PROVIDE ADEQUATE WATER AND OTHER MAINTENANCE AFTER FINAL ACCEPTANCE, WARRANTY SHALL BE VOIDED. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROVIDE PROOF OF NEGLIGENCE BY THE OWNER.

CONTRACTOR SHALL MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, EDGING, AND CONTROLLING INSECTS AND DISEASE, AS WELL AS ROLLING, REGRADING, AND REPLANTING WHERE REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN FREE OF ERODED AND BARE AREAS. PROVIDE MAINTENANCE UNTIL FINAL ACCEPTANCE.

AREAS TO BE BROADCAST SEEDED
1. EASEMENT AREAS (EXCLUDING POND EASEMENTS AND EASEMENTS SUBJECT TO CONCENTRATED RUNOFF)
2. ALL ROAD SHOULDERS FROM BACK OF CURB TO CLEARING LIMITS
3. ANY OTHER AREAS DISTURBED BY THE CONSTRUCTION PROCESS

AREAS TO BE HYDROSEEDED
1. ALL POND BANKS AND ADJACENT EASEMENT AREAS.
2. ANY AREA SUBJECT TO CONCENTRATED RUNOFF.

BROADCAST SEEDING REQUIREMENTS
SEED EVENLY WITH A MECHANICAL SPREADER, RAKE AND/OR CULTI-PACK TO INCORPORATE SEED INTO TOP 2" OF SOIL. ROLL, MULCH WITH THRESHED WHEAT, RYE, BARLEY OR OAT STRAW (WEED FREE) AT A RATE OF 80 LBS/1000 SF AND WATER WITH A FINE SPRAY. APPLY SEED AT THE FOLLOWING RATE PER 1000 SF.

- MARCH 1 - SEPTEMBER 30
  - 2-LBS.COMMON BERMUDA (HULLED)
  - 3-LBS COMMON BERMUDA (UNHULLED)
  - 5-LBS. KENTUCKY 31 TALL FESCUE
- OCTOBER 1 - FEBRUARY 28
  - 5-LBS ANNUAL RYE GRASS
  - IN ADDITION, CHOOSE ONE OF THE FOLLOWING:
  - 3-LBS COMMON BERMUDA (UNHULLED)
  - 5-LBS. KENTUCKY 31 TALL FESCUE

10-LBS. 19-19-19 FERTILIZER

HYDROSEEDING RATES
APPLY SEED, FERTILIZER, AND MULCH AT THE FOLLOWING RATE PER 1000 SF.
- MARCH 1 - SEPTEMBER 30
  - 2-LBS. HULLED SAHARA BERMUDA
  - 3-LBS UNHULLED SAHARA BERMUDA
  - 5-LBS. REBEL IV TALL FESCUE
- OCTOBER 1 - FEBRUARY 28
  - 5-LBS ANNUAL RYE GRASS
  - IN ADDITION, CHOOSE ONE OF THE FOLLOWING:
  - 3-LBS UNHULLED SAHARA BERMUDA
  - 5-LBS. REBEL IV TALL FESCUE

10-LBS. 19-19-19 FERTILIZER
50-LBS. 100% WOOD MULCH WITH TRACKIFIER

WARRANTY / MAINTENANCE
FOR MECHANICALLY SEEDED AND HYDROSEEDED AREAS, THE CONTRACTOR SHALL GUARANTEE THAT 97% OF GRASS PLANTED (OF PERMANENT GRASS SPECIES INDICATED) HAS GERMINATED AND IS VIGOROUSLY GROWING AT THE TIME OF FINAL INSPECTIONS AND AT FINAL ACCEPTANCE BY THE APPROPRIATE PARTY.

I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED SIGNIFYING THAT I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM. FURTHER, I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF TITLE 48, CHAPTER 14 OF THE CODES OF LAWS OF SC, 1976 AS AMENDED, PURSUANT TO REGULATION 72-300 ET SEQ. (IF APPLICABLE), AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SCR100000.

THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER OF RECORD FOR A DIGITAL STAKING PLAN TO ESTABLISH COMPLETE HORIZONTAL AND VERTICAL CONTROL. THE CONTRACTOR IS RESPONSIBLE FOR SURVEY STAKEOUT OF ALL IMPROVEMENTS. DISCREPANCIES BETWEEN THE PLANS, CONSTRUCTION STAKES, AND FIELD CONDITIONS SHALL BE REPORTED TO THE ENGINEER OF RECORD IMMEDIATELY FOR RESOLUTION PRIOR TO INSTALLATION OF PROPOSED IMPROVEMENTS.

CONTRACTOR IS TO CONFIRM ANY FILL DIRT OR WASTE DIRT MUST BE FROM OR TO A PERMITTED SITE

CONTRACTOR IS RESPONSIBLE FOR PREPARATION, INSTALLATION & MAINTENANCE OF TRAFFIC CONTROL PLAN & DEVICES

DRAWING LEGEND

OBJECTS AND SYMBOLS	EXISTING	NEW
Adjoining Property Line		N/A
Centerline		(Same as Existing)
Easement		
Setback		(Same as Existing)
Sanitary Sewer (Gravity)	ES	S
Sanitary Sewer (Force Main)	EFM	FM
Water Line	EW	W
Curb & Gutter (Straight)		
Curb & Gutter (Roll)		
Storm Drain	ED	(Width varies with size)
Roof Drain	ERD	RD
Subsurface Drainage	EUD	UD
Silt Fence, Standard	ESF	SF
Silt Fence, Reinforced	ERSF	RSF
Phase Line	N/A	
Watershed Limit	N/A	
Flood Zone	ZONE 'X' ZONE 'AE'	N/A
Conduit	EC	C
Natural Gas	EG	G
Overhead Electrical	EP	P
Underground Electrical	EUP	UP
Underground Telephone	ET	T
Underground Cable	ETV	TV
Underground Fiber Optic	EFO	FO
Fence	X	X
Elevation Contour	22	22
Revision Cloud (Encloses Revision)	N/A	

OBJECTS AND SYMBOLS	EXISTING	NEW
Benchmark		N/A
Sanitary Sewer Manhole	S	
Sanitary Sewer Manhole ID #	N/A	MH #
Sanitary Sewer Cleanout	C	
Double Sanitary Sewer Service (Residential Only)		
Single Sanitary Sewer Service (Residential Only)		
TYPE 1 Storm Drainage Structure		
TYPE 16 Storm Drainage Structure		
TYPE 17 Storm Drainage Structure (Right)		
TYPE 17 Storm Drainage Structure (Left)		
TYPE 18 Storm Drainage Structure		
Catch Basin		
Isolation Box		
Storm Drainage Junction Structure		
Yard Inlet		YI
Storm Drainage Structure ID #	N/A	#
Telephone Box	T	N/A
Telephone Manhole	T	N/A
Electrical Box	E	N/A
Electrical Manhole	E	N/A
Power Pole		
Light Pole		
Fire Hydrant Assembly		
Water Blowoff		
Water Line Bends, Angle Varies	N/A	
Water Line Valve		
Water Line Reducer		
Single Water Service (Residential Only)		
Double Water Service (Residential Only)		
Sign		
ADA Accessible Parking Space		
Spot Elevation	X.XX	X.XX
Watershed Area	N/A	X.XX Ac
Detail ID #	N/A	# # (Sheet #) (ID #)
Keynote	N/A	#
Parking Count ID #	N/A	#
Lot #	N/A	#
Revision ID #	N/A	#

CITY OF CLEMSON STANDARD NOTES

1. SILT FENCE SHALL BE PROPERLY INSTALLED BEFORE ANY MASS CLEARING TAKES PLACE, REFER TO SCDHEC BMP HANDBOOK FOR PROPER SILT FENCE INSTALLATION
2. IF DOWNHILL SIDE OF PROPERTY DRAINS DIRECTLY TO WATERWAY A DOUBLE ROW OF SILT FENCE IS REQUIRED, WITH A MINIMUM OF 20-FOOT SEPARATION FROM WATERWAY.
3. IF DOWNHILL SIDE OF PROPERTY DRAINS DIRECTLY TO ROADWAY DITCH, ENTRENCHED SEDIMENT TUBES SHALL BE PLACED AT A MINIMUM OF EVERY 100 FT IN THE ROADWAY DITCH TO ACT AS A DITCH CHECK.
4. SILT FENCE CANNOT COLLECT RUNOFF FROM A DISTANCE GREATER THAN A 100 FT UNINTERRUPTED.
5. CONSTRUCTION ENTRANCES SHALL BE A MINIMUM OF 6-INCHES THICK, 24 FEET WIDE, AND 100 FEET LONG, WITH MATERIAL CONSISTING OF D50 DIAMETER RANGING FROM 2 TO 3 INCHES AND BE LINED BY A NON-WOVEN GEOTEXTILE FABRIC UNDER THE STONE.
6. CONSTRUCTION TRACKING ONTO THE ROADWAY SHALL BE CLEANED DAILY.
7. THE SITE SHALL BE GRADED TO PROMOTE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES LOCATED ON THE PROPERTY.
8. THE GRADING SHALL NOT CREATE A CONCENTRATED FLOW OR EROSION ISSUES ON ADJACENT PROPERTIES.
9. ALL SEDIMENT, EROSION CONTROL, AND RUNOFF CONTROL BMPS SHALL BE MAINTAINED AND CLEANED OUT TO SCDHEC BMP HANDBOOK STANDARDS.
10. NO HAY BALES SHOULD BE USED TO SLOW OR STOP WATER AS THEY CAN BREAK-UP EASILY AND CLOG THE STORM DRAINS DOWN STREAM

GENERAL NOTES

1. ALL ELEVATIONS ARE BASED ON THE TOPOGRAPHIC SURVEY PROVIDED BY SEAMONWHITESIDE AND ASSOCIATES, LLC.
2. THE LOCATIONS OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR HIS REPRESENTATIVES. EXISTING UTILITIES SHOWN DO NOT INCLUDE ALL UTILITIES THAT MAY EXIST.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING ALL EXISTING UNDERGROUND UTILITIES LOCATED WITHIN THIS SITE AND AROUND THE PERIMETER OF THIS SITE WHERE SUCH UTILITIES MIGHT BE OCCASIONED BY ANY ACTIVITY INVOLVED WITH THESE PLANS. ALL UTILITY LOCATION WORK SHALL BE DONE PRIOR TO CONSTRUCTION ACTIVITY, THE CONTRACTOR AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES THAT MAY EXIST.
4. THE CONTRACTOR SHALL VERIFY THE EXISTING TOPOGRAPHY AND EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING WORK. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES ON THE DRAWING PRIOR TO BEGINNING WORK OR DURING CONSTRUCTION, HE SHALL NOTIFY THE ENGINEER IMMEDIATELY.
5. ALL CONTRACTORS MUST HAVE APPROPRIATE BUSINESS LICENSE PRIOR TO BEGINNING WORK.
6. THE PROPERTY IS LOCATED IN CITY OF CLEMSON, SOUTH CAROLINA.
7. THE TOTAL DISTURBED AREA IS ±X.XX ACRES.
8. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. AN AUTOCAD FILE OF THIS DRAWING CAN BE PROVIDED TO THE CONTRACTOR FOR CONSTRUCTION LAYOUT PURPOSES. SW+ PROVIDES NO WARRANTY REGARDING USE OF ELECTRONIC FILES. ALL MEASUREMENTS ARE CALCULATED AND NOT SURVEYED UNLESS NOTED OTHERWISE.
9. ALL DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
10. THE CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY.
11. THIS PROPERTY IS LOCATED IN ZONE X AS SCALED FROM FEMA FIRM XXXXXXXXX.
12. CLEARING OUTSIDE OF WHAT IS DEPICTED ON THESE PLANS TO BE CLEARED IS PROHIBITED. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR LAND DISTURBANCES BEYOND THE LIMITS OF DISTURBANCE INDICATED ON THE CONSTRUCTION DOCUMENTS AT THE CONTRACTOR'S EXPENSE.
13. THE OWNER SHALL BE RESPONSIBLE FOR ANY SOIL OR MATERIAL TESTING REQUIRED TO MEET SPECIFICATIONS.
14. PROVIDE SILT FENCE ALONG THE TOE OF ANY SLOPES OR LOCATIONS WHERE SEDIMENT SHALL DISCHARGE FROM THE SITE. SEE EROSION CONTROL PLAN FOR SPECIFIC LOCATIONS.
15. TREE PROTECTIVE BARRICADES (WHERE NOTED ON PLAN) SHALL BE PLACED AROUND ALL TREES TO REMAIN DURING ALL PHASES OF CONSTRUCTION UNTIL DEVELOPMENT ACTIVITIES ARE COMPLETE.
16. THE RECEIVING WATER IS LAKE HARTWELL.
17. THE EXISTING SOIL IS CECIL SANDY LOAM 6 TO 10 PERCENT SLOPES MODERATELY ERODED, CECIL SANDY LOAM 10 TO 15 PERCENT SLOPES ERODED, PACOLET FINE SANDY LOAM 10 TO 25 PERCENT SLOPES ERODED, AND PACOLET CLAY LOAM 10 TO 25 PERCENT SLOPES SEVERLY ERODED.
18. THE COMPUTER MODEL HYDRAFLOW WAS USED TO DETERMINE THE STORMWATER RUNOFF FOR EACH WATERSHED.
19. THE OWNER IS THE CITY OF CLEMSON. THE NATURE OF CONSTRUCTION IS THE REDEVELOPMENT OF AN EXISTING STREET.
20. TEMPORARY DIVERSION DITCHES ARE TO BE USED AS NEEDED DURING CONSTRUCTION. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE IN ALL INSTANCES.
21. ALL SLOPES TO BE STABILIZED BEFORE CITY OF CLEMSON FINAL ACCEPTANCE.

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Varsity Club CLEMSON EST. 2016

SOUTH CAROLINA
SEAMON, WHITESIDE & ASSOCIATES, INC.
No. C00472
CERTIFICATE OF AUTHORIZATION

NOT FOR CONSTRUCTION

VARSITY CLUB
PHASE 3 | 104 SUMMEY STREET
CLEMSON, SOUTH CAROLINA

SD SET
(NOT FOR CONSTRUCTION)

SW+ PROJECT:	12506
DATE:	4/21/25
DRAWN BY:	AC
CHECKED BY:	DM | NM

REVISION HISTORY

A. 06/20/2025

LEGEND & REVISION NOTES

C1.1

PLOTTED:11/11/2025 8:36 AM, BY Aaron Lebrun P:\ACAD-D-4\12506\CAD Files\CD's\C1.0 Coversheet.dwg

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | AUDSON MILLS BUILDING 6000, 701 EASLEY BRIDGE RD, SUITE 6060, GREENVILLE, SC 29611 | 330 PETERSON DR., CHARLOTTE, NC 28217 | 712 N. CEDAR STREET, SUMMERVILLE, SC 29483 | 104 N. DANIEL MORGAN AVENUE, SUITE 500, SPARTANBURG, SC 29306
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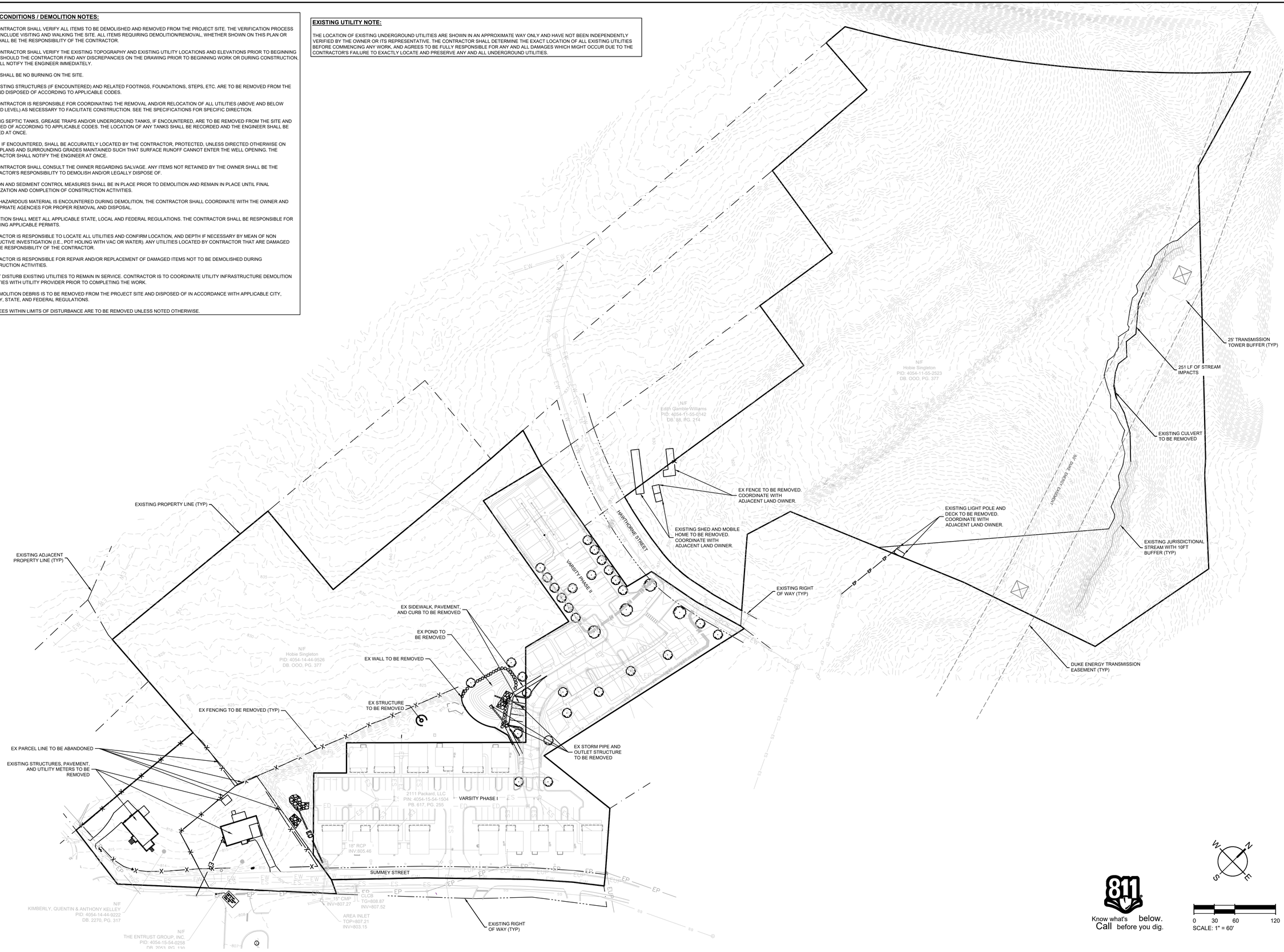
EXISTING CONDITIONS / DEMOLITION NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL ITEMS TO BE DEMOLISHED AND REMOVED FROM THE PROJECT SITE. THE VERIFICATION PROCESS SHALL INCLUDE VISITING AND WALKING THE SITE. ALL ITEMS REQUIRING DEMOLITION/REMOVAL, WHETHER SHOWN ON THIS PLAN OR NOT, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. THE CONTRACTOR SHALL VERIFY THE EXISTING TOPOGRAPHY AND EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING WORK. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES ON THE DRAWING PRIOR TO BEGINNING WORK OR DURING CONSTRUCTION, HE SHALL NOTIFY THE ENGINEER IMMEDIATELY.
3. THERE SHALL BE NO BURNING ON THE SITE.
4. ALL EXISTING STRUCTURES (IF ENCOUNTERED) AND RELATED FOOTINGS, FOUNDATIONS, STEPS, ETC. ARE TO BE REMOVED FROM THE SITE AND DISPOSED OF ACCORDING TO APPLICABLE CODES.
5. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE REMOVAL AND/OR RELOCATION OF ALL UTILITIES (ABOVE AND BELOW GROUND LEVEL) AS NECESSARY TO FACILITATE CONSTRUCTION. SEE THE SPECIFICATIONS FOR SPECIFIC DIRECTION.
6. EXISTING SEPTIC TANKS, GREASE TRAPS AND/OR UNDERGROUND TANKS, IF ENCOUNTERED, ARE TO BE REMOVED FROM THE SITE AND DISPOSED OF ACCORDING TO APPLICABLE CODES. THE LOCATION OF ANY TANKS SHALL BE RECORDED AND THE ENGINEER SHALL BE NOTIFIED AT ONCE.
7. WELLS, IF ENCOUNTERED, SHALL BE ACCURATELY LOCATED BY THE CONTRACTOR, PROTECTED, UNLESS DIRECTED OTHERWISE ON THESE PLANS AND SURROUNDING GRADES MAINTAINED SUCH THAT SURFACE RUNOFF CANNOT ENTER THE WELL OPENING. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT ONCE.
8. THE CONTRACTOR SHALL CONSULT THE OWNER REGARDING SALVAGE. ANY ITEMS NOT RETAINED BY THE OWNER SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DEMOLISH AND/OR LEGALLY DISPOSE OF.
9. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO DEMOLITION AND REMAIN IN PLACE UNTIL FINAL STABILIZATION AND COMPLETION OF CONSTRUCTION ACTIVITIES.
10. IF ANY HAZARDOUS MATERIAL IS ENCOUNTERED DURING DEMOLITION, THE CONTRACTOR SHALL COORDINATE WITH THE OWNER AND APPROPRIATE AGENCIES FOR PROPER REMOVAL AND DISPOSAL.
11. DEMOLITION SHALL MEET ALL APPLICABLE STATE, LOCAL AND FEDERAL REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPLICABLE PERMITS.
12. CONTRACTOR IS RESPONSIBLE TO LOCATE ALL UTILITIES AND CONFIRM LOCATION, AND DEPTH IF NECESSARY BY MEAN OF NON DESTRUCTIVE INVESTIGATION (I.E., POT HOLING WITH VAC OR WATER). ANY UTILITIES LOCATED BY CONTRACTOR THAT ARE DAMAGED ARE THE RESPONSIBILITY OF THE CONTRACTOR.
13. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF DAMAGED ITEMS NOT TO BE DEMOLISHED DURING CONSTRUCTION ACTIVITIES.
14. DO NOT DISTURB EXISTING UTILITIES TO REMAIN IN SERVICE. CONTRACTOR IS TO COORDINATE UTILITY INFRASTRUCTURE DEMOLITION ACTIVITIES WITH UTILITY PROVIDER PRIOR TO COMPLETING THE WORK.
15. ALL DEMOLITION DEBRIS IS TO BE REMOVED FROM THE PROJECT SITE AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE CITY, COUNTY, STATE, AND FEDERAL REGULATIONS.
16. ALL TREES WITHIN LIMITS OF DISTURBANCE ARE TO BE REMOVED UNLESS NOTED OTHERWISE.

EXISTING UTILITY NOTE:

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



Know what's **Call** below. before you dig.

0 30 60 120
SCALE: 1" = 60'

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VARSITY CLUB

PHASE 3 | 104 SUMMEY STREET
CLEMSON, SOUTH CAROLINA

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SW+ PROJECT:	12506
DATE:	4/21/25
DRAWN BY:	AC
CHECKED BY:	DM | NM

REVISION HISTORY

A.	06/20/2025	

EXISTING & DEMO PLAN - OVERALL

C2.0

PLOTTED:11/10/2025 4:44 PM, BY Zachary Ballard P:\ACAD\S-R\12506\CAD Files\ED\EC2.0 Existing and Demolition Plan.dwg

SITE DATA TABLE:

TMS: 4054-15-54-0258 / 4054-14-44-9526 / 4054-11-55-2523 / ETC. | **ZONING:** 17.15 AC. PD

SETBACKS: FRONT - 15' MIN. | SIDE - 15' MIN. | REAR - 25' MIN.

BUFFERS: 15' - 20' TYPE (C) ADJACENT TO NON-COMPATIBLE USES (SEE SHEET L1.0)

MAXIMUM BUILDING HEIGHT(S) = 4 STORIES | MIN. BUILDING SEPARATION: MF = 12' / TH = 30'

REQUIRED OPEN SPACE: 25% OF PD BOUNDARY (17.15 ACRES) = 4.29 AC. OPEN SPACE REQ.

MIN. SIDEWALK WIDTH: 5' | **BICYCLE PARKING REQUIREMENT:** (1) SPACE / 4 DU

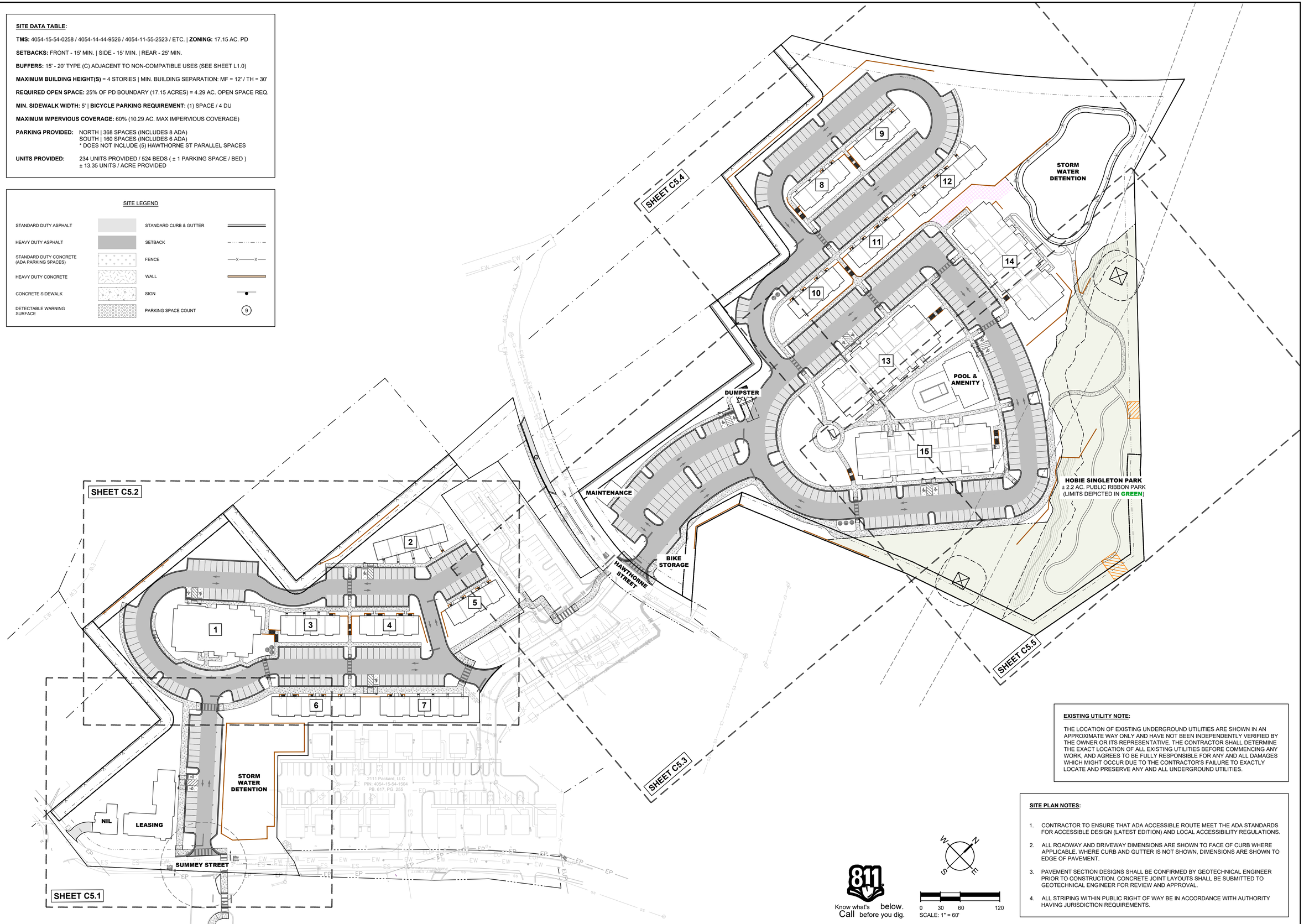
MAXIMUM IMPERVIOUS COVERAGE: 60% (10.29 AC. MAX IMPERVIOUS COVERAGE)

PARKING PROVIDED: NORTH | 368 SPACES (INCLUDES 8 ADA)
SOUTH | 160 SPACES (INCLUDES 6 ADA)
* DOES NOT INCLUDE (5) HAWTHORNE ST PARALLEL SPACES

UNITS PROVIDED: 234 UNITS PROVIDED / 524 BEDS (± 1 PARKING SPACE / BED)
± 13.35 UNITS / ACRE PROVIDED

SITE LEGEND

STANDARD DUTY ASPHALT		STANDARD CURB & GUTTER	
HEAVY DUTY ASPHALT		SETBACK	
STANDARD DUTY CONCRETE (ADA PARKING SPACES)		FENCE	—X—X—
HEAVY DUTY CONCRETE		WALL	
CONCRETE SIDEWALK		SIGN	
DETECTABLE WARNING SURFACE		PARKING SPACE COUNT	9



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SITE PLAN NOTES:

1. CONTRACTOR TO ENSURE THAT ADA ACCESSIBLE ROUTE MEET THE ADA STANDARDS FOR ACCESSIBLE DESIGN (LATEST EDITION) AND LOCAL ACCESSIBILITY REGULATIONS.
2. ALL ROADWAY AND DRIVEWAY DIMENSIONS ARE SHOWN TO FACE OF CURB WHERE APPLICABLE. WHERE CURB AND GUTTER IS NOT SHOWN, DIMENSIONS ARE SHOWN TO EDGE OF PAVEMENT.
3. PAVEMENT SECTION DESIGNS SHALL BE CONFIRMED BY GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION. CONCRETE JOINT LAYOUTS SHALL BE SUBMITTED TO GEOTECHNICAL ENGINEER FOR REVIEW AND APPROVAL.
4. ALL STRIPING WITHIN PUBLIC RIGHT OF WAY BE IN ACCORDANCE WITH AUTHORITY HAVING JURISDICTION REQUIREMENTS.

811 Know what's Call below. before you dig.

0 30 60 120
SCALE: 1" = 60'

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SITE PLAN - OVERALL

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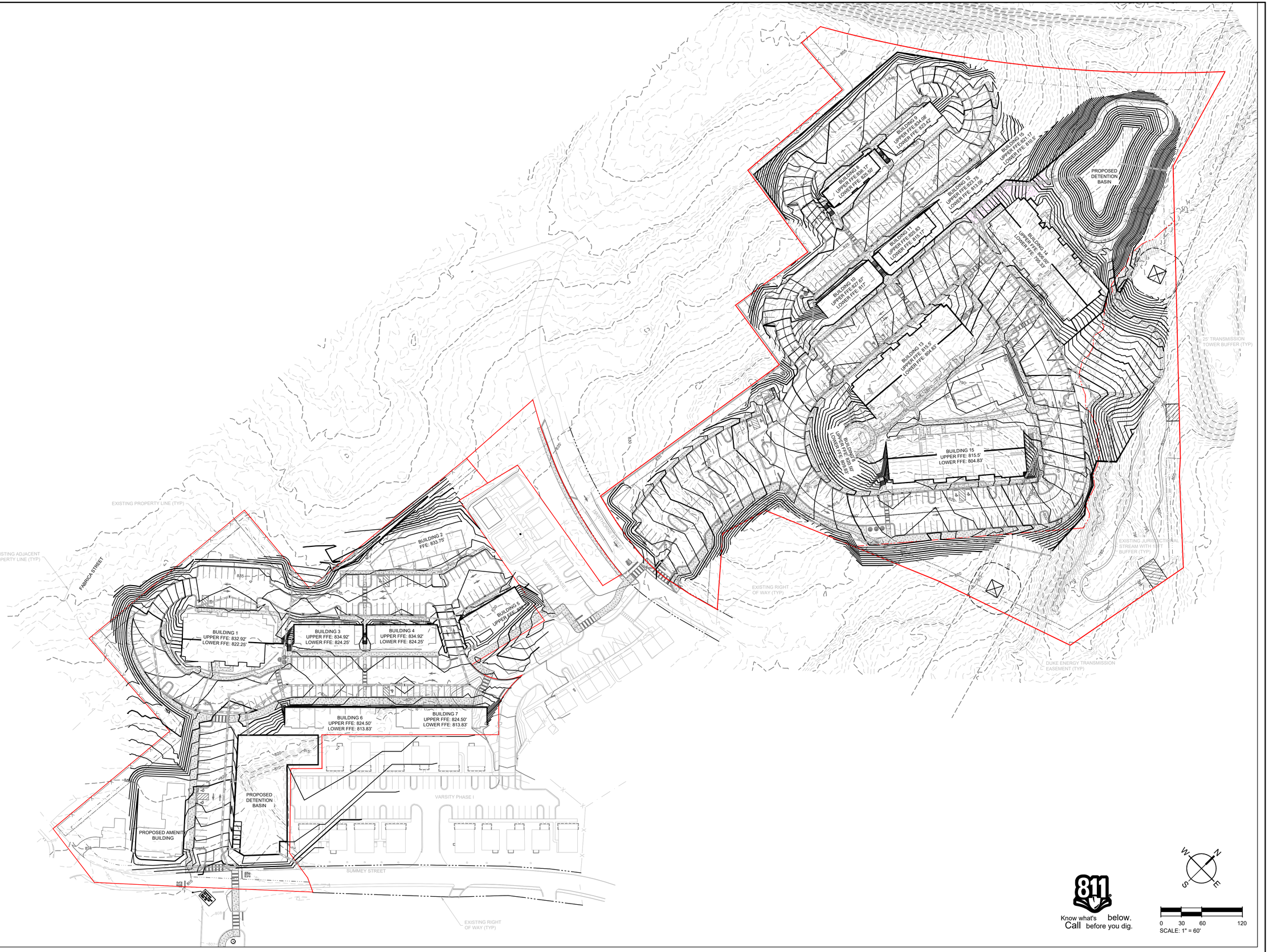

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SCALE: 1" = 60'

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GRADING PLAN- OVERALL

C6.0

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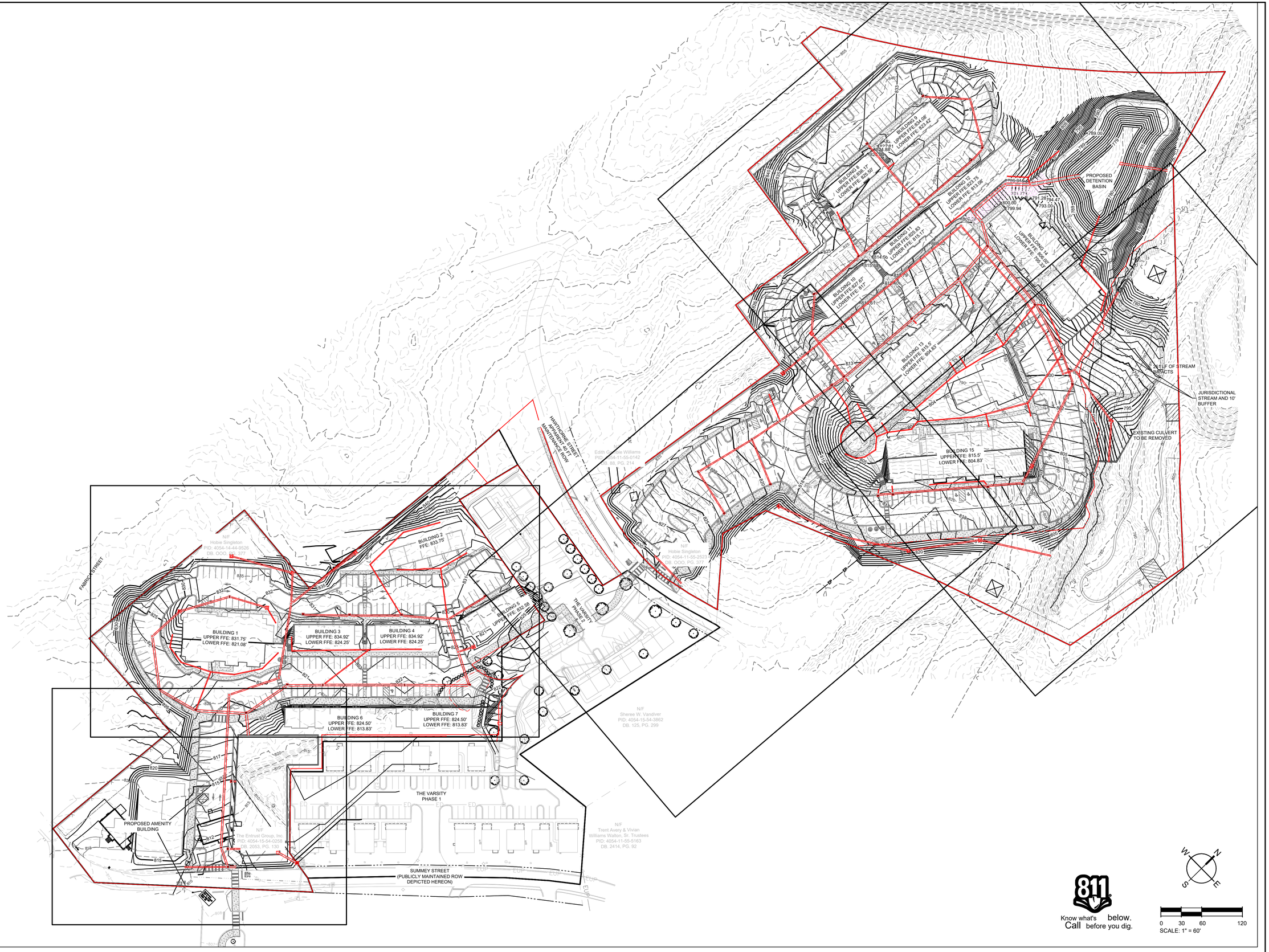

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DRAINAGE PLAN - OVERALL

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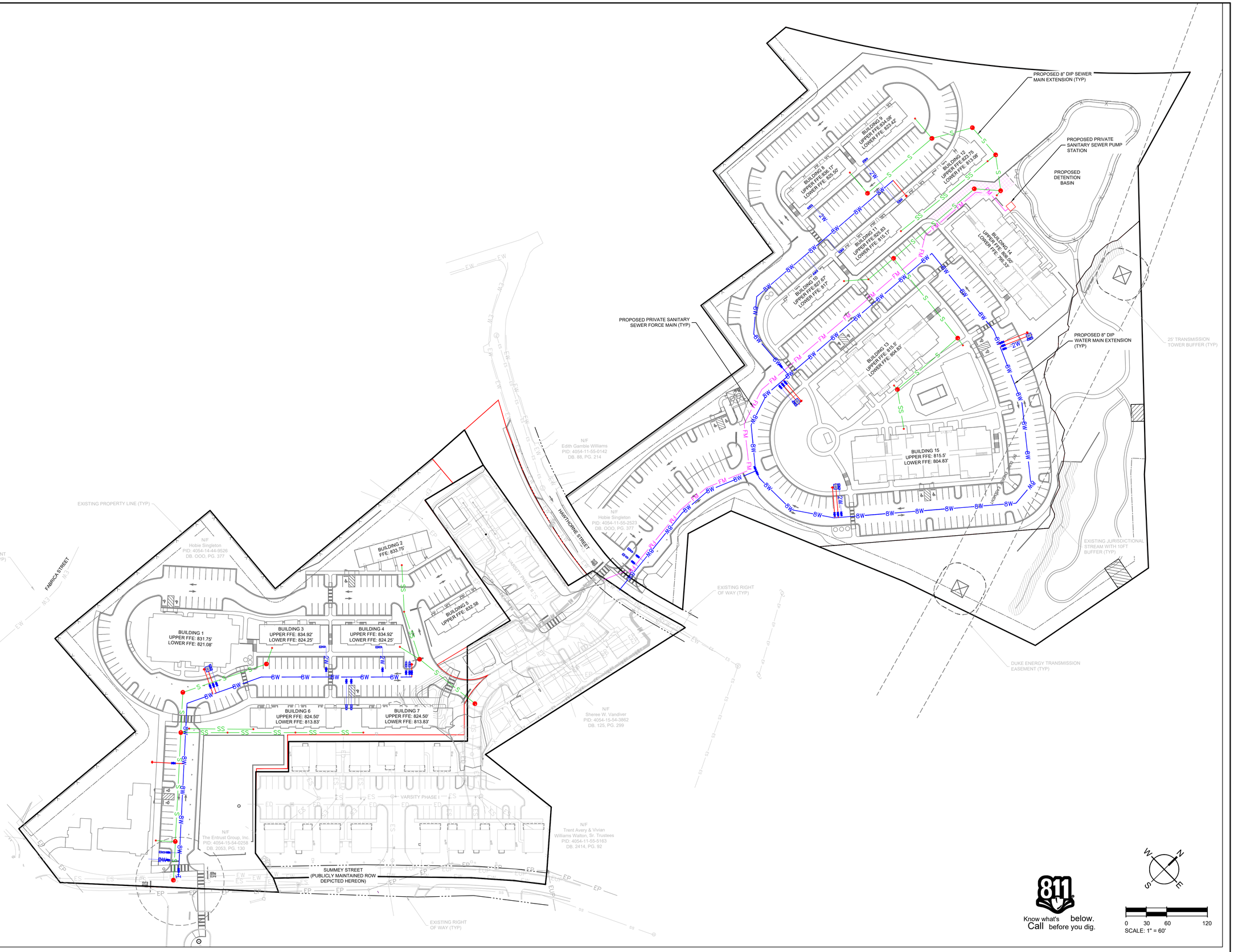

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REVISION HISTORY

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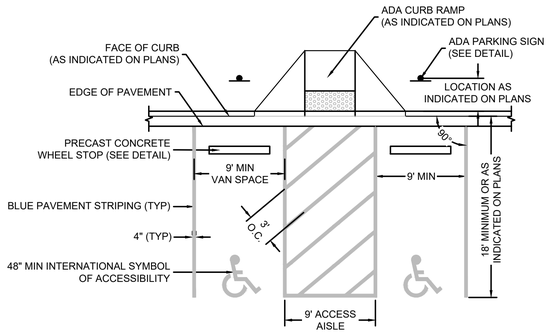
UTILITY PLAN - OVERALL

Know what's Call before you dig.

0 30 60 120
SCALE: 1" = 60'

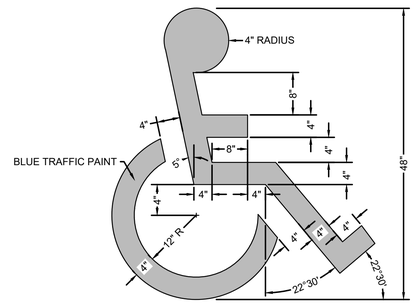
C8.0

R:\2012\12506\Drawings\Civil\Varsity Club Phase 3 Plans.dwg, 6/11/2025 9:26 AM, BY Zachary Ballard P:\ACAD\R-14\2506\CAD Files\CIVIL\8.0 Utility Plan.dwg



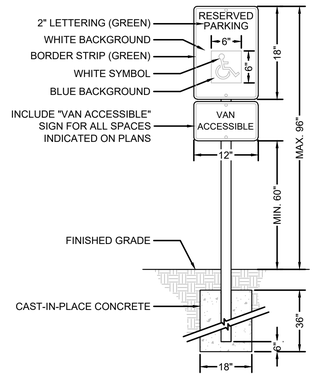
NOTES:
1. ALL ADA PARKING SPACES TO BE TRAFFIC RATED CONCRETE - SEE GEOTECH PAVEMENT SECTIONS
2. ALL PAVEMENT STRIPING TO BE TRAFFIC PAINT
3. THE LONGITUDINAL SLOPE OF ALL SURFACES ALONG THE ADA ACCESSIBLE ROUTE, WHICH ARE NOT SPECIFICALLY NOTED AS BEING A RAMP SHALL NOT EXCEED 1:20.
4. RAMPS SHALL NOT EXCEED A SLOPE OF 1:12.
5. NO TRANSVERSE SLOPE SHALL EXCEED 1:50.
6. CONTRACTOR SHALL FIELD VERIFY SLOPES BEFORE INSTALLATION AND NOTIFY ENGINEER IMMEDIATELY IF MAXIMUM SLOPES ARE EXCEEDED

1 90 Degree Parking Space Striping ADA 9'-9'-9'
SCALE:



NOTES:
1. ALL MARKINGS SHALL BE THERMOPLASTIC
2. ALL MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH S.C.D.O.T. STANDARD SPECIFICATIONS AND SOUTH CAROLINA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
3. ALL MARKINGS IN SCDOT R/W TO BE THERMOPLASTIC.

2 Pavement Marking - ADA Parking Symbol
SCALE:



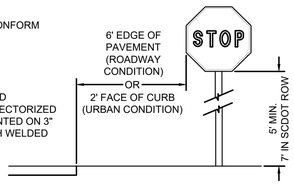
NOTES:
1. SIGN SHALL BE 0.080" THICK ALUMINUM WITH APPLIED REFLECTIVE SHEETING IN ACCORDANCE WITH SCDOT STANDARD SPECIFICATIONS.
2. POST SHALL BE 3" SQUARE OR 3" DIA. STEEL TUBE WITH WELDED CAP (PAINTED BLACK).
3. CONTRACTOR TO WALL MOUNT SIGN WHERE SPECIFIED.

3 ADA Parking Sign
SCALE:

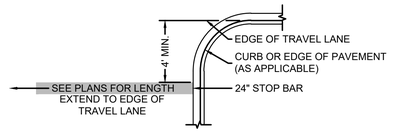
NOTES:
STOP SIGN AND INSTALLATION TO CONFORM WITH S.C.M.U.T.D. SPECIFICATIONS.

USE SCDOT BREAKAWAY DETAIL #651-110-00 FOR THE SIGN POST.

BACKGROUND: RED - REFLECTORIZED
LEGEND AND BORDER: WHITE - REFLECTORIZED
USE TYPE RE-1-30 30"x30" SIGN MOUNTED ON 3" SQUARE OR 3" DIA. STEEL TUBE WITH WELDED CAP (PAINTED BLACK).



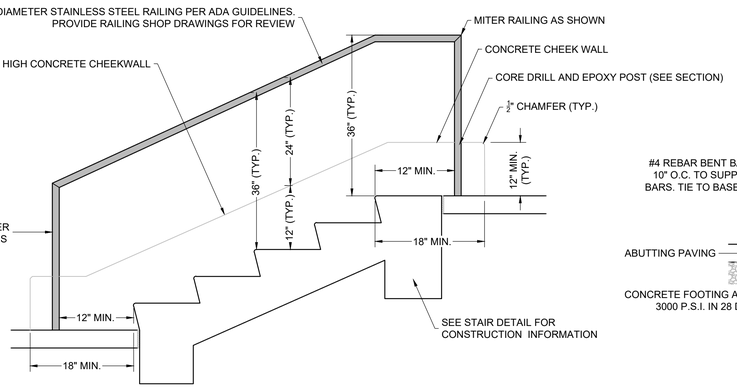
STOP SIGN



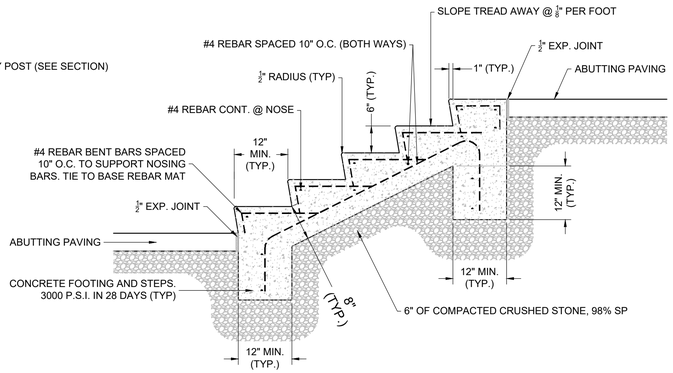
STOP BAR PAVEMENT MARKING

NOTES:
1. ALL MARKINGS SHALL BE THERMOPLASTIC
2. ALL MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH S.C.D.O.T. STANDARD SPECIFICATIONS AND SOUTH CAROLINA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
3. ALL MARKINGS IN SCDOT R/W TO BE THERMOPLASTIC.

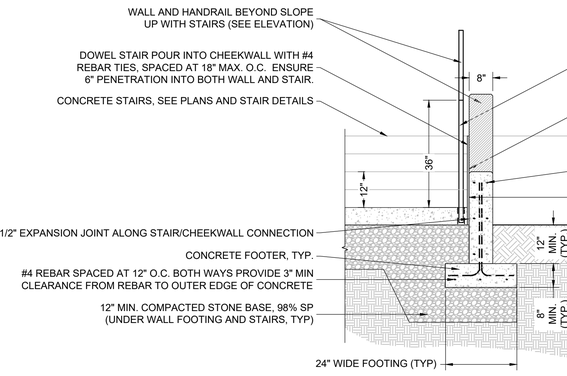
4 Pavement Marking - Stop Bar and Stop Sign
SCALE:



ELEVATION



STAIR SECTION



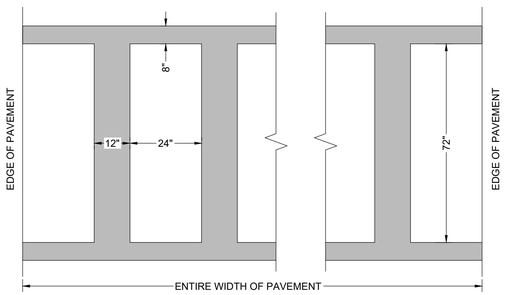
HANDRAIL & CHEEKWALL SECTION / ELEVATION

NOTES:
1. HANDRAIL MUST BE 1-1/2" IN DIAMETER STAINLESS STEEL. SUBMIT HANDRAIL SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
2. RAIL HEIGHT MUST ALWAYS BE 36" ABOVE AND PARALLEL TO WALKING SURFACE.
3. RAIL TO BE ON BOTH SIDES OF STAIRS.

NOTES:
1. DOWEL STAIRS INTO CHEEKWALL.
2. SEE CHEEKWALL DETAILS FOR MORE INFORMATION.
3. SEE SITE PLAN FOR LAYOUT

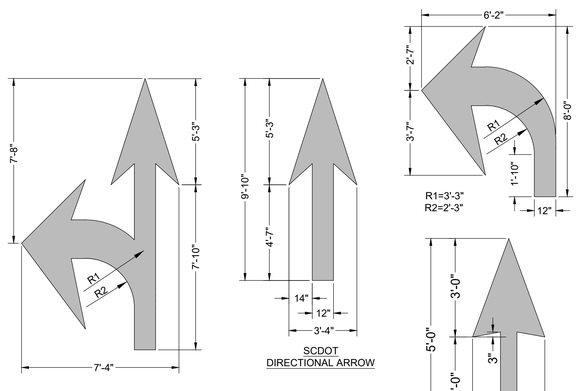
NOTES:
1. DO NOT INSTALL HANDRAIL IN CHEEKWALL.
2. SEE PLAN AND STAIR DETAILS FOR LAYOUT AND ADDITIONAL INFORMATION.
3. FOR ANY WALL OVER 36". SUBMIT SHOP DRAWING OF ALL WALLS SIGNED AND SEALED BY A LICENSED STRUCTURAL ENGINEER.

Concrete Stairs, Handrail & Cheekwall Detail
SCALE: NOT TO SCALE



NOTES:
1. ALL MARKINGS SHALL BE THERMOPLASTIC OR PAINT- Pick One
2. ALL MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH S.C.D.O.T. STANDARD SPECIFICATIONS AND SOUTH CAROLINA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
3. ALL MARKINGS IN SCDOT R/W TO BE THERMOPLASTIC.

Pavement Marking - Crosswalk Perpendicular Lines
SCALE: NOT TO SCALE

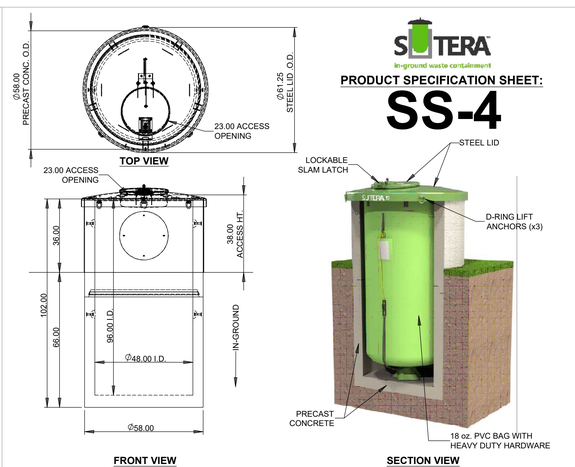


NOTES:
1. ALL MARKINGS SHALL BE THERMOPLASTIC OR PAINT- Pick One
2. ALL MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH S.C.D.O.T. STANDARD SPECIFICATIONS AND SOUTH CAROLINA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
3. ALL MARKINGS IN SCDOT R/W TO BE THERMOPLASTIC.

Pavement Marking - Traffic Arrows
SCALE: NOT TO SCALE

NOTES:
STOP SIGN AND INSTALLATION TO CONFORM WITH S.C.M.U.T.D. SPECIFICATIONS.
NUMBER: R1-1-30
SIZE: 30" X 30"
CLASS: STANDARD
BACKGROUND: RED-REFLECTORIZED
LEGEND AND BORDER: WHITE-REFLECTORIZED
SIGN POST: GALVANIZED U-CHANNEL PER SCDOT SPECIFICATIONS

STOP Sign
SCALE: NOT TO SCALE



NOTE:
1. ALL DIMENSIONS SHOWN ARE IN INCHES UNLESS OTHERWISE SPECIFIED.
2. FOR MORE INFORMATION ABOUT THIS PRODUCT VISIT WWW.SUTERA-INGROUND.COM OR EMAIL CONTACT@SUTERA-INGROUND.COM

SUTERA In-Ground Waste Containment SS-4
SCALE: NOT TO SCALE

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

SOUTH CAROLINA
SEAMON, WHITESIDE & ASSOCIATES, INC.
No. C00472
CERTIFICATE OF AUTHORIZATION

NOT FOR CONSTRUCTION

VARSITY CLUB
PHASE 3 | 104 SUMMEY STREET
CLEMSON, SOUTH CAROLINA

SD SET
(NOT FOR CONSTRUCTION)

SW+ PROJECT:	12506
DATE:	4/21/25
DRAWN BY:	AC
CHECKED BY:	DM | NM

REVISION HISTORY

A. 06/20/2025	

SITE DETAILS
SHEET I

C9.0

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSON MILLS BUILDING 6000, 701 EASLEY BRIDGE RD, SUITE 6060, GREENVILLE, SC 29611 | 200 PETERSON DR., CHARLOTTE, NC 28217 | 712 N. CEDAR STREET, SUMMERVILLE, SC 29483 | 104 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
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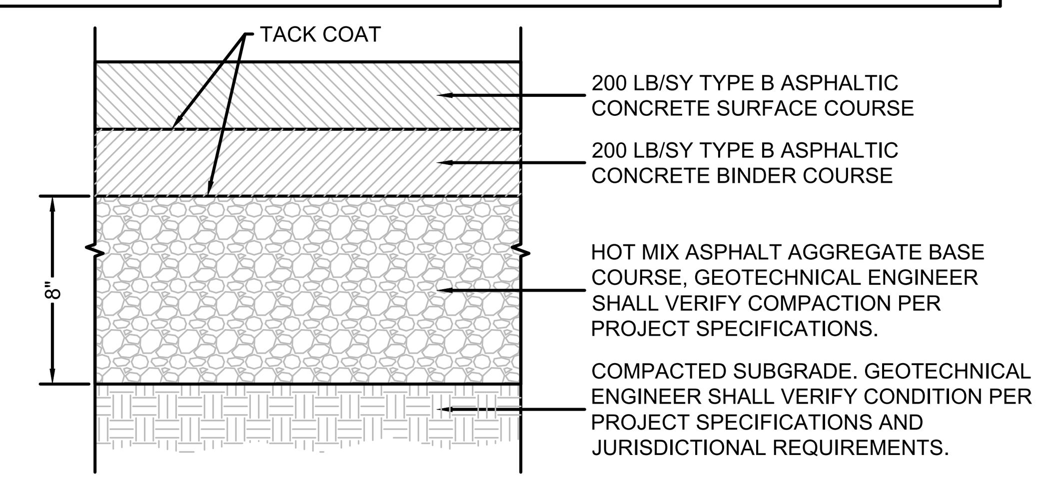
PLOTTED 11/7/2025 4:54 PM, BY Zachary Ballard P:\ACAD\S-R-T\2506\CAD Files\DWGS II Site Details.dwg

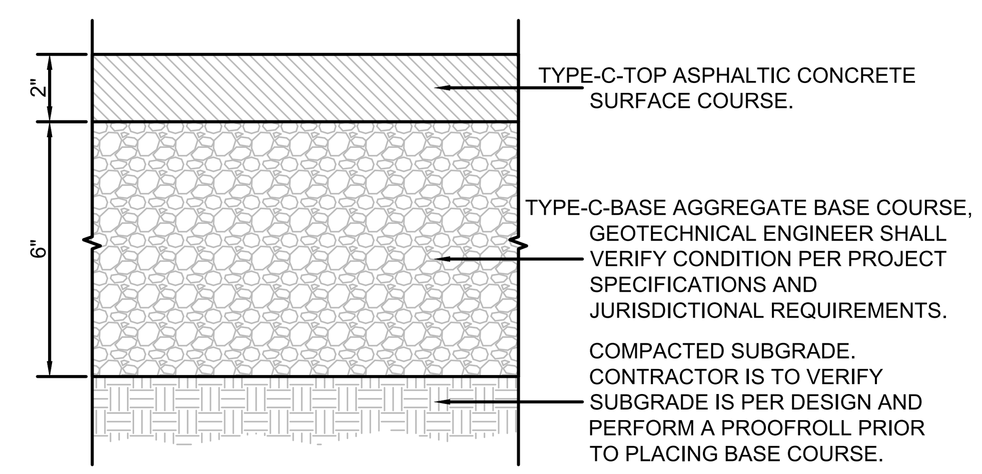
ITEM:	MATERIAL:	SCDOT SPECIFICATION SECTION:
SUBGRADE	PREPARED IN-SITU SUBSOIL OR STRUCTURAL FILL	SECTION 208
BASE COURSE	HOT MIX ASPHALT AGGREGATE BASE COURSE (TYPE A)	SECTION 310
TACK COAT	ASPHALT BINDER OR EMULSIFIED ASPHALT	SECTION 401
INTERMEDIATE (BINDER) COURSE	HOT MIX ASPHALT INTERMEDIATE COURSE (TYPE B)	SECTION 402
SURFACE COURSE	HOT MIX ASPHALT SURFACE COURSE (TYPE B)	SECTION 403



PAVING NOTES:
1. SUBGRADE, BASE COURSE, BINDER AND PAVEMENT CONSTRUCTION METHODS SHALL MEET THE MINIMUM REQUIREMENTS OF THE SCDOT "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION", LATEST EDITION.
2. SEE SITE MATERIALS PLAN FOR LOCATION OF PROPOSED SURFACES.
3. THIS PAVEMENT SECTION ONLY APPLIES TO PROPOSED ASPHALT PAVEMENT WITHIN THE SCDOT RIGH-OF-WAY.
4. SEE REFERENCED SCDOT STANDARD SPECIFICATION SECTIONS FOR MATERIAL, EQUIPMENT, AND CONSTRUCTION REQUIREMENTS.
5. SWA, INC. MAKES NO WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE PERFORMANCE OF THE DEPICTED PAVEMENT SECTION DESIGN. REFER TO THE GEOTECHNICAL ENGINEER FOR PAVEMENT DESIGN SECTIONS

1 SCDOT Asphalt Pavement Section
SCALE:

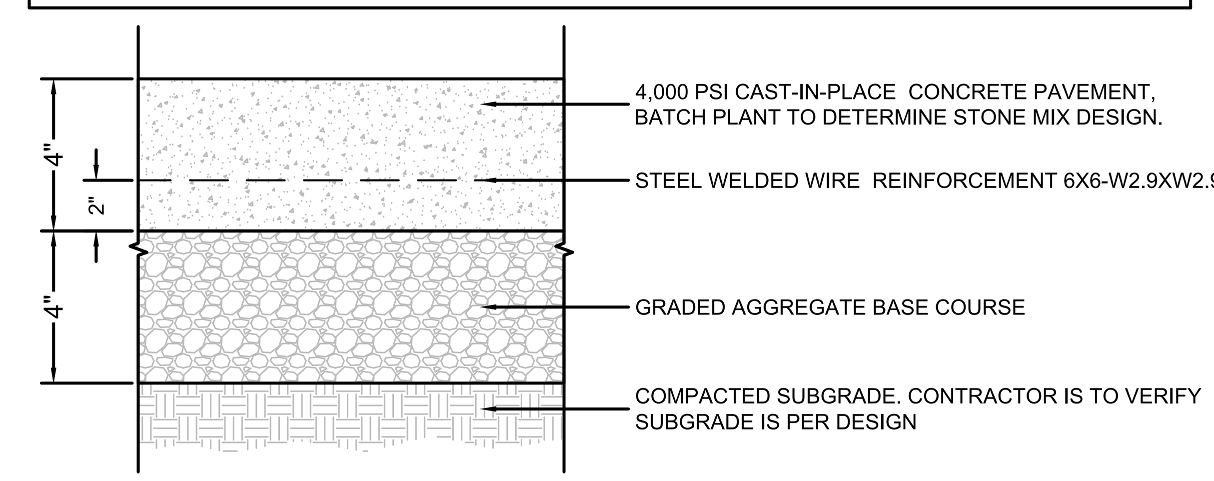
ITEM:	MATERIAL:	SWA SPECIFICATION SECTION NAME:
SUBGRADE	PREPARED IN-SITU SUBSOIL OR STRUCTURAL FILL	EARTH MOVING
BASE COURSE	GRADED AGGREGATE BASE COURSE	EARTH MOVING
SURFACE COURSE	HOT MIX ASPHALT SURFACE COURSE (TYPE C)	ASPHALT PAVING



PAVING NOTES:
1. SUBGRADE, BASE COURSE AND PAVEMENT CONSTRUCTION METHODS SHALL MEET THE MINIMUM REQUIREMENTS OF THE SCDOT "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION", LATEST EDITION.
2. SEE SITE MATERIALS PLAN FOR LOCATION OF PROPOSED SURFACES.
3. SEE REFERENCED SCDOT STANDARD SPECIFICATION SECTIONS FOR MATERIAL, EQUIPMENT, AND CONSTRUCTION REQUIREMENTS.
4. FOR PAVEMENT DESIGN SECTIONS, REFER TO THE GEOTECHNICAL REPORT, DATED N/A, PROVIDED BY N/A.
CONTRACTOR MUST COORDINATE REQUIRED GEOTECHNICAL TESTING & INSPECTION TO ENSURE THAT SUBGRADE AND PAVEMENT STRENGTH REQUIREMENTS ARE MET.
5. SWA, INC. MAKES NO WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE PERFORMANCE OF THE DEPICTED PAVEMENT SECTION DESIGN. REFER TO THE GEOTECHNICAL ENGINEER FOR PAVEMENT DESIGN SECTIONS

2 Light Duty Asphalt Pavement Section
SCALE:

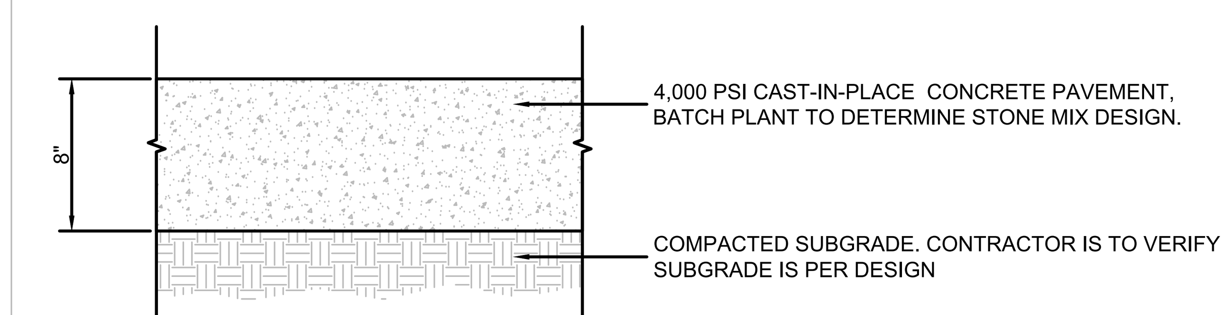
ITEM:	MATERIAL:	SWA SPECIFICATION SECTION NAME:
SUBGRADE	PREPARED IN-SITU SUBSOIL OR STRUCTURAL FILL	EARTH MOVING
BASE COURSE	GRADED AGGREGATE BASE COURSE	EARTH MOVING
CONCRETE PAVEMENT	CAST-IN-PLACE CONCRETE	CONCRETE PAVING



PAVING NOTES:
1. SUBGRADE, BASE COURSE AND PAVEMENT CONSTRUCTION METHODS SHALL MEET THE MINIMUM REQUIREMENTS OF THE SCDOT "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION", LATEST EDITION.
2. SEE SITE MATERIALS PLAN FOR LOCATION OF PROPOSED SURFACES.
3. SEE REFERENCED SCDOT STANDARD SPECIFICATION SECTIONS FOR MATERIAL, EQUIPMENT, AND CONSTRUCTION REQUIREMENTS.
4. FOR PAVEMENT DESIGN SECTIONS, REFER TO THE GEOTECHNICAL REPORT, DATED N/A, PROVIDED BY N/A.
CONTRACTOR MUST COORDINATE REQUIRED GEOTECHNICAL TESTING & INSPECTION TO ENSURE THAT SUBGRADE AND PAVEMENT STRENGTH REQUIREMENTS ARE MET.
5. SWA, INC. MAKES NO WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE PERFORMANCE OF THE DEPICTED PAVEMENT SECTION DESIGN. REFER TO THE GEOTECHNICAL ENGINEER FOR PAVEMENT DESIGN SECTIONS

3 ADA Concrete Pavement Section
SCALE:

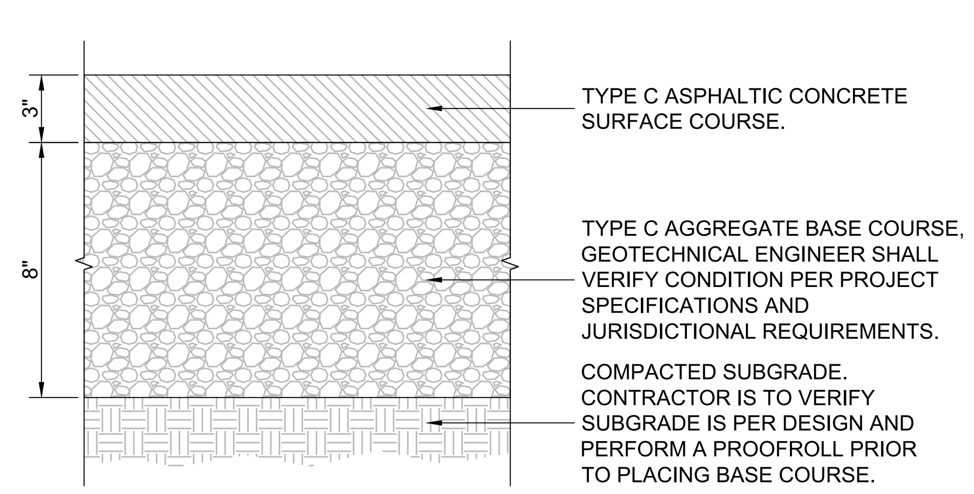
ITEM:	MATERIAL:	SWA SPECIFICATION SECTION NAME:
SUBGRADE	PREPARED IN-SITU SUBSOIL OR STRUCTURAL FILL	EARTH MOVING
CONCRETE PAVEMENT	CAST-IN-PLACE CONCRETE	CONCRETE PAVING



PAVING NOTES:
1. SUBGRADE, BASE COURSE AND PAVEMENT CONSTRUCTION METHODS SHALL MEET THE MINIMUM REQUIREMENTS OF THE SCDOT "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION", LATEST EDITION.
2. SEE SITE MATERIALS PLAN FOR LOCATION OF PROPOSED SURFACES.
3. SEE REFERENCED SCDOT STANDARD SPECIFICATION SECTIONS FOR MATERIAL, EQUIPMENT, AND CONSTRUCTION REQUIREMENTS.
4. FOR PAVEMENT DESIGN SECTIONS, REFER TO THE GEOTECHNICAL REPORT, DATED N/A, PROVIDED BY N/A.
CONTRACTOR MUST COORDINATE REQUIRED GEOTECHNICAL TESTING & INSPECTION TO ENSURE THAT SUBGRADE AND PAVEMENT STRENGTH REQUIREMENTS ARE MET.
5. SWA, INC. MAKES NO WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE PERFORMANCE OF THE DEPICTED PAVEMENT SECTION DESIGN. REFER TO THE GEOTECHNICAL ENGINEER FOR PAVEMENT DESIGN SECTIONS

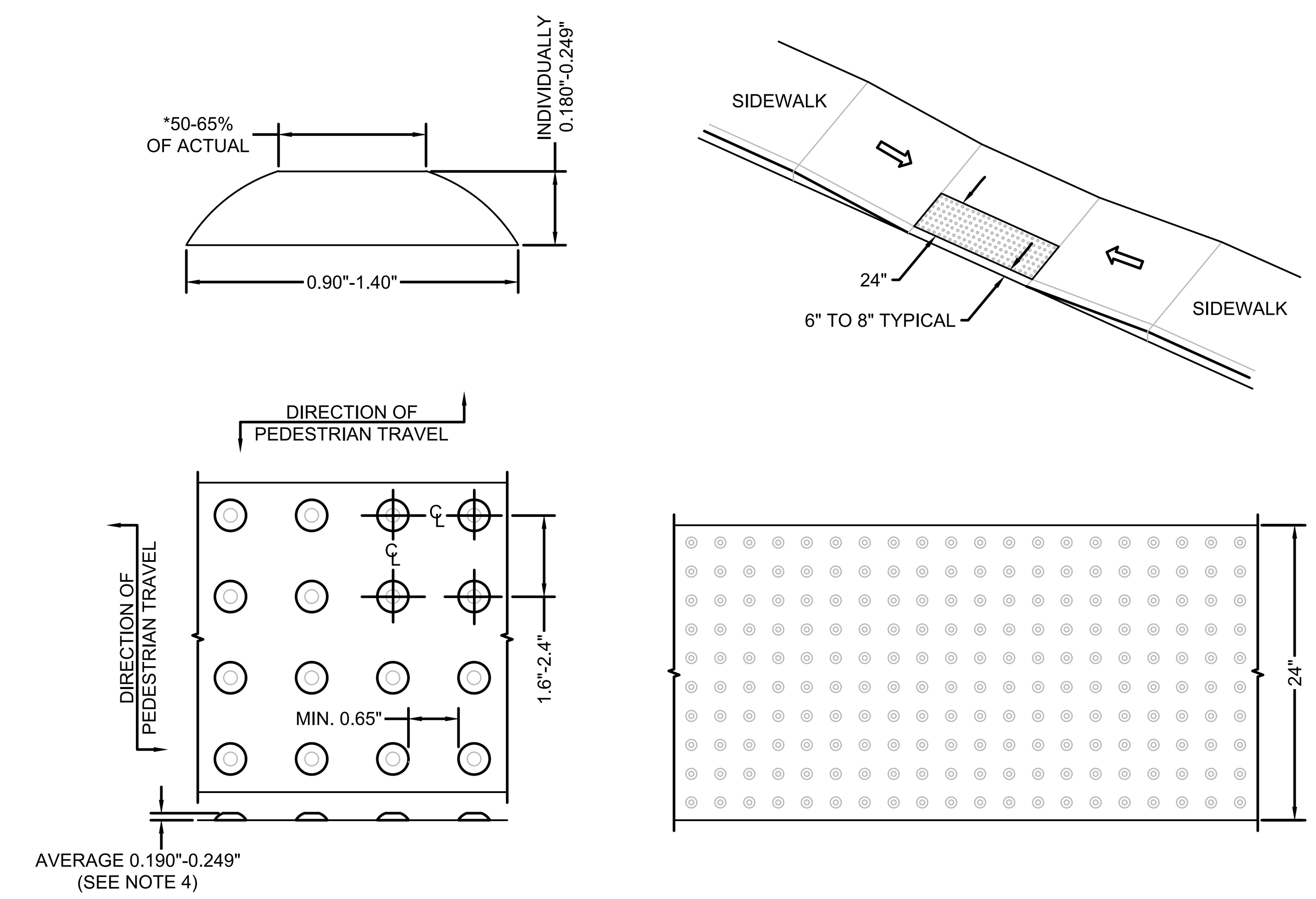
4 Concrete Pavement Section
SCALE:

ITEM:	MATERIAL:	SWA SPECIFICATION SECTION NAME:
SUBGRADE	PREPARED IN-SITU SUBSOIL OR STRUCTURAL FILL	EARTH MOVING
BASE COURSE	GRADED AGGREGATE BASE COURSE	EARTH MOVING
SURFACE COURSE	HOT MIX ASPHALT SURFACE COURSE (TYPE C)	ASPHALT PAVING



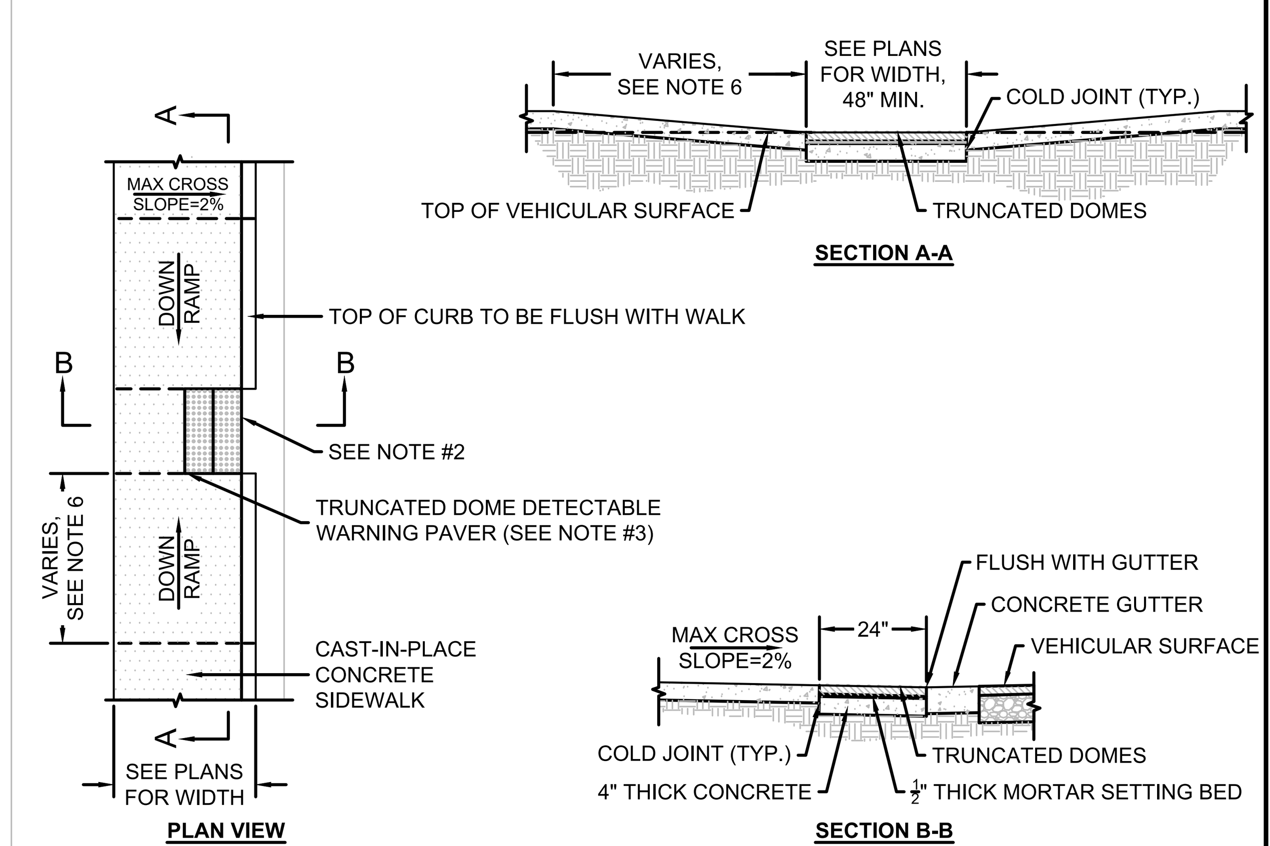
PAVING NOTES:
1. SUBGRADE, BASE COURSE AND PAVEMENT CONSTRUCTION METHODS SHALL MEET THE MINIMUM REQUIREMENTS OF THE SCDOT "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION", LATEST EDITION.
2. SEE SITE MATERIALS PLAN FOR LOCATION OF PROPOSED SURFACES.
3. SEE REFERENCED SCDOT STANDARD SPECIFICATION SECTIONS FOR MATERIAL, EQUIPMENT, AND CONSTRUCTION REQUIREMENTS.
4. FOR PAVEMENT DESIGN SECTIONS, REFER TO THE GEOTECHNICAL REPORT, DATED REPORT DATE, PROVIDED BY INSERT FIRM NAME OF GEOTECH.
CONTRACTOR MUST COORDINATE REQUIRED GEOTECHNICAL TESTING & INSPECTION TO ENSURE THAT SUBGRADE AND PAVEMENT STRENGTH REQUIREMENTS ARE MET.
5. SWA, INC. MAKES NO WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE PERFORMANCE OF THE DEPICTED PAVEMENT SECTION DESIGN. REFER TO THE GEOTECHNICAL ENGINEER FOR PAVEMENT DESIGN SECTIONS

5 Standard Duty Asphalt Pavement Section
SCALE: NOT TO SCALE



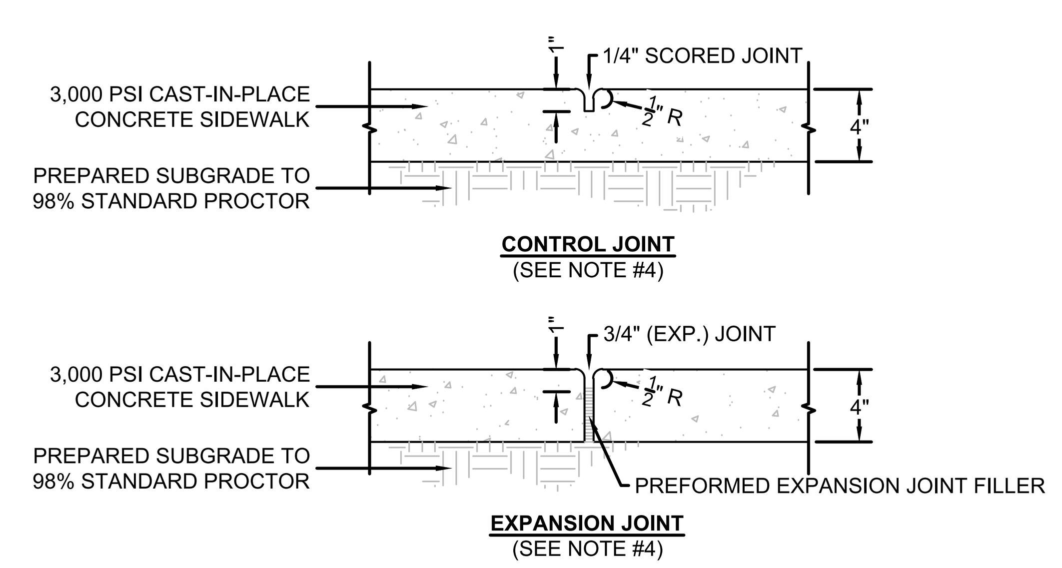
NOTES:
1. DETECTABLE WARNING SURFACES SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS: (A) WHERE A SIDEWALK CROSSES A VEHICULAR WAY, EXCLUDING UN-SIGNALIZED RESIDENTIAL DRIVEWAY CROSSINGS. (B) WHERE A RAIL SYSTEM CROSSES A PEDESTRIAN FACILITY THAT IS NOT SHARED WITH VEHICLES. (C) AT ISLANDS AND MEDIANS THAT ARE CUT THROUGH LEVEL WITH THE ROADWAY.
2. AT CURB RAMPS AND BLENDED TRANSITIONS, DETECTABLE WARNING SURFACES SHALL BE LOCATED SO THE EDGE NEAREST THE CURB LINE IS 6" MINIMUM AND 8" MAXIMUM DISTANCE FROM THE CURB LINE. THE SURFACE SHALL EXTEND A MINIMUM OF 24" ONTO THE RAMP IN THE DIRECTION OF TRAVEL FOR THE FULL WIDTH OF THE CURB RAMP.
3. AT RAIL CROSSINGS, THE DETECTABLE WARNING SURFACE SHALL BE 24" DEEP AND FULL WIDTH OF THE SIDEWALK. THE EDGE OF THE SURFACE NEAREST THE RAIL CROSSING IS 6" MINIMUM AND 8" MAXIMUM DISTANCE FROM THE VEHICLE DYNAMIC ENVELOPE (6' FROM THE NEAREST RAIL) UNLESS OTHERWISE NOTED BY THE RAILROAD.
4. DETECTABLE WARNING SURFACES SHALL CONSIST OF AN AREA OF TRUNCATED DOMES ALIGNED IN A SQUARE GRID PATTERN. THE BASE OF THESE DOMES SHALL BE 0.90"-1.40". THE TOP DIAMETER OF DOMES SHALL BE 50%-65% OF ACTUAL BASE DIAMETER, WITH A MINIMUM INDIVIDUAL HEIGHT OF 0.180" AND A MAXIMUM HEIGHT OF 0.249". THE AVERAGE OF TEN (10) INDIVIDUAL NODES PICKED AT RANDOM IN ANY SQUARE FOOT AREA SHALL BE 0.190"-0.249". THE DETECTABLE WARNING DOMES SHALL HAVE A CENTER-TO-CENTER SPACING OF 1.6-2.4".
5. WHEN DOMES IN ANY ONE FOOT SQUARE AREA WEAR TO AN AVERAGE HEIGHT BELOW 0.151", THE SURFACE IS TO BE REPLACED.
6. FOR ALL DETECTABLE WARNING SURFACES, THE DEPARTMENT'S DEFAULT COLOR IS SAFETY YELLOW (FEDERAL NUMBER 33538) UNLESS A SPECIFIC PROJECT REQUIRES ANOTHER COLOR. WHEN A COLOR OTHER THAN SAFETY YELLOW IS SELECTED FOR A PROJECT, THE COLOR SELECTED WILL CONTRAST EITHER LIGHT-ON-DARK OR DARK-ON LIGHT.

9 Detectable Warning Surfaces
SCALE:



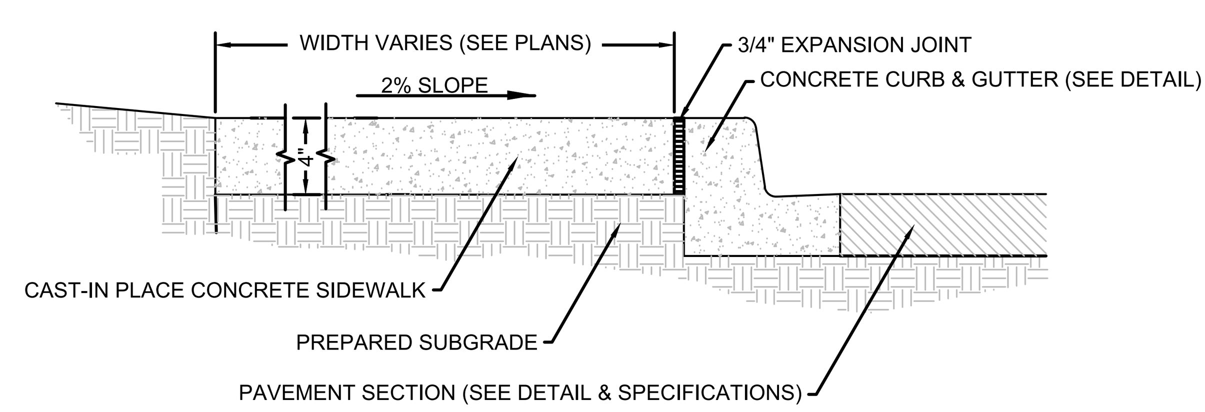
NOTES:
1. CONCRETE PORTION OF RAMP SHALL HAVE A LIGHT BROOM FINISH PERPENDICULAR TO SLOPE.
2. PAVER JOINT PATTERN WILL VARY BASED ON PAVER SIZE AND CONFIGURATION.
3. TRUNCATED DOMES TO BE A CONTRASTING COLOR TO THE SIDEWALK, UNLESS OTHERWISE INDICATED.
4. NO PORTION OF SIDEWALKS AND RAMPS CAN EXCEED 2% CROSS-SLOPE.
5. REFER TO TRUNCATED DOMES DETAIL AND TYPICAL CONCRETE SIDEWALK DETAIL.
6. SIDEWALK RAMP & ADJACENT CURB SHALL BE UNIFORMLY SLOPED & CANNOT EXCEED 8.3% UNDER ANY CONDITION.

10 ADA Sidewalk Ramp
SCALE:



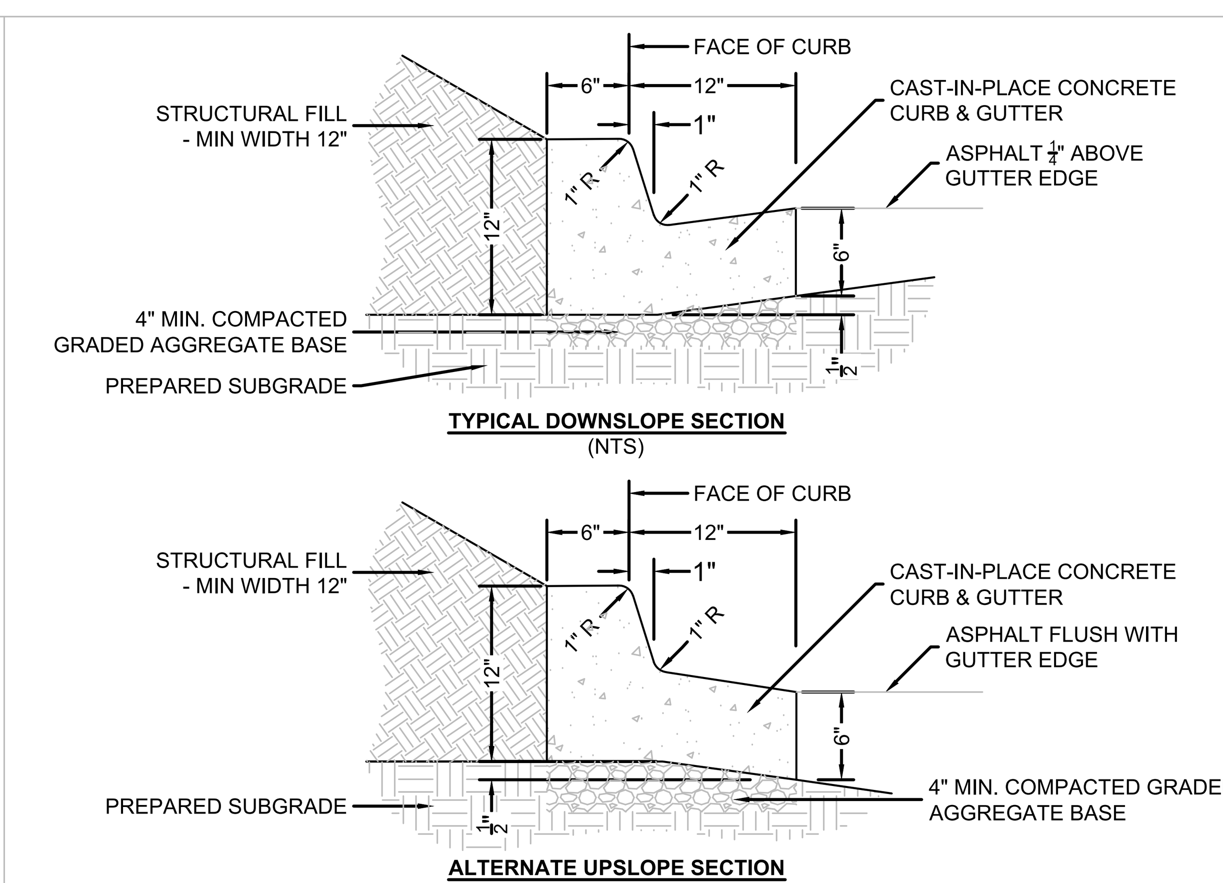
NOTES:
1. SIDEWALK CROSS SLOPE NOT TO EXCEED 2%.
2. SIDEWALK TO HAVE LIGHT BROOM FINISH, PERPENDICULAR TO DIRECTION OF TRAVEL.
3. SEE PLAN FOR SIDEWALK WIDTH.
4. UNLESS OTHERWISE SHOWN ON DRAWINGS, SPACE CONTROL JOINTS AT TWICE THE SIDEWALK WIDTH, NOT TO EXCEED 10'. SPACE EXPANSION JOINTS TO COINCIDE WITH CONTROL JOINTS, NOT TO EXCEED 30'. WHERE CURB IS ADJACENT TO CONCRETE WALK, JOINTS SHALL COINCIDE. SEE SPECIFICATIONS FOR ADDITIONAL INFO.
5. PLACE EXPANSION JOINTS BETWEEN THE SIDEWALK EDGE AND THE BACK OF CURB WHEN ALONG A RADIUS LESS THAN 100'

5 Concrete Sidewalk Detail
SCALE:



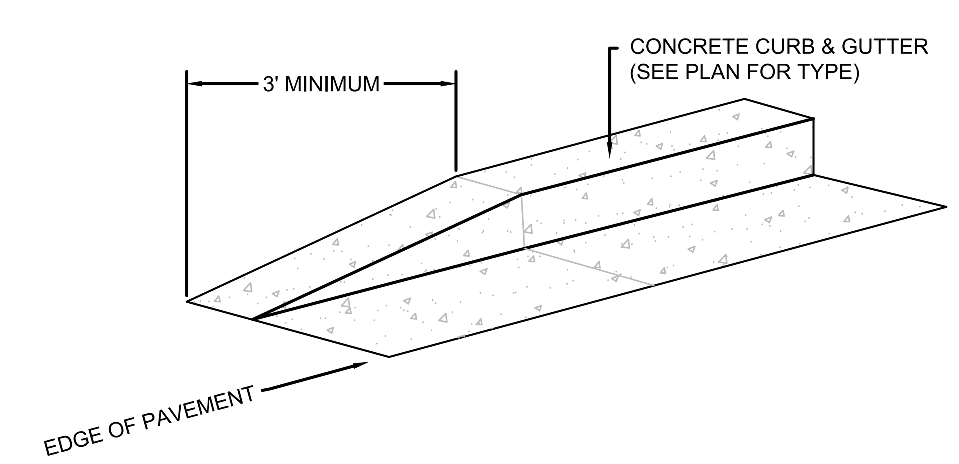
NOTES:
1. SEE SIDEWALK SECTION DETAIL FOR CONTROL AND EXPANSION JOINT INFORMATION.
2. SIDEWALK JOINTS SHALL COINCIDE WITH CURB JOINTS UNLESS OTHERWISE NOTED.
3. SIDEWALK TO HAVE LIGHT BROOM FINISH, PERPENDICULAR TO DIRECTION OF TRAVEL.

6 Concrete Sidewalk Adjacent to Curb
SCALE:



NOTES:
1. ALTERNATE UPSLOPE SECTION TO BE USED ONLY WHEN DRAINING AWAY FROM CURB.
2. UNLESS OTHERWISE SHOWN ON DRAWINGS, LOCATE CONTROL JOINTS AT 10' INTERVALS AND EXPANSION JOINTS AT 50' INTERVALS. WHERE CURB IS ADJACENT TO CONCRETE WALK, JOINTS SHALL COINCIDE. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
3. UNLESS OTHERWISE SPECIFIED, CONCRETE CURB & GUTTER MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH SCDOT REQUIREMENTS.

7 18" Straight Curb and Gutter
SCALE:



8 Depressed Curb
SCALE:

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

Varsity Club CLEMSON EST. 2016

SOUTH CAROLINA SEAMON, WHITESIDE & ASSOCIATES, INC. No. C00472 CERTIFICATE OF AUTHORIZATION

NOT FOR CONSTRUCTION

VARSITY CLUB
PHASE 3 | 104 SUMMEY STREET
CLEMSON, SOUTH CAROLINA

SD SET
(NOT FOR CONSTRUCTION)

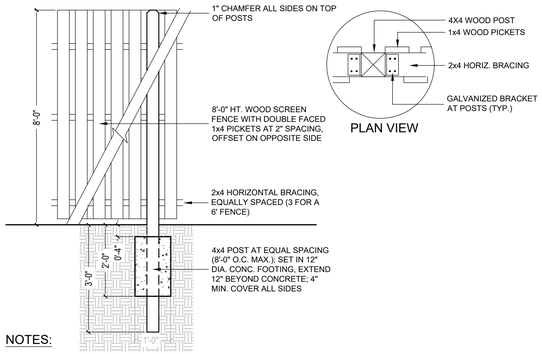
SW+ PROJECT:	12506
DATE:	4/21/25
DRAWN BY:	AC
CHECKED BY:	DM | NM

REVISION HISTORY
A. 06/20/2025

SITE DETAILS SHEET II

C9.1

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSON MILLS BUILDING 6000, 701 EASLEY BRIDGE RD, SUITE 6060, GREENVILLE, SC 29611 | 230 PETERSON DR., CHARLOTTE, NC 28217 | 712 N. CEDAR STREET, SUMMERVILLE, SC 29483 | 104 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
COPYRIGHT © SEAMON, WHITESIDE & ASSOCIATES, INC. | THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.
PLOTTED:11/10/2025 4:52 PM, BY Zachary Ballard P:\ACAD-D-4\12506\CAD Files\CD's\C9.0 Site Details.dwg

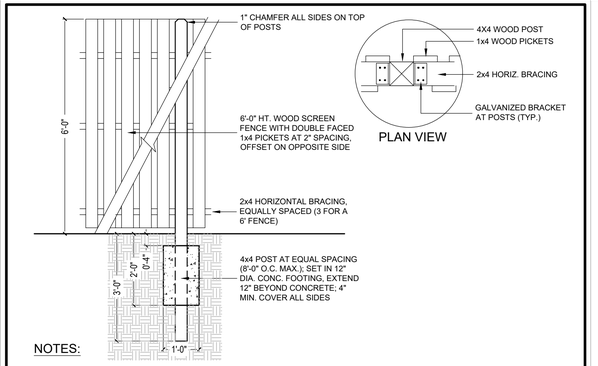


NOTES:

1. ALL LUMBER RED CEDAR; POSTS FOR GROUND CONTACT USE.
2. ALL HARDWARE AND FASTENERS TO BE GALVANIZED.
3. CONCRETE 3,000 PSI @ 28 DAYS
4. SPACE POSTS 8'-0" O.C. MAX.
5. SPACE BETWEEN FENCE PICKETS 2".
6. ALL CONSTRUCTION SHALL CONFORM TO COUNTY, STATE AND FEDERAL REQUIREMENTS.VERIFY ALL DIMENSIONS, ELEVATIONS, AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK.

1 Wooden Double Sided Fence | 8' Height

SCALE: NOT TO SCALE



NOTES:

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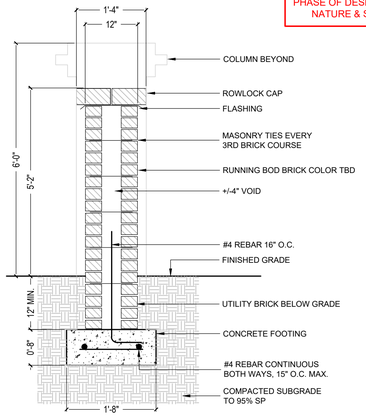
4. SPACE POSTS 8'-0" O.C. MAX.
5. SPACE BETWEEN FENCE PICKETS 2".
6. ALL CONSTRUCTION SHALL CONFORM TO COUNTY, STATE AND FEDERAL REQUIREMENTS.VERIFY ALL DIMENSIONS, ELEVATIONS, AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK.

2 Wooden Double Sided Fence | 6' Height

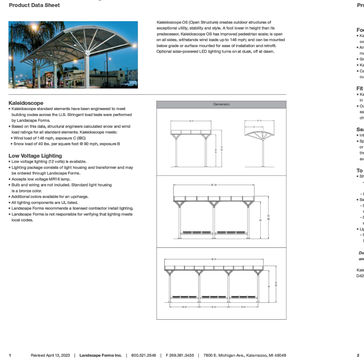
SCALE: NOT TO SCALE

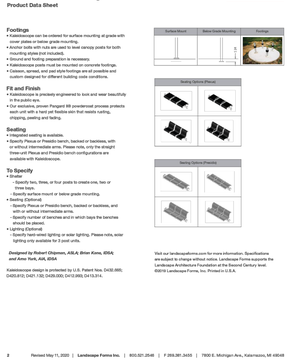
NOTE: DETAILS PROVIDED DURING THIS PHASE OF DESIGN ARE CONCEPTUAL IN NATURE & SUBJECT TO CHANGE

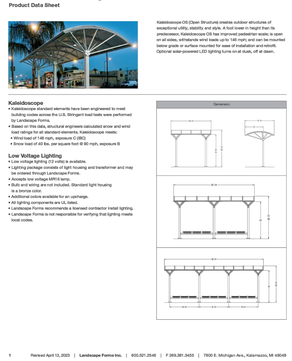


3 6' Height Brick Veneer Privacy Wall

SCALE: NOT TO SCALE

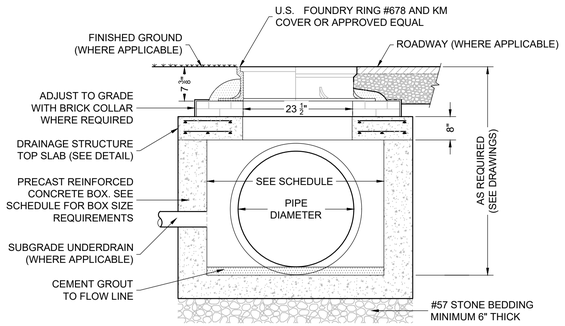






4 Kaleidoscope OS Bus Stop | 2-Post Surface Mount Unit + Seating (Mercury Metallic)

SCALE: NOT TO SCALE



SCHEDULE	
PIPE DIA.	LENGTH
12"-30"	4'-0"
36"-42"	5'-0"
48"-54"	6'-0"

NOTES:
1. SEE REFERENCED SPECIFICATION SECTIONS FOR GENERAL, PRODUCT, AND EXECUTION REQUIREMENTS.
2. BRICK COLLAR SHALL BE COATED WITH 1/2" THICK MORTAR INSIDE AND OUTSIDE.

5 Junction Box

SCALE: NOT TO SCALE

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSON MILLS BUILDING 6000, 701 EASLEY BRIDGE RD, SUITE 6060, GREENVILLE, SC 29611 | 200 PETERSON DR., CHARLOTTE, NC 28217 | 712 N. CEDAR STREET, SUMMERVILLE, SC 29483 | 104 N. DANIEL MORGAN AVENUE, SUITE 500, SPARTANBURG, SC 29306
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Varsity Club CLEMSON EST. 2009

SOUTH CAROLINA SEAMON, WHITESIDE & ASSOCIATES, INC. No. C00472 CERTIFICATE OF AUTHORIZATION

NOT FOR CONSTRUCTION

VARSITY CLUB

PHASE 3 | 104 SUMMEY STREET
CLEMSON, SOUTH CAROLINA

SD SET
(NOT FOR CONSTRUCTION)

SW+ PROJECT:	12506
DATE:	4/21/25
DRAWN BY:	AC
CHECKED BY:	DM | NM

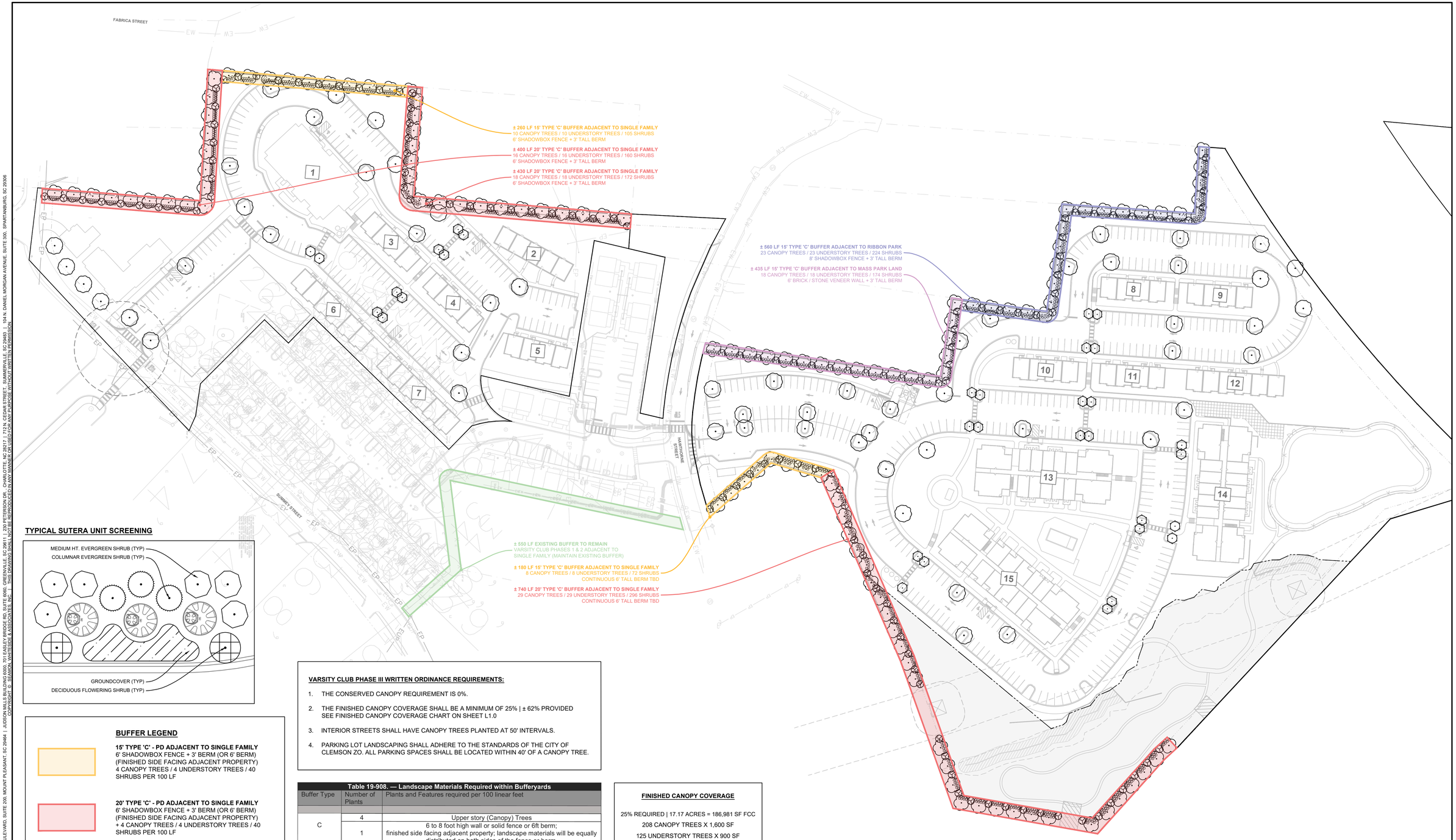
REVISION HISTORY

A. 06/20/2025	

SITE DETAILS SHEET III

C9.2

PLOTTED:11/10/2025 4:52 PM, BY Zachary Ballard P:\ACAD\24\12506\CAD Files\LD\C9.0 Site Details.dwg



TYPICAL SUTERA UNIT SCREENING

BUFFER LEGEND

15' TYPE 'C' - PD ADJACENT TO SINGLE FAMILY
6' SHADOWBOX FENCE + 3' BERM (OR 6' BERM)
(FINISHED SIDE FACING ADJACENT PROPERTY)
4 CANOPY TREES / 4 UNDERSTORY TREES / 40 SHRUBS PER 100 LF

20' TYPE 'C' - PD ADJACENT TO SINGLE FAMILY
6' SHADOWBOX FENCE + 3' BERM (OR 6' BERM)
(FINISHED SIDE FACING ADJACENT PROPERTY)
+ 4 CANOPY TREES / 4 UNDERSTORY TREES / 40 SHRUBS PER 100 LF

15' TYPE 'C' - PD ADJACENT TO MASS PARK LAND
6' BRICK / STONE VENEER WALL + 3' TALL BERM
(FINISHED SIDE FACING ADJACENT PROPERTY)
4 CANOPY TREES / 4 UNDERSTORY TREES / 40 SHRUBS PER 100 LF

15' TYPE 'C' - PD ADJACENT TO RIBBON PARK LAND
8' SHADOWBOX FENCE + 3' BERM (FINISHED SIDE FACING ADJACENT PROPERTY) + 4 CANOPY TREES / 4 UNDERSTORY TREES / 40 SHRUBS PER 100 LF

EXISTING BUFFER TO REMAIN
VARSITY CLUB PHASES 1 & 2 ADJACENT TO SINGLE FAMILY (MAINTAIN EXISTING BUFFER)

VARSITY CLUB PHASE III WRITTEN ORDINANCE REQUIREMENTS:

1. THE CONSERVED CANOPY REQUIREMENT IS 0%.
2. THE FINISHED CANOPY COVERAGE SHALL BE A MINIMUM OF 25% | ± 62% PROVIDED SEE FINISHED CANOPY COVERAGE CHART ON SHEET L1.0
3. INTERIOR STREETS SHALL HAVE CANOPY TREES PLANTED AT 50' INTERVALS.
4. PARKING LOT LANDSCAPING SHALL ADHERE TO THE STANDARDS OF THE CITY OF CLEMSON ZO. ALL PARKING SPACES SHALL BE LOCATED WITHIN 40' OF A CANOPY TREE.

Table 19-908. — Landscape Materials Required within Bufferyards

Buffer Type	Number of Plants	Plants and Features required per 100 linear feet
C	4	Upper story (Canopy) Trees
	1	6 to 8 foot high wall or solid fence or 6ft berm; finished side facing adjacent property; landscape materials will be equally distributed on both sides of the fence or berm.
	4	Understory Trees
	40	Shrubs
1	Subject to visibility standards in ARTICLE VI Section 19-606.	

FINISHED CANOPY COVERAGE

25% REQUIRED | 17.17 ACRES = 186,981 SF FCC
208 CANOPY TREES X 1,600 SF
125 UNDERSTORY TREES X 900 SF

TOTAL: 445,300 SF FCC (59.5%)

GENERAL LANDSCAPE NOTES:

1. APPLY MULCH RING TO TREES IN TURF AREAS. SOD/SEED ALL DISTURBED AREAS NOT COVERED BY MULCH, VEGETATION, OR HARDSCAPE. DO NOT LEAVE BARE SOIL EXPOSED.
2. NO IRRIGATION COMPONENTS, INCLUDING BUT NOT LIMITED TO, VALVE BOXES, CONTROL BOXES, BACKFLOW PREVENTERS, AND/OR RAIN SENSORS ARE ALLOWED TO BE INSTALLED WITHIN DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY.
3. NO SUBSTITUTIONS / DELETIONS / ADDITIONS W/O LANDSCAPE ARCHITECT APPROVAL.
4. NO MORE THAN 30' OF BUFFER ZONE MAY CONSIST OF ANY ON SINGLE SPECIES OF TREE.
5. TREE PROTECTION FENCE (1' x 1" OF TRUNK DBH FORMULA) WILL BE PROVIDED FOR EXISTING TREES TO REMAIN. DETAIL TO BE PROVIDED.

SITE DATA TABLE:

TMS: 4054-15-54-0258 / 4054-14-44-9526 / 4054-11-55-2523 | **PROPOSED ZONING:** 17.15 AC. PD

SETBACKS: FRONT - 15' MIN. | SIDE - 15' MIN. | REAR - 25' MIN. (SEE SHEET C1.0)

BUFFERS: 15' - 20' TYPE (C) ADJACENT TO NON-COMPATIBLE USES (SEE SHEET L1.0)

MAXIMUM BUILDING HEIGHT(S) = 4 STORIES | MIN. BUILDING SEPARATION: MF = 12' / TH = 30'

REQUIRED OPEN SPACE: 25% OF PD BOUNDARY (17.15 ACRES) = 4.29 AC. OPEN SPACE REQ.

MIN. SIDEWALK WIDTH: 5' | **BICYCLE PARKING REQUIREMENT:** (1) SPACE / 4 DU

MAXIMUM IMPERVIOUS COVERAGE: 60% (10.29 AC. MAX IMPERVIOUS COVERAGE)

NOTE: PLAN IS CONCEPTUAL IN NATURE & SUBJECT TO CHANGE. ALL LANDSCAPING DEPICTED ON SHEET L1.0 IS DESIGNED TO MEET THE REQUIREMENTS DESCRIBED IN THE WRITTEN ORDINANCE. THIS PLAN DOES NOT INCLUDE ALL SHRUB MATERIAL / OR ENHANCEMENTS PLANNED THROUGHOUT THE DEVELOPMENT.

EXISTING UTILITY NOTE:

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

811 Know what's Call before you dig.

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W
E
S

0 30 60 120
SCALE: 1" = 60'

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SOUTH CAROLINA
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No. C00472
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VARSITY CLUB

PHASE 3 | 104 SUMMEY STREET
CLEMSON, SOUTH CAROLINA

SD SET
(NOT FOR CONSTRUCTION)

SW+ PROJECT:	12506
DATE:	4/21/25
DRAWN BY:	AC
CHECKED BY:	DM | NM

REVISION HISTORY

A. 06/20/2025	

PRELIMINARY BUFFER + LANDSCAPE PLAN

L1.0

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSON MILLS BUILDING 6000, 701 EASLEY BRIDGE RD, SUITE 6060, GREENVILLE, SC 29611 | 200 PETERSON DR., CHARLOTTE, NC 28217 | 312 N. CEDAR STREET, SUMMERVILLE, SC 29483 | 104 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
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PLOTTED:11/10/2025 4:50 PM, BY Zachary Ballard P:\ACAD\24-41\06\CAD Files\2025-06-07 PD EXHIBIT.dwg

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSON MILLS BUILDING 6000, 701 EASLEY BRIDGE RD, SUITE 6060, GREENVILLE, SC 29611 | 230 PETERSON DR., CHARLOTTE, NC 28217 | 712 N. CEDAR STREET, SUMMERVILLE, SC 29483 | 104 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
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GENERAL PLANTING NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL MEET WITH LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK SO THAT THERE IS A CLEAR UNDERSTANDING OF PROJECT REQUIREMENTS. FAILURE TO DO SO JEOPARDIZES FINAL ACCEPTANCE OF WORK.
2. THE LANDSCAPE CONTRACTOR IS HEREBY NOTIFIED OF THE EXISTENCE OF UNDERGROUND UTILITIES WITHIN THE LIMITS OF THE PROJECT AREA. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITY LINES PRIOR TO COMMENCEMENT OF DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING, PROTECTING, AND REPAIRING ALL DAMAGE TO BUILDINGS, UTILITIES, PAVEMENT, AND CURB & GUTTER. ANY REPAIRS SHALL BE DONE PROMPTLY AT LANDSCAPE CONTRACTOR'S EXPENSE. NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY OF ANY POSSIBLE CONFLICTS BETWEEN PROPOSED IMPROVEMENTS AND UTILITIES, SIGNS, AND/OR OTHER STRUCTURES.
3. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY THAT EACH EXCAVATED TREE OR SHRUB PIT WILL PERCOLATE (DRAIN) PRIOR TO ADDING TOPSOIL AND INSTALLING TREES OR SHRUBS. THE LANDSCAPE CONTRACTOR SHALL FILL THE BOTTOM OF HOLES WITH SIX (6) INCHES OF WATER. THIS WATER SHOULD PERCOLATE WITHIN A TWENTY-FOUR (24) HOUR PERIOD. IF WATER DOESN'T PERCOLATE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLING PLANTS.
4. SHOULD THE LANDSCAPE CONTRACTOR ENCOUNTER UNSATISFACTORY SURFACE OR SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PANS, STEAM OR OTHER UTILITY LINES OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS, THE LANDSCAPE CONTRACTOR MUST ADVISE THE LANDSCAPE ARCHITECT IN WRITING OF THE CONDITIONS PRIOR TO INSTALLING THE PLANTS. OTHERWISE, THE LANDSCAPE CONTRACTOR WARRANTS THAT THE PLANTING AREAS ARE SUITABLE FOR PROPER GROWTH AND DEVELOPMENT OF THE PLANTS TO BE INSTALLED.
6. THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR STAKING AND LAYOUT OF PLANTINGS ON THIS PROJECT. THE LANDSCAPE ARCHITECT OR OWNER SHALL BE ADVISED WHEN STAKES ARE READY FOR INSPECTION ON VARIOUS PLANTING AREAS. ALL LAYOUT WORK SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO OPENING ANY PLANTING PITS.
7. ***PLANT MATERIAL QUANTITIES PROVIDED IN THE PLANT SCHEDULE ARE FOR REFERENCE ONLY AND THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE ACTUAL PLANT MATERIAL COUNTS.*** DISCREPANCIES BETWEEN QUANTITIES SHOWN ON THE PLANTING PLAN AND THOSE IN THE PLANT SCHEDULE SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION. IF CLARIFICATION OF DISCREPANCIES FROM THE LANDSCAPE ARCHITECT IS NOT POSSIBLE, THEN QUANTITIES SHOWN ON THE PLANTING PLAN SHALL TAKE PRECEDENCE.
8. REQUIREMENTS FOR THE MEASUREMENTS, BRANCHING, GRADING, QUALITY, BALLING AND BURLAPPING OF PLANTS IN THE PLANT LIST SHOULD FOLLOW OR EXCEED THE STANDARDS CURRENTLY RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. IN THE AMERICAN STANDARD FOR NURSERY STOCKS (ANSI Z-60.1). UNLESS OTHERWISE SPECIFIED, ANY SIZE SPECIFIED SHALL BE CONSIDERED MINIMUM. ***MINIMUMS FOR HEIGHT, SPREAD, OR CALIPER SHALL TAKE PRECEDENT OVER A SPECIFIED CONTAINER SIZE.***
9. ALL PLANTS SHALL HAVE A WELL FORMED HEAD WITH MINIMUM CALIPER, HEIGHT AND SPREAD OF THE SIDE BRANCHES AS SHOWN ON THE PLANT LIST. TRUNKS SHALL BE UNDAMAGED AND SHAPE SHALL BE TYPICAL OF THE SPECIES.
10. MEASUREMENT OF CONIFER HEIGHT SHALL INCLUDE NOT MORE THAN FIFTY (50) PER CENT OF THIS YEARS' VERTICAL GROWTH (TOP CANDLE).
11. NO EXCAVATION OR PLANTING PIT SHALL BE LEFT UNATTENDED OVERNIGHT.
12. REMOVE BURLAP/STRAPPING AND WIRE BASKET FROM TOP 1/3 OF ROOT BALL ON TREES.
13. REMOVE PAPER, PLASTIC OR METAL AROUND ROOT BALLS OF SHRUBS.
14. DO NOT WRAP TREES.
15. WATER ALL PLANT MATERIAL IMMEDIATELY AFTER PLANTING.
16. TREE GUYING MATERIAL SHALL BE 'ARBOR-TIE' OR EQUIVALENT.
17. ALL PLANT BEDS TO BE MULCHED WITH 4" OF DOUBLE SHREDDED HARDWOOD MULCH UNLESS OTHERWISE SPECIFIED.
18. ALL AREAS OF PLANTING, INCLUDING AREAS OF GRASS SEEDING AND SOD, SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AND SHALL BE PROVIDED APPROPRIATE SOIL FOR THE PROPOSED PLANTINGS, SEE SOIL NOTES.
19. ALL EXISTING VEGETATION WITHIN AREAS TO BE PLANTED, SODDED AND/OR SEEDED SHALL BE REMOVED PRIOR TO PLANTING, SODDING, AND SEEDING. ALL AREAS INDICATED TO BE GRASS SEED SHALL BE SEEDED PER GRASSING SPECIFICATIONS FOR PERMANENT STABILIZATION.
20. ALL DISTURBED AREAS NOT SPECIFICALLY CALLED OUT ON THIS PLAN SHALL BE SEEDED PER THE PROVIDED SEEDING SCHEDULE. ALL DISTURBED NATURAL AREAS SHALL BE MULCHED (SEE MULCH SPECIFICATIONS).
21. DRAINAGE TO BE PROVIDED FOR ALL ABOVE GROUND PLANTERS.
22. PLANTINGS SHALL BE PRUNED TO CONFORM WITH THE REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION, INCLUDING BUT NOT LIMITED TO THE CITY, COUNTY, STATE AND FEDERAL REQUIREMENTS.
23. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP THE SITE AT THE COMPLETION OF THE PROJECT AND SHALL MAINTAIN THE SITE IN A REASONABLY NEAT AND CLEAN STATE THROUGHOUT THE INSTALLATION PROCESS. STREETS AND PAVED AREAS SHALL BE CLEANED REGULARLY TO REMOVE CONSTRUCTION MATERIALS AND OTHER DEBRIS RESULTING FROM WORK OF THE PROJECT.
24. REPLACEMENTS OF DEAD OR UNSATISFACTORY MATERIAL SHALL BE MADE AS SPECIFIED IN THE PLANT LIST. THE OWNER OR LANDSCAPE ARCHITECT SHALL INSPECT REPLACED PLANTS WHEN ALL REPLACEMENTS HAVE BEEN MADE. REPLACEMENTS ARE TO BE ALIVE AND IN A HEALTHY CONDITION WHEN THE REPLACEMENTS ARE COMPLETE. REPLACEMENTS ARE NOT SUBJECT TO AN ADDITIONAL GUARANTEE, BUT THE LANDSCAPE CONTRACTOR SHALL CONSULT WITH THE LANDSCAPE ARCHITECT ON REASON FOR PLANT DECLINE/DEATH AND HOW TO AVOID FUTURE INSTANCES.
25. SHOULD THE LANDSCAPE CONTRACTOR NOT MAKE REPLACEMENTS IN A SATISFACTORY AND TIMELY FASHION IN ACCORD WITH THE PLANTING NOTES, THE OWNER, AFTER PROPER NOTIFICATION TO THE LANDSCAPE CONTRACTOR MAY UTILIZE THE FUNDS OF THE RETAINAGE TO HAVE THE REPLACEMENTS MADE IN ACCORDANCE WITH THE SPECIFICATIONS BY ANOTHER CONTRACTOR.

SOIL NOTES:

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

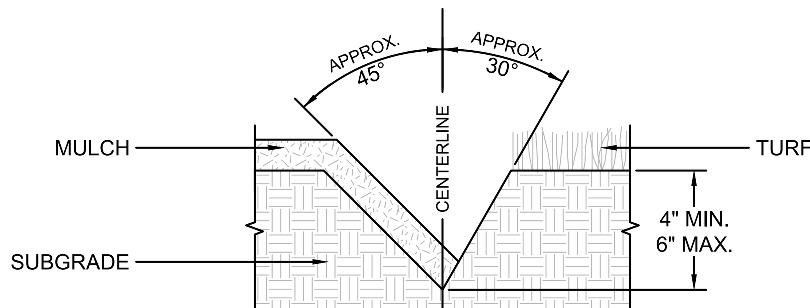
IRRIGATION NOTES:

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

PLANT SCHEDULE NOTES:

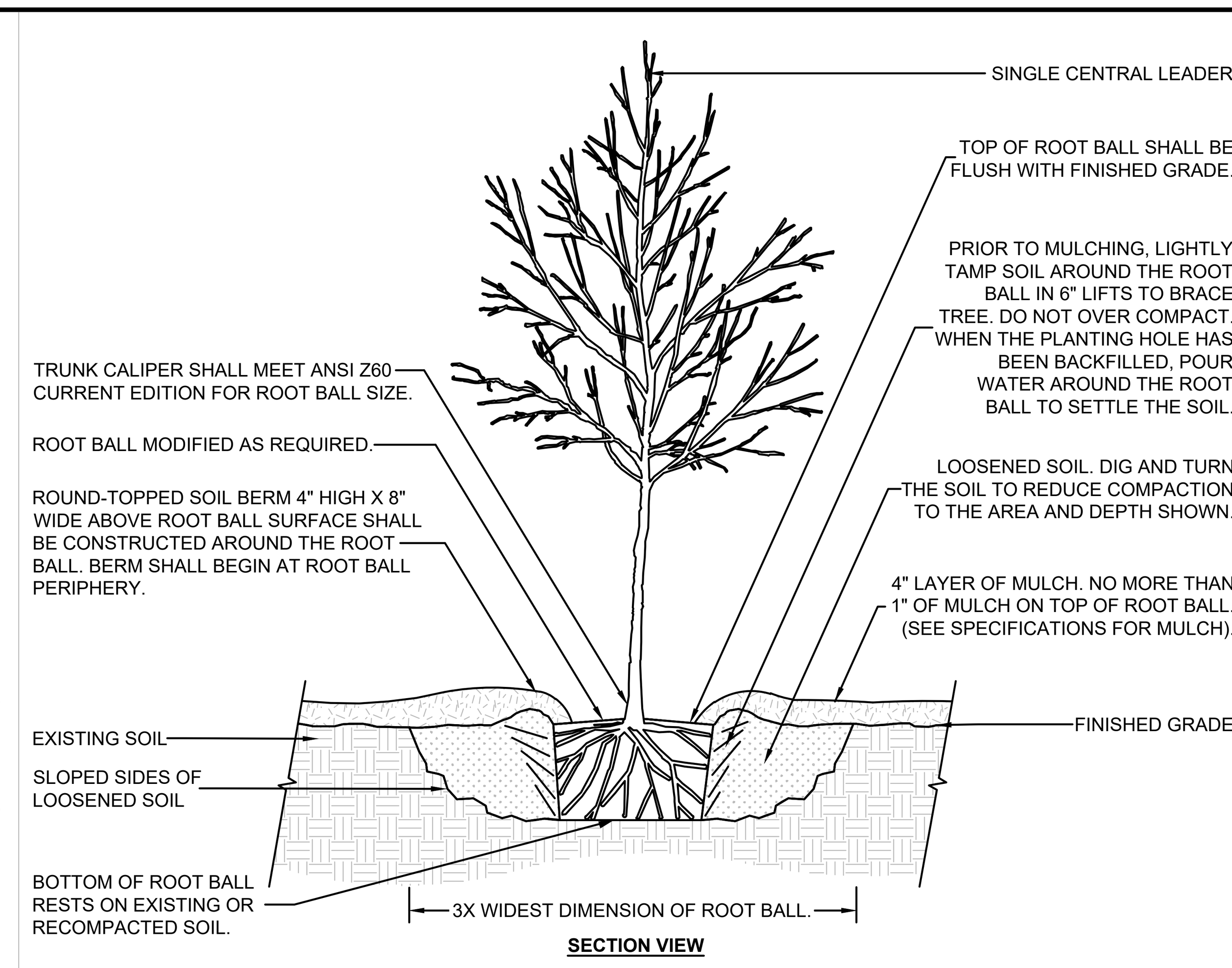
1. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THIS OFFICE OF ANY DISCREPANCIES PRIOR TO BEGINNING OR CONTINUING WORK.
2. THERE WILL BE NO SUBSTITUTIONS, DELETIONS OR ADDITIONS WITHOUT APPROVAL OF THIS OFFICE.
3. SIZE OF PLANT MATERIALS SHALL CONFORM WITH THE CURRENT EDITION OF 'AMERICAN STANDARD FOR NURSERY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

1 Landscape Notes
SCALE: NOT TO SCALE



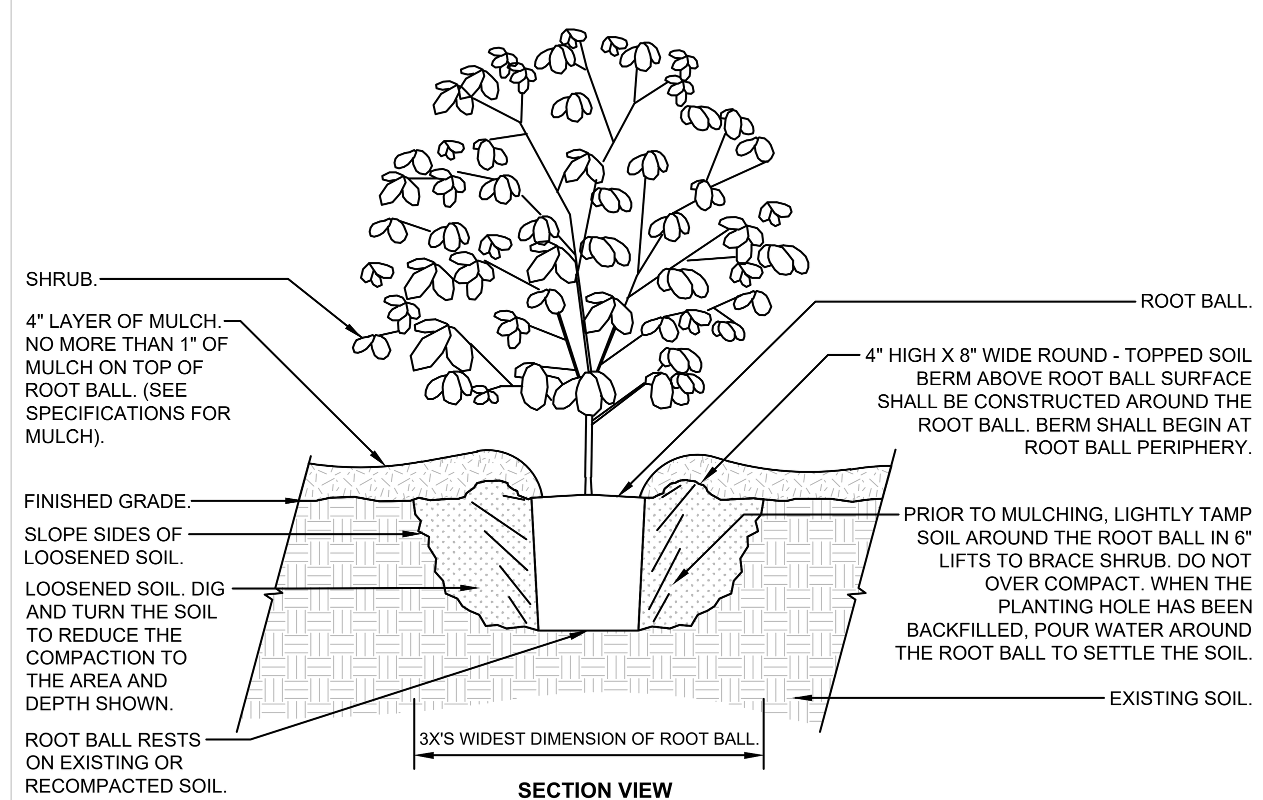
NOTES:
1. SEE LANDSCAPE NOTES AND SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.
2. EXCAVATE TRENCH BY HAND WITH SPADE.
3. ADD EXCESS SOIL TO ADJACENT PLANT BED AFTER PULLING BACK EXISTING MULCH. RAKE SOIL AND SMOOTH BEFORE MULCHING.

2 Lawn Edge Detail
SCALE: NOT TO SCALE



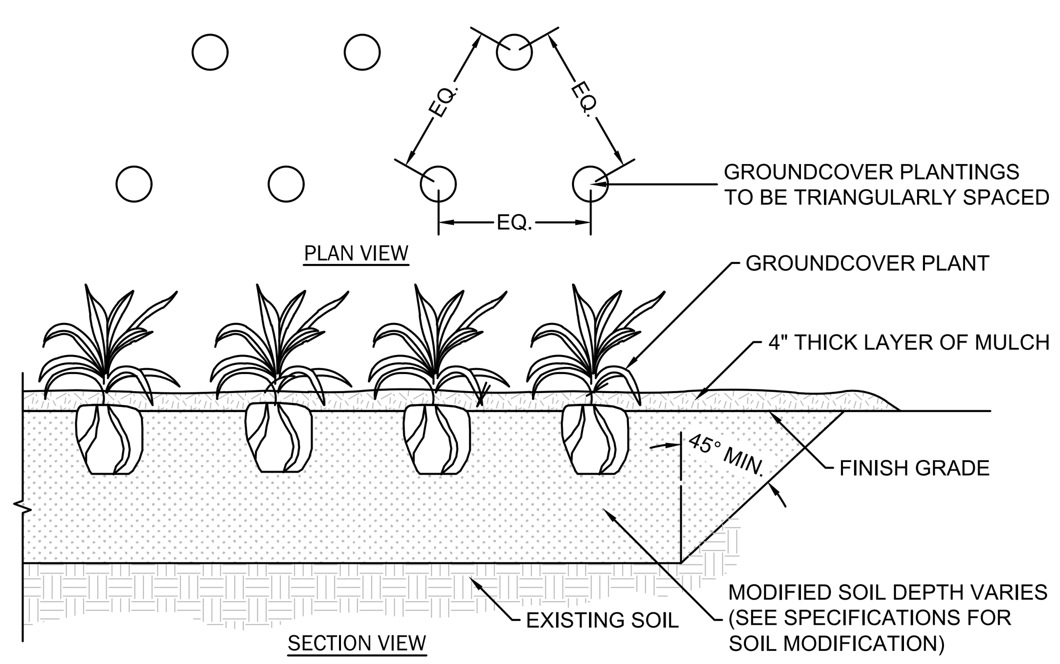
NOTES:
1. SEE LANDSCAPE NOTES AND SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

3 Tree With Berm - Existing Soil Unmodified
SCALE: NOT TO SCALE



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

4 Shrub Planting - Unmodified Soil
SCALE: NOT TO SCALE



NOTES:
1. SEE LANDSCAPE NOTES AND SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.
2. SEE PLANT SCHEDULE FOR PLANT SPECIES, SIZE, AND SPACING DIMENSION.
3. SMALL ROOTS (¼" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING.
4. THOROUGHLY TILL IN PLANTING SOIL MIXTURE AMENDMENTS TO DEPTH OF 8" IN ENTIRE GROUNDCOVER BED AREA. WORK SOIL TO LOOSE, UNIFORMLY FINE TEXTURE.
5. CONTRACTOR IS RESPONSIBLE FOR PROVIDING DRAINAGE FROM PLANTING HOLE/BEDS IF COMPACTED SOILS OR POORLY DRAINED SOIL IS ENCOUNTERED.
6. HAND-TAMP BACKFILL TO REMOVE VOIDS AND AIR POCKETS. WATER IMMEDIATELY AFTER PLANTING UNTIL NO MORE WATER IS ABSORBED.

5 Groundcover / Ornamental Grass Planting Detail
SCALE: NOT TO SCALE

PLANT SCHEDULE			
SYMBOL	QTY	SIZE	BOTANICAL / COMMON NAME
BUFFER TREES			
	121	2" CAL	CANOPY TREE
	124	8' MIN.	UNDERSTORY TREE
PARKING LOT TREES			
	54	2" CAL	PARKING CANOPY TREE
	33	8' MIN.	PARKING UNDERSTORY TREE
BUFFER SHRUB / GRASS			
	1,202	N/A	SHRUB

6 Plant Schedule
SCALE: NOT TO SCALE

SEAMONWHITESIDE

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

Varsity Club CLEMSON EST. 2016

SOUTH CAROLINA SEAMON, WHITESIDE & ASSOCIATES, INC. No. C00472 CERTIFICATE OF AUTHORIZATION

NOT FOR CONSTRUCTION

VARSITY CLUB
PHASE 3 | 104 SUMMEY STREET
CLEMSON, SOUTH CAROLINA

SD SET
(NOT FOR CONSTRUCTION)

SW+ PROJECT: 12506
DATE: 4/21/25
DRAWN BY: AC
CHECKED BY: DM | NM

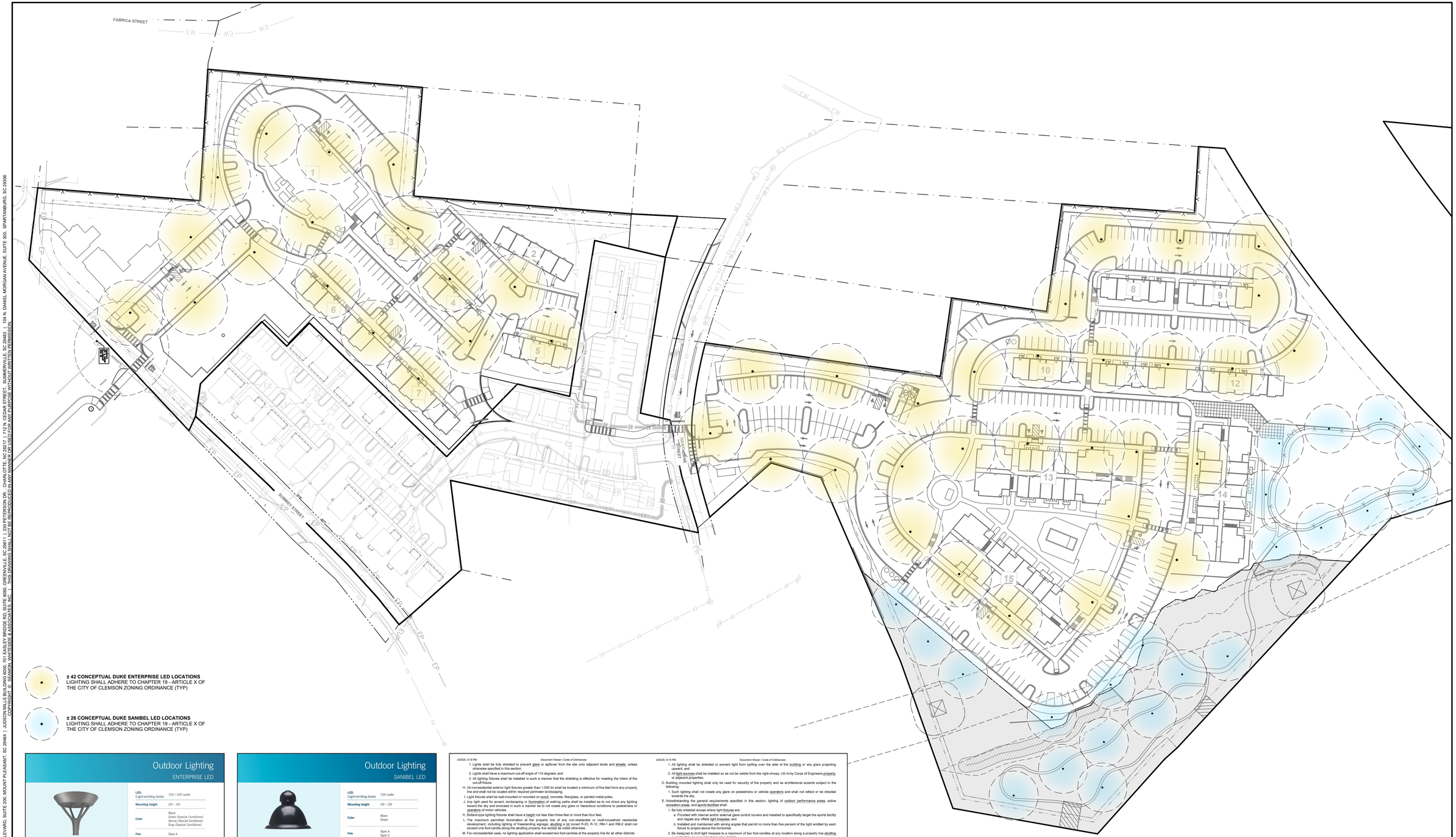
REVISION HISTORY

A. 06/20/2025

PRELIMINARY PLANT SCHEDULE AND DETAILS

L2.0

901 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSON MILLS BUILDING 6000, 701 EASLEY BRIDGE RD, SUITE 6060, GREENVILLE, SC 29611 | 200 PETERSON DR., CHARLOTTE, NC 28217 | 712 N. CEDAR STREET, SUMMERVILLE, SC 29483 | 104 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
COPYRIGHT © SEAMON, WHITESIDE & ASSOCIATES, INC. | THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION



± 42 CONCEPTUAL DUKE ENTERPRISE LED LOCATIONS
LIGHTING SHALL ADHERE TO CHAPTER 19 - ARTICLE X OF THE CITY OF CLEMSON ZONING ORDINANCE (TYP)

± 26 CONCEPTUAL DUKE SANIBEL LED LOCATIONS
LIGHTING SHALL ADHERE TO CHAPTER 19 - ARTICLE X OF THE CITY OF CLEMSON ZONING ORDINANCE (TYP)

Outdoor Lighting
ENTERPRISE LED

ENTERPRISE LED

LED (Light-emitting diode)	150 / 220 watts
Mounting height	20' – 30'
Color	Black Green (Special Conditions) Bronze (Special Conditions) Gray (Special Conditions)
Pole	Style A

IESNA cutoff classification. Full-cutoff
Color temperature. 3,000K Primary
4,000K Available

FIXTURE	WATTS	LUMENS	PATTERN	BUG RATING
Enterprise	150	15,091 16,500	III V	B2-U0-G3 B4-U0-G3
Enterprise	220	16,500 21,602 22,219 23,507	V III IV V	B4-U0-G3 B3-U0-G3 B3-U0-G4 B5-U0-G3

LIGHT DISTRIBUTION PATTERNS

light distribution patterns

POLE AVAILABLE	MOUNTING HEIGHT	FOUNDATION
Style A	20', 25', 30'	Direct Bury, Anchor Base

For additional information, contact us at DELCenter@duke-energy.com.

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DUKE ENERGY.

BUILDING A SMARTER ENERGY FUTURE®

Outdoor Lighting
SANIBEL LED

SANIBEL LED

LED (Light-emitting diode)	150 watts
Mounting height	25' – 35'
Color	Black Green
Pole	Style A Style C

IESNA cutoff classification. Full-cutoff
Color temperature. 3,000K Primary
4,000K Available

FIXTURE	WATTS	LUMENS	PATTERN	BUG RATING
Sanibel	150	16,278	III	B3-U0-G3

LIGHT DISTRIBUTION PATTERNS

light distribution patterns

SPECIALTY BRACKET CHOICES

Boston Harbor Arms — Zenith

POLE AVAILABLE	MOUNTING HEIGHT	FOUNDATION
Style A	25', 30', 35'	Direct Bury, Anchor Base
Style C w/Zenith	25'	Anchor Base
Style C w/Boston Harbor	25'	Anchor Base

For additional information, contact us at DELCenter@duke-energy.com.

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DUKE ENERGY.

BUILDING A SMARTER ENERGY FUTURE®

1. Lights shall be fully shielded to prevent glare or spillover from the site onto adjacent lands and streets, unless otherwise specified in this section;
2. Lights shall have a maximum cut-off angle of 115 degrees; and
3. All lighting fixtures shall be installed in such a manner that the shielding is effective for meeting the intent of the cut-off fixture.

H. All nonresidential exterior light fixtures greater than 1,500 lm shall be located a minimum of five feet from any property line and shall not be located within required perimeter landscaping.

I. Light fixtures shall be wall-mounted or mounted on wood, concrete, fiberglass, or painted metal poles.

J. Any light used for accent, landscaping or illumination of walking paths shall be installed as to not direct any lighting toward the sky and enclosed in such a manner as to not create any glare or hazardous conditions to pedestrians or operators of motor vehicles.

K. Bollard-type lighting fixtures shall have a height not less than three feet or more than four feet.

L. The maximum permitted illumination at the property line of any non-residential or multi-household residential development, including lighting of freestanding signage, abutting a lot zoned R-20, R-12, RM-1 and RM-2 shall not exceed one foot-candle along the abutting property line except as noted otherwise.

M. For nonresidential uses, no lighting application shall exceed two foot-candles at the property line for all other districts.

N. Decorative globe lighting not exceeding 2,500 lm may be utilized, provided the decorative globe is not made of a clear material.

(Ord. No. CC-2014-05, § 1, 8-18-14; Ord. No. CC-2017-28, 11-27-17; Ord. No. CC-2022-01, 01/03/2022)

Effective on: 1/3/2022

Sec. 19-1004. Prohibited lighting.

Unless otherwise specified, the following lights or lighting applications shall be prohibited:

A. Flickering, rotating, strobing or flashing lights;
B. Search lights;
C. Laser source lights; and
D. Any artificial light source which creates glare observable within the normal range of vision by a person of normal sensibilities from any public walk, thoroughfare or adjacent property under normal weather conditions.

(Ord. No. CC-2014-05, § 1, 8-18-14)

Sec. 19-1005. Light measurement technique.

A. Light level measurements shall be made at the property line of the property upon which the light to be measured is being generated.
B. If measurement on private property is not possible or practical, light level measurements may be made at the boundary of the public street right-of-way that adjoins the property of the complainant or at any other location on the property of the complainant.
C. Measurements shall be made at finished grade (ground level), with the light registering portion of the meter held parallel to the ground pointing up. Light levels are specified, calculated and measured in foot-candles (FC).
D. All FC values are maintained foot-candles unless otherwise specified.

(Ord. No. CC-2014-05, § 1, 8-18-14)

Sec. 19-1006. Additional lighting standards for specific applications.

A. The following additional requirements apply to lighting of service station canopies:
   1. All luminaires mounted on the under surface of service station canopies shall be fully shielded and utilize flat glass or flat plastic (acrylic or polycarbonate) covers.
B. Sign Lighting shall comply with the following:
   1. All exterior sign lighting shall be directed to the sign and shielded; and
   2. Any type of lighting that creates a glare issue to pedestrians or motorists on public right-of-way shall be prohibited.
C. Rooftop deck or rooftop patio lighting shall comply with the following:

1. All lighting shall be shielded or prevent light from spilling over the side of the building or any glare projecting upward; and
2. All light sources shall be installed so as not be visible from the right-of-way, US Army Corps of Engineers property, or adjacent properties.

D. Building mounted lighting shall only be used for security of the property and as architectural accents subject to the following:
   1. Such lighting shall not create any glare on pedestrians or vehicle operators and shall not reflect or be directed towards the sky.

E. Notwithstanding the general requirements specified in this section, lighting of outdoor performance areas, active recreation areas, and sports facilities shall:
   1. Be fully shielded except where light fixtures are:
      a. Provided with internal and/or external glare control louvers and installed to specifically target the sports facility and negate any offsite light trespass; and
      b. Installed and maintained with aiming angles that permit no more than five percent of the light emitted by each fixture to project above the horizontal.
   2. Be designed to limit light trespass to a maximum of two foot-candles at any location along a property line abutting a residential use or residential zoning district;
   3. Be extinguished after 11:00 p.m. illumination of the sports facility shall be permitted after this time only to conclude a scheduled event that was unable to conclude before this time due to unusual circumstances; and
   4. Be located on poles no more than 90 feet above finished grade.

(Ord. No. CC-2014-05, § 1, 8-18-14)

Sec. 19-1007. Lighting plan required.

A. A lighting plan shall be required for all projects that include any nonresidential or multifamily component; or as required by specific district standards.
B. The lighting plan shall demonstrate compliance with all lighting standards required herein and shall, at a minimum, include the following information when applicable:
   1. A site plan indicating the proposed location of all outdoor lighting fixtures and lighted signs;
   2. A description of each illuminating device, fixture, lamp, support, and shield. This description may include, but is not limited to, manufacturer's catalog cuts and drawings, lamp types, and foot-candle outputs;
   3. An isofoot-candle plan and cross-section that shows:
      a. Initial output along each property line;
      b. Maximum, average, and minimum site foot-candles;
      c. Site/architectural elements (buildings, retaining walls, lights, landscape screening, etc.) of the developing site.
   4. Information indicates the angle of cut off of light emissions for the proposed luminaire(s); and
   5. Any other information required for the Zoning and Codes Administrator to determine compliance with this section.

(Ord. No. CC-2014-05, § 1, 8-18-14)

Sec. 19-1008. Nonconforming lighting.

A. No outdoor lighting fixture, which was lawfully installed prior to the enactment of this section, shall be required to be removed or modified except as expressly provided in this section.
B. No modification or replacement shall be made to a nonconforming fixture or pole unless the fixture or pole thereafter conforms to the provisions of this section.
C. Routine maintenance, including changing the lamp, ballast, starter, photo control, lens, and other required components, is permitted for all existing fixtures.
D. The lighting fixture shall be brought into compliance when the fixture housing is changed.

(Ord. No. CC-2014-05, § 1, 8-18-14)

Secs. 19-1009—19-1100. Reserved.

LIGHTING PLAN NOTES:

1. LIGHTING TO MEET REQUIREMENTS OF CITY OF CLEMSON ZONING ORDINANCE ART. X.
2. PRELIMINARY LIGHTING PLAN IS CONCEPTUAL IN NATURE & SUBJECT TO CHANGE; INCLUDING FIXTURE TYPES & LOCATION.
3. PHOTOMETRIC ANALYSIS TO BE PROVIDED ALONG WITH FUTURE SUBMITTALS.
4. NO LIGHT SOURCE SHALL BE DIRECTED OUTWARD TOWARD PROPERTY BOUNDARIES OR ADJACENT RIGHTS-OF-WAY AND NO OUTDOOR LIGHTING SHALL SHINE DIRECTLY INTO THE YARD OR INTO THE WINDOWS OF AN ADJACENT RESIDENCE.
5. ALL LIGHT SOURCES SHALL BE INSTALLED SO AS NOT BE VISIBLE FROM THE RIGHT-OF-WAY, US ARMY CORPS OF ENGINEERS PROPERTY, OR ADJACENT PROPERTIES.
6. TO AVOID FUTURE LIGHTING CONFLICTS, SAFETY ISSUES, UNHEALTHY & UNSIGHTLY TREE PRUNING, STREETLIGHTS WILL BE INSTALLED AWAY FROM TREES. MAXIMUM TREE CANOPY SIZE WILL BE CONSIDERED.

811 Know what's Call before you dig.

N
W
E
S

0 30 60 120
SCALE: 1" = 60'

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

SOUTH CAROLINA
SEAMON, WHITESIDE & ASSOCIATES, INC.
No. C00472
CERTIFICATE OF AUTHORIZATION

NOT FOR CONSTRUCTION

VARSITY CLUB
PHASE 3 | 104 SUMMEY STREET
CLEMSON, SOUTH CAROLINA

SD SET
(NOT FOR CONSTRUCTION)

SW+ PROJECT:	12506
DATE:	4/21/25
DRAWN BY:	AC
CHECKED BY:	DM | NM

REVISION HISTORY

A.	06/20/2025

PRELIMINARY LIGHTING PLAN

L3.0

PLOTTED:11/10/2025 4:56 PM, BY: Alex Cable P:\ACAD\+R-12506\CAD FILES\2025-08-07 PD Exhibits.dwg

UNIT MATRIX

	BUILDINGS	CLUB HOUSE	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTAL UNITS	TOTAL BEDS
APT	STUDIO	-	28	-	-	-	-	-	-	-	-	-	-	-	35	35	14	112	112
APT	1 BEDROOM	-	0	-	-	-	-	-	-	-	-	-	-	-	0	0	21	21	21
APT	4 BEDROOM	-	7	-	-	-	-	-	-	-	-	-	-	-	14	14	14	49	196
																		182 APT UNITS	329 APT BEDS
TH	2 BEDROOM	-	-	5	0	0	0	0	0	0	0	0	0	0	-	-	-	5	10
TH	4 BEDROOM	-	-	0	4	4	4	6	4	4	4	4	6	6	-	-	-	46	184
																		51 TH UNITS	194 TH BEDS
NIL	1 BEDROOM	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
																		1 NIL UNIT	1 NIL BED
	TOTAL UNITS	1	35	5	4	4	4	6	4	4	4	4	6	6	49	49	49	**234 UNITS**	
	TOTAL BEDS	1	56	10	16	16	16	24	16	16	16	16	24	24	91	91	91		**524 BEDS**

GENERAL NOTES - APARTMENTS

1. REFER TO X0.01 FOR UNIT MATRIX.
2. UNIT DIMENSIONS ARE PULLED FROM OUTSIDE FACE OF STUD TO OUTSIDE FACE OF STUD.
3. HOT WATER HEATERS WITH AHU ABOVE (TRADITIONAL SPLIT SYSTEM) LOCATED IN MECH CLOSETS IN EVERY UNIT.
4. TYPICAL BATHROOM SIZE (9'-10" x 5'-0").
5. BALCONY SQUARE FOOTAGE INCLUDED IN "HEATED AND UNHEATED SPACE" - SEE AREA CALCULATIONS.
6. REFER TO OVERALL PLANS FOR STUDIO BALCONY LOCATIONS.
6. WRITTEN PD (SECTION 106 - STANDARDS AND DIMENSIONS) -
   MAXIMUM STRUCTURE HEIGHT: FOUR STORIES
   PROPOSED STRUCTURE HEIGHT: FOUR STORIES

FRONTAGE INCREASE CALCULATIONS

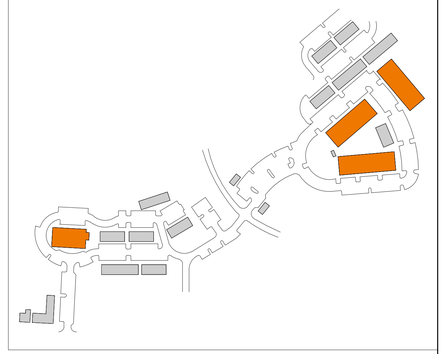
2021 IBC Section 506.2 Allowable Area Determination
The allowable area of a building shall be determined in accordance with the applicable provisions of Sections 506.2.1, 506.2.2 and 506.3.

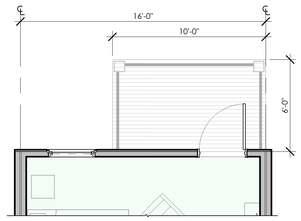
Allowable Area Factor (Table 506.2)
R-2 - Sprinklered - Type VA = 12,000 SF

Frontage Increase Factor (Table 506.3.3)
Percentage of Building Perimeter : 75 to 100
Open Space : 20 to less than 25
Frontage Increase Factor = 0.50

Single-occupancy Buildings (Section 506.2.2)
The allowable area of each story of a single-occupancy building shall be determined in accordance with Equation 5-1:
Aa = At + (NS x If)
Aa = 12,000 + (12,000 x 0.50)
Allowable Area = 18,000 SF

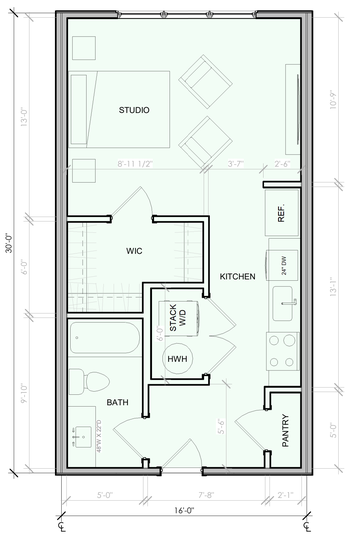
KEY PLAN



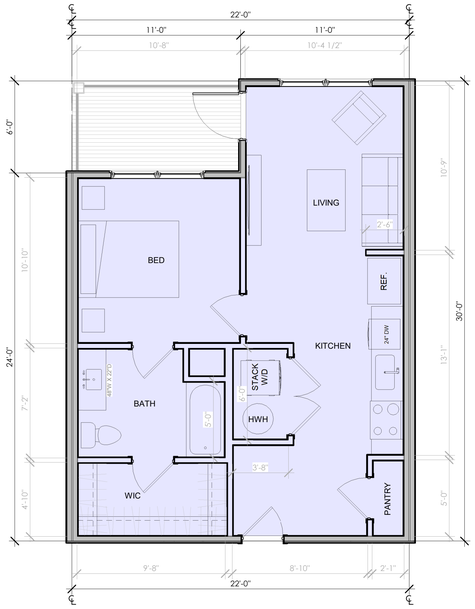


SEE OVERALL PLANS FOR
LOCATIONS OF STUDIO BALCONIES

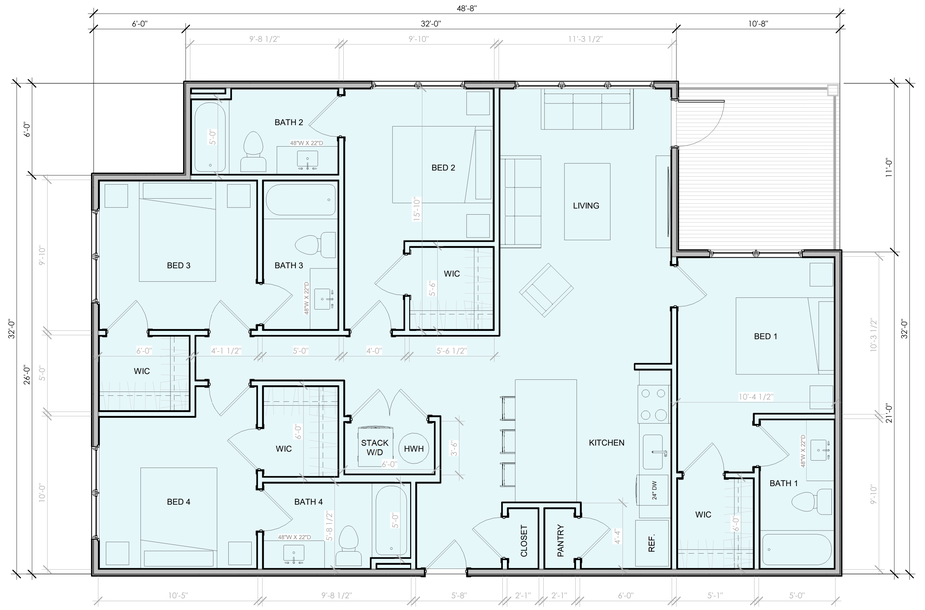
4 APT - STUDIO (BALCONY)
1/4" = 1'-0"



1 APT - STUDIO
1/4" = 1'-0"



2 APT - 1BR
1/4" = 1'-0"



3 APT - 4BR
1/4" = 1'-0"

AREA SUMMARY - STUDIO

Mark	Area
STUDIO	477 SF
HEATED - UNITS	477 SF
STUDIO BALCONY	60 SF
UNHEATED - UNITS	60 SF

AREA SUMMARY - 1 BEDROOM

Mark	Area
1 BEDROOM	592 SF
HEATED - UNITS	592 SF
1 BEDROOM BALCONY	66 SF
UNHEATED - UNITS	66 SF

AREA SUMMARY - 4 BEDROOM

Mark	Area
4 BEDROOM	1,404 SF
HEATED - UNITS	1,404 SF
4 BEDROOM BALCONY	117 SF
UNHEATED - UNITS	117 SF

Project Plus

VARSITY CLUB
ARGO INDUSTRIES
106 SUMMEY STREET, CLEMSON, SC 29631

TMS: 4054-15-54-0258 / 4054-14-44-9526 / 4054-11-55-2523
PROJECT: 25136

APARTMENT - UNIT PLANS

APT0.1

UNIT MATRIX

	BUILDINGS	CLUB HOUSE	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTAL UNITS	TOTAL BEDS
APT	STUDIO	-	28	-	-	-	-	-	-	-	-	-	-	-	35	35	14	112	112
APT	1 BEDROOM	-	0	-	-	-	-	-	-	-	-	-	-	-	0	0	21	21	21
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6. WRITTEN PD (SECTION 106 - STANDARDS AND DIMENSIONS) -
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FRONTAGE INCREASE CALCULATIONS

2021 IBC Section 506.2 Allowable Area Determination
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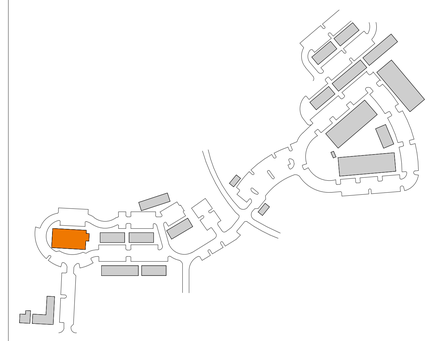
Aa = 12,000 + (12,000 x 0.50)
Allowable Area = 18,000 SF

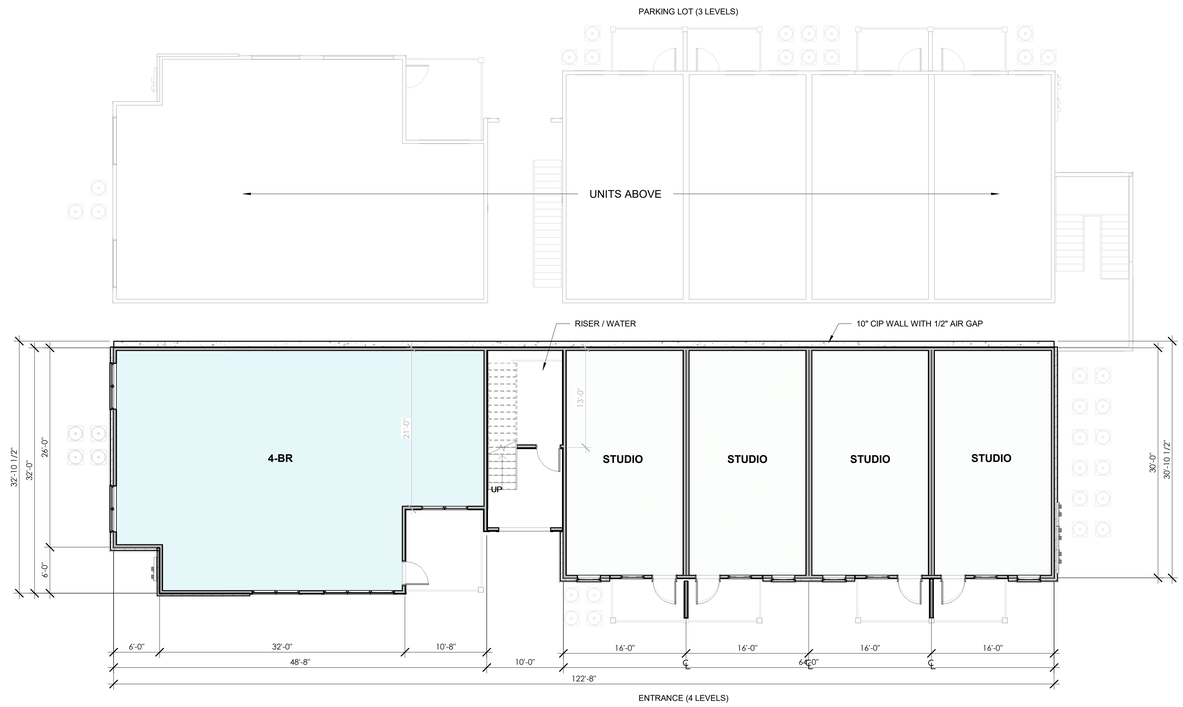
KEY PLAN



AREA SUMMARY - BLDG 1

Level	Type	Area
BASEMENT	UNITS - SLAB	3,324 SF
LEVEL 1	UNITS - FLOOR JOISTS	3,324 SF
LEVEL 1	UNITS - SLAB	3,324 SF
LEVEL 2	UNITS - FLOOR JOISTS	6,647 SF
LEVEL 3	UNITS - FLOOR JOISTS	6,648 SF
HEATED - UNITS		23,267 SF
BASEMENT	UNITS - BALCONIES	354 SF
LEVEL 1	UNITS - BALCONIES	708 SF
LEVEL 2	UNITS - BALCONIES	708 SF
LEVEL 3	UNITS - BALCONIES	708 SF
UNHEATED - UNITS		2,479 SF
LEVEL 1	COMMON AREA - BREEZEWAY	1,259 SF
LEVEL 2	COMMON AREA - BREEZEWAY	768 SF
LEVEL 3	COMMON AREA - BREEZEWAY	811 SF
UNHEATED - COMMON AREAS		2,838 SF
GRAND TOTAL: 30		28,584 SF

2 BUILDING 1 - LEVELS 1-3
1/8" = 1'-0"



1 BUILDING 1 - BASEMENT
1/8" = 1'-0"

Project Plus

VARSITY CLUB
ARGO INDUSTRIES
106 SUMMEY STREET, CLEMSON, SC 29631

TMS: 4054-15-54-0258 / 4054-14-44-9526 / 4054-11-55-2523
PROJECT: 25136

BUILDING 1 - OVERALL PLANS

APT1.1

3 **BLDG 1 - RIGHT**
1/8" = 1'-0"

4 **BLDG 1 - LEFT**
1/8" = 1'-0"

2 **BLDG 1 - BACK**
1/8" = 1'-0"

1 **BLDG 1 - FRONT**
1/8" = 1'-0"

GENERAL NOTES - APARTMENTS

1. REFER TO X0.01 FOR UNIT MATRIX.
2. UNIT DIMENSIONS ARE PULLED FROM OUTSIDE FACE OF STUD TO OUTSIDE FACE OF STUD.
3. HOT WATER HEATERS WITH AHU ABOVE (TRADITIONAL SPLIT SYSTEM) LOCATED IN MECH CLOSETS IN EVERY UNIT.
4. TYPICAL BATHROOM SIZE (9'-10" x 5'-0").
5. BALCONY SQUARE FOOTAGE INCLUDED IN "HEATED AND UNHEATED SPACE" - SEE AREA CALCULATIONS.
6. REFER TO OVERALL PLANS FOR STUDIO BALCONY LOCATIONS.
6. WRITTEN PD (SECTION 106 - STANDARDS AND DIMENSIONS) -
   MAXIMUM STRUCTURE HEIGHT: FOUR STORIES
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FRONTAGE INCREASE CALCULATIONS

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Aa = At + (NS x If)
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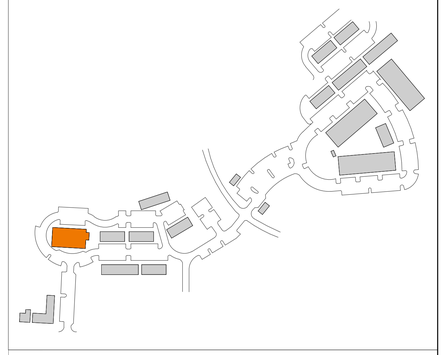
Allowable Area = 18,000 SF

KEY PLAN



MATERIAL BOARD

TAG	MATERIAL	MANUFACTURER	COLOR
BR-1	MODULAR BRICK	GENERAL SHALE	CLAYTON FALLS
WD-1	WOOD	HARDIE LAP SIDING OR LP SMARTSIDE	CAROLINA COLOR TONES - CHESTNUT
FC-1	FCB	HARDIE BOARD AND BATTEN	SW 7020 BLACK FOX
FC-2	FCS	HARDIE LAP SIDING OR LP SMARTSIDE	SW 7009 PEARLY WHITE
FC-3	FCB	HARDIE BOARD PANELING	SW 7020 BLACK FOX
FC-4	FCB	HARDIE BOARD PANELING	SW 7009 PEARLY WHITE
MP-1	CORRUGATED METAL ROOF		CHARCOAL GRAY
W-1	VINYL WINDOWS		BRONZE (FC-1, BR-1)
W-2	VINYL WINDOWS		WHITE (FC-2)

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VARSITY CLUB
ARGO INDUSTRIES
106 SUMMEY STREET, CLEMSON, SC 29631

TMS: 4054-15-54-0258 / 4054-14-44-9526 / 4054-11-55-2523
PROJECT: 25136

BUILDING 1 - ELEVATIONS

APT1.2

UNIT MATRIX

	BUILDINGS	CLUB HOUSE	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTAL UNITS	TOTAL BEDS
APT	STUDIO	-	28	-	-	-	-	-	-	-	-	-	-	-	35	35	14	112	112
APT	1 BEDROOM	-	0	-	-	-	-	-	-	-	-	-	-	-	0	0	21	21	21
APT	4 BEDROOM	-	7	-	-	-	-	-	-	-	-	-	-	-	14	14	14	49	196
																		182 APT UNITS	329 APT BEDS
TH	2 BEDROOM	-	-	5	0	0	0	0	0	0	0	0	0	0	-	-	-	5	10
TH	4 BEDROOM	-	-	0	4	4	4	6	4	4	4	4	6	6	-	-	-	46	184
																		51 TH UNITS	194 TH BEDS
NIL	1 BEDROOM	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
																		1 NIL UNIT	1 NIL BED
	TOTAL UNITS	1	35	5	4	4	4	6	4	4	4	4	6	6	49	49	49	**234 UNITS**	
	TOTAL BEDS	1	56	10	16	16	16	24	16	16	16	16	24	24	91	91	91		**524 BEDS**

GENERAL NOTES - APARTMENTS

1. REFER TO X0.01 FOR UNIT MATRIX.
2. UNIT DIMENSIONS ARE PULLED FROM OUTSIDE FACE OF STUD TO OUTSIDE FACE OF STUD.
3. HOT WATER HEATERS WITH AHU ABOVE (TRADITIONAL SPLIT SYSTEM) LOCATED IN MECH CLOSETS IN EVERY UNIT.
4. TYPICAL BATHROOM SIZE (9'-10" x 5'-0").
5. BALCONY SQUARE FOOTAGE INCLUDED IN "HEATED AND UNHEATED SPACE" - SEE AREA CALCULATIONS.
6. REFER TO OVERALL PLANS FOR STUDIO BALCONY LOCATIONS.
6. WRITTEN PD (SECTION 106 - STANDARDS AND DIMENSIONS) -
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FRONTAGE INCREASE CALCULATIONS

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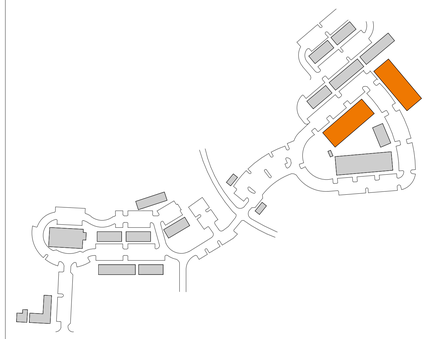
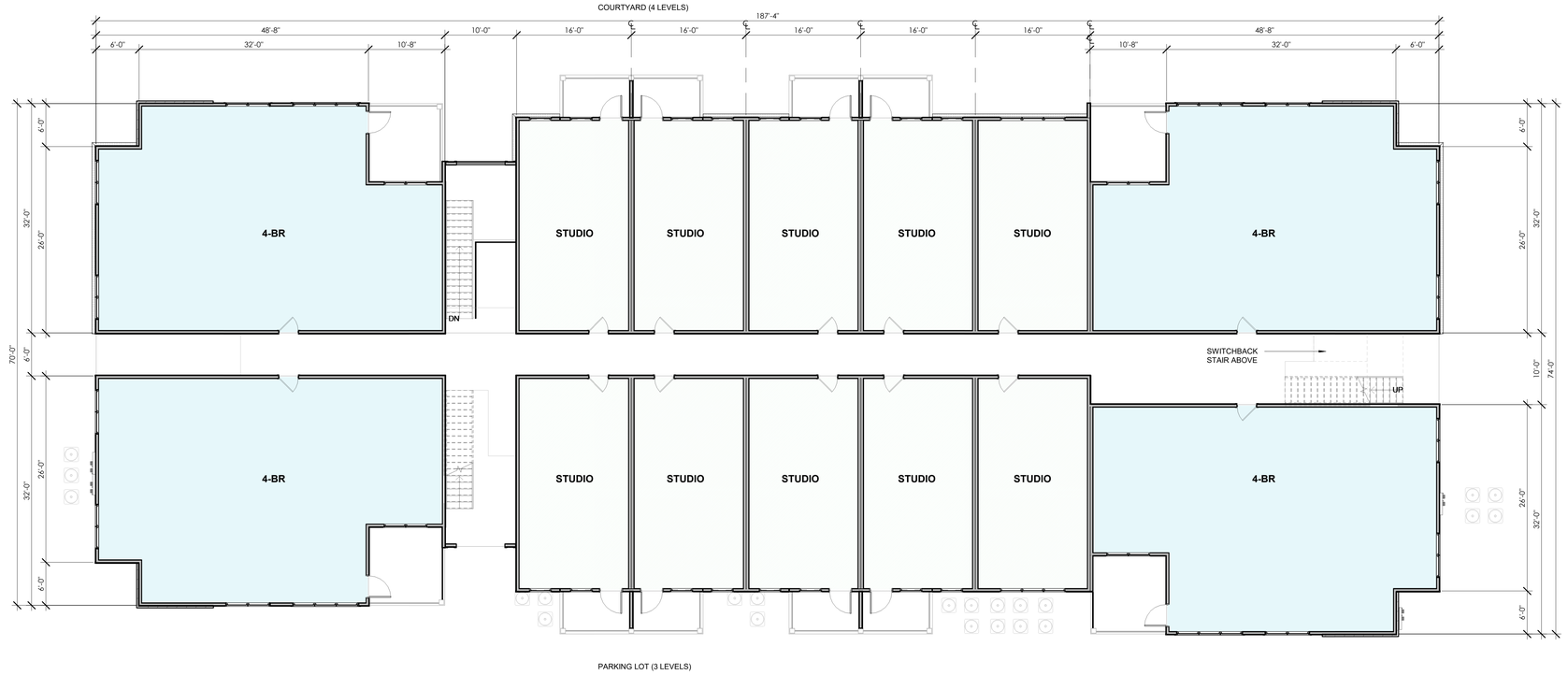
KEY PLAN

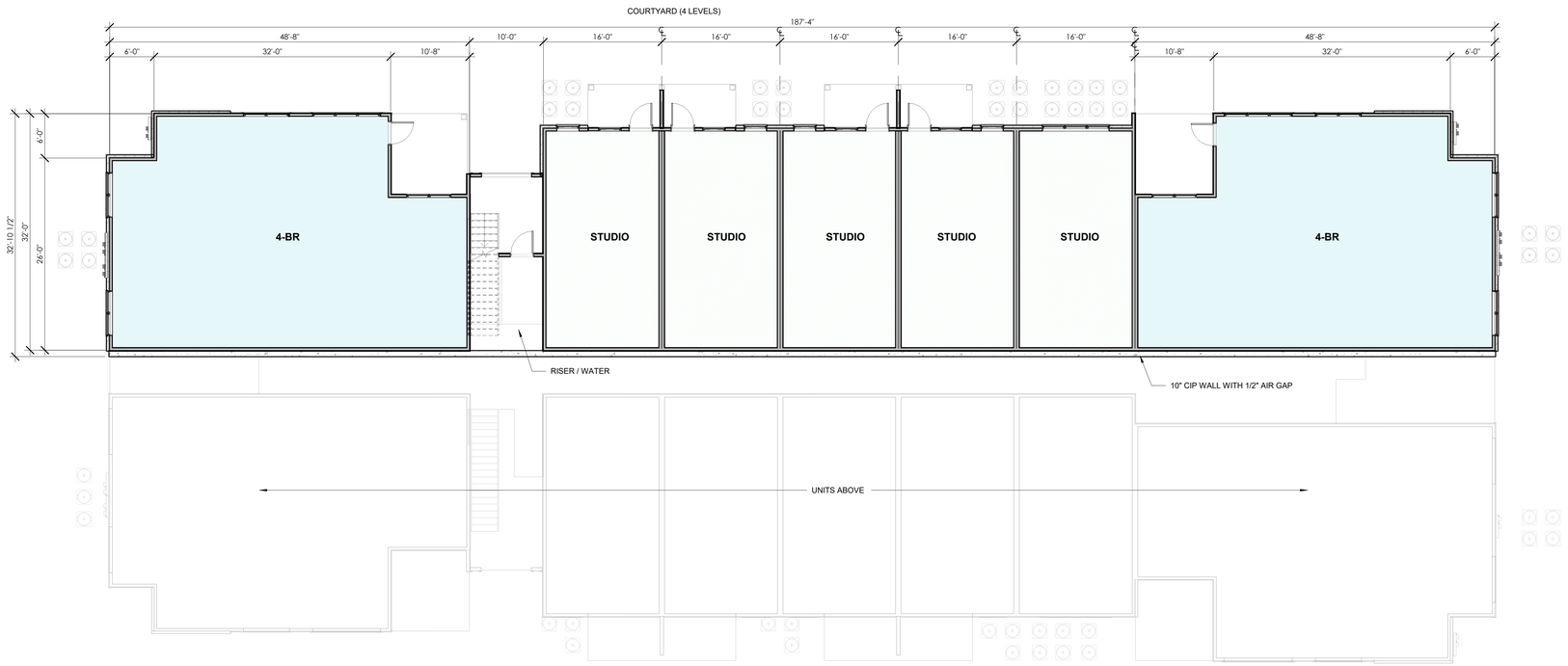


AREA SUMMARY - BLDG 13,14

Level	Type	Area
BASEMENT	UNITS - SLAB	5,208 SF
LEVEL 1	UNITS - FLOOR JOISTS	5,208 SF
LEVEL 1	UNITS - SLAB	5,208 SF
LEVEL 2	UNITS - FLOOR JOISTS	10,416 SF
LEVEL 3	UNITS - FLOOR JOISTS	10,416 SF
HEATED - UNITS		36,456 SF
BASEMENT	UNITS - BALCONIES	943 SF
LEVEL 1	UNITS - BALCONIES	945 SF
LEVEL 2	UNITS - BALCONIES	945 SF
LEVEL 3	UNITS - BALCONIES	945 SF
UNHEATED - UNITS		3,780 SF
LEVEL 1	COMMON AREA - BREEZEWAY	1,643 SF
LEVEL 2	COMMON AREA - BREEZEWAY	1,090 SF
LEVEL 3	COMMON AREA - BREEZEWAY	1,100 SF
UNHEATED - COMMON AREAS		3,833 SF
GRAND TOTAL: 41		44,069 SF



2 BUILDINGS 13 AND 14 - LEVELS 1-3
1/8" = 1'-0"



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VARSITY CLUB
ARGO INDUSTRIES
106 SUMMEY STREET, CLEMSON, SC 29631

TMS: 4054-15-54-0258 / 4054-14-44-9526 / 4054-11-55-2523
PROJECT: 25136

BUILDINGS 13/14 - OVERALL PLANS

APT13.1

3 BLDG 13,14 - LEFT
1/8" = 1'-0"

4 BLDG 13,14 - RIGHT
1/8" = 1'-0"

2 BLDG 13,14 - BACK
1/8" = 1'-0"

GRADE LEVEL APPROXIMATE.
ACTUAL GRADE MAY VARY.

1 BLDG 13,14 - FRONT
1/8" = 1'-0"

GENERAL NOTES - APARTMENTS

1. REFER TO X0.01 FOR UNIT MATRIX.
2. UNIT DIMENSIONS ARE PULLED FROM OUTSIDE FACE OF STUD TO OUTSIDE FACE OF STUD.
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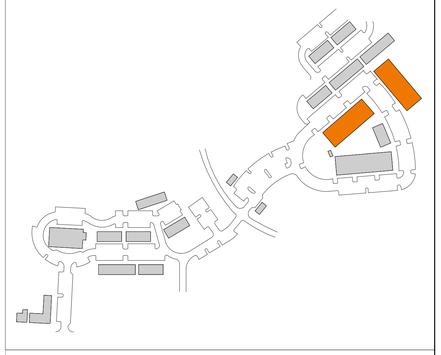
KEY PLAN



MATERIAL BOARD

TAG	MATERIAL	MANUFACTURER	COLOR
BR-1	MODULAR BRICK	GENERAL SHALE	CLAYTON FALLS
WD-1	WOOD	HARDIE LAP SIDING OR LP SMARTSIDE	CAROLINA COLOR TONES - CHESTNUT
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MP-1	CORRUGATED METAL ROOF		CHARCOAL GRAY
W-1	VINYL WINDOWS		BRONZE (FC-1, BR-1)
W-2	VINYL WINDOWS		WHITE (FC-2)

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VARSITY CLUB
ARGO INDUSTRIES
106 SUMMEY STREET, CLEMSON, SC 29631

TMS: 4054-15-54-0258 / 4054-14-44-9526 / 4054-11-55-2523
PROJECT: 25136

BUILDINGS 13/14 - ELEVATIONS

APT13.2

UNIT MATRIX

	BUILDINGS	CLUB HOUSE	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTAL UNITS	TOTAL BEDS
APT	STUDIO	-	28	-	-	-	-	-	-	-	-	-	-	-	35	35	14	112	112
APT	1 BEDROOM	-	0	-	-	-	-	-	-	-	-	-	-	-	0	0	21	21	21
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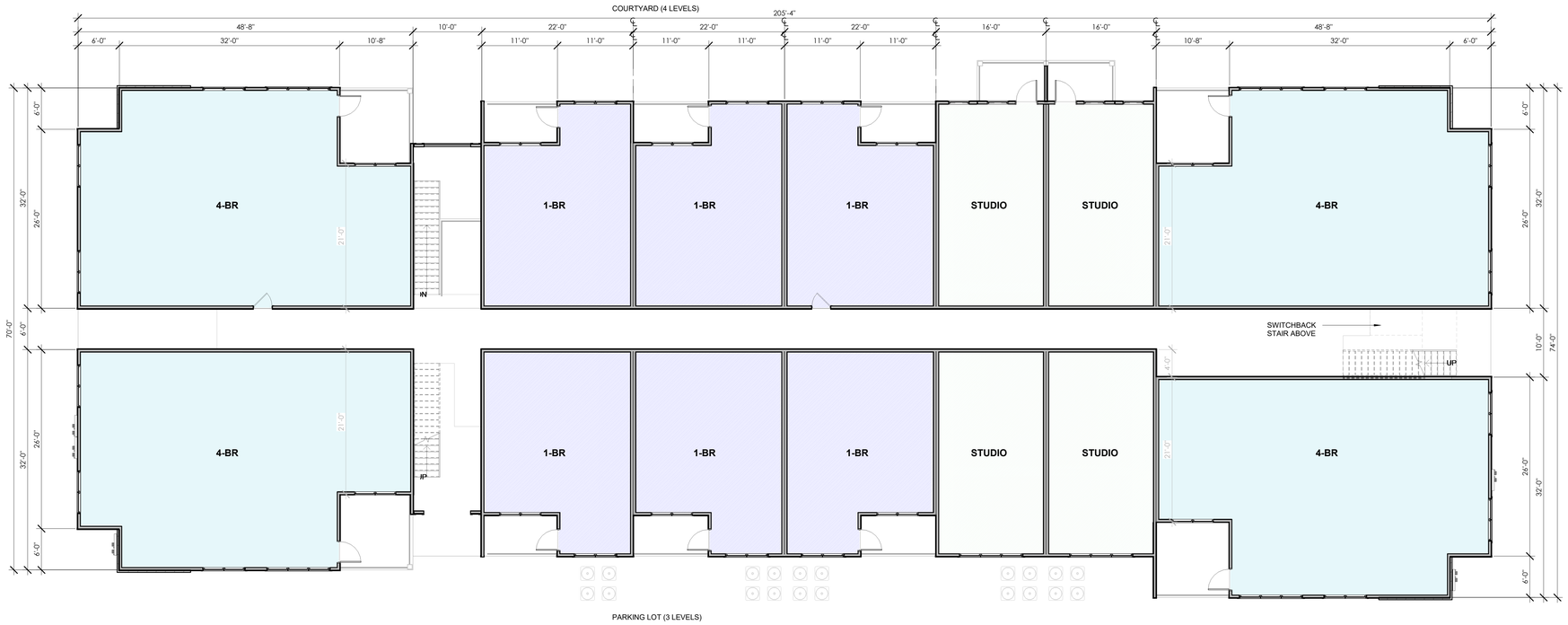
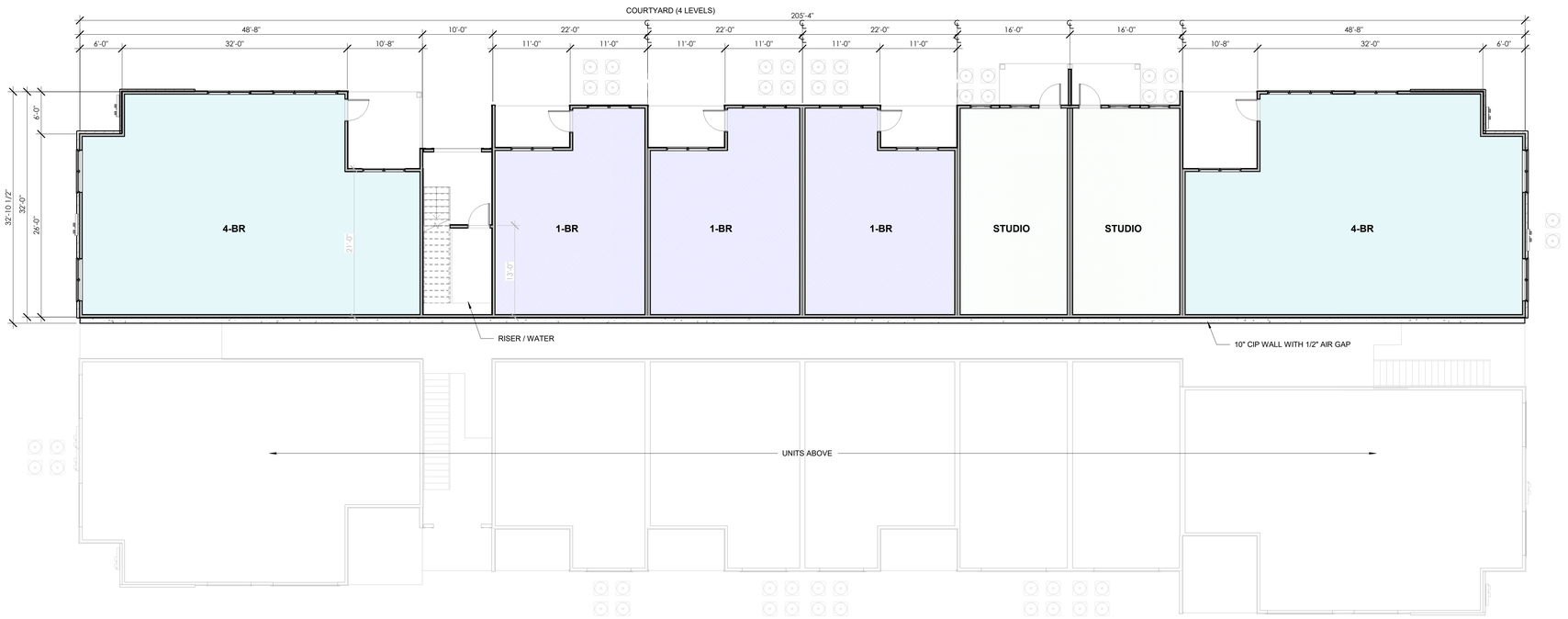


2 **BUILDING 15 - LEVELS 1-3**
1/8" = 1'-0"



1 **BUILDING 15 - BASEMENT**
1/8" = 1'-0"

GENERAL NOTES - APARTMENTS

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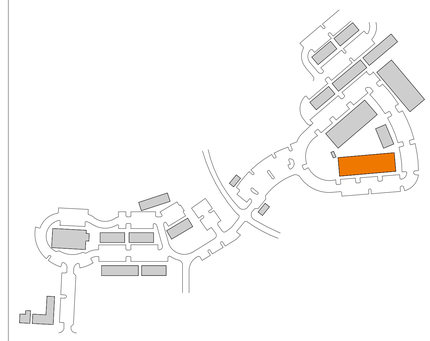

AREA SUMMARY - BLDG 15

Level	Type	Area
BASEMENT	UNITS - SLAB	5,557 SF
LEVEL 1	UNITS - FLOOR JOISTS	5,557 SF
LEVEL 1	UNITS - SLAB	5,555 SF
LEVEL 2	UNITS - FLOOR JOISTS	11,112 SF
LEVEL 3	UNITS - FLOOR JOISTS	11,112 SF
HEATED - UNITS		38,895 SF
BASEMENT	UNITS - BALCONIES	549 SF
LEVEL 1	UNITS - BALCONIES	987 SF
LEVEL 2	UNITS - BALCONIES	987 SF
LEVEL 3	UNITS - BALCONIES	987 SF
UNHEATED - UNITS		3,510 SF
LEVEL 1	COMMON AREA - BREEZEWAY	1,813 SF
LEVEL 2	COMMON AREA - BREEZEWAY	1,183 SF
LEVEL 3	COMMON AREA - BREEZEWAY	1,193 SF
UNHEATED - COMMON AREAS		4,189 SF
GRAND TOTAL: 48		46,594 SF

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CLEMSON VARSITY CLUB EST. 1896

VARSITY CLUB
ARGO INDUSTRIES
106 SUMMEY STREET, CLEMSON, SC 29631

TMS: 4054-15-54-0258 / 4054-14-44-9526 / 4054-11-55-2523
PROJECT: 25136

BUILDING 15 - OVERALL PLANS

APT15.1

3 BLDG 15 - LEFT
1/8" = 1'-0"

4 BLDG 15 - RIGHT
1/8" = 1'-0"

2 BLDG 15 - BACK
1/8" = 1'-0"

1 BLDG 15 - FRONT
1/8" = 1'-0"

GENERAL NOTES - APARTMENTS

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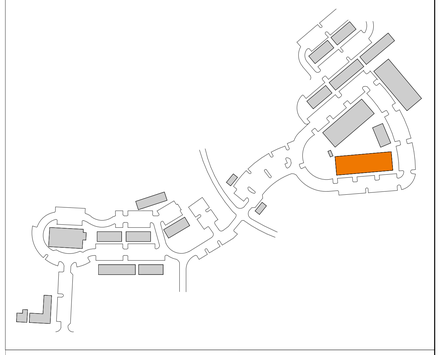

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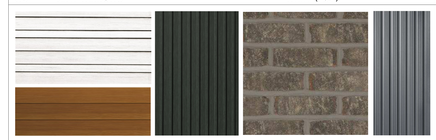
W-2	VINYL WINDOWS		WHITE (FC-2)



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PROJECT: 25136

BUILDING 15 - ELEVATIONS

APT15.2

UNIT MATRIX

	BUILDINGS	CLUB HOUSE	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTAL UNITS	TOTAL BEDS
APT	STUDIO	-	28	-	-	-	-	-	-	-	-	-	-	-	35	35	14	112	112
APT	1 BEDROOM	-	0	-	-	-	-	-	-	-	-	-	-	-	0	0	21	21	21
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NIL	1 BEDROOM	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
																		1 NIL UNIT	1 NIL BED
	TOTAL UNITS	1	35	5	4	4	4	6	4	4	4	4	6	6	49	49	49	**234 UNITS**	
	TOTAL BEDS	1	56	10	16	16	16	24	16	16	16	16	24	24	91	91	91		**524 BEDS**

GENERAL NOTES - NIL

1. AHU LOCATED IN ATTIC.
2. INTERIOR DIMENSIONS PULLED FROM INSIDE FACE OF STUD TO INSIDE FACE OF STUD.
3. TOWNHOME ENTRY DOORS TO BE PAINTED TO MATCH ADJACENT WALLS.

CALCULATION NOTES

1. AREAS ARE PULLED FROM CENTERLINE OF DEMISING WALLS AND EXTERIOR FACE OF STUD ON EXTERIOR WALLS.
2. STAIR SHAFTS ARE EXCLUDED ON SECOND FLOOR.
3. VERTICAL EXHAUST SHAFTS ARE EXCLUDED.
4. UNHEATED STORAGE AT BASEMENT (100SF) EXCLUDED.
5. FURRED OUT WALL AT STAIR EXCLUDED ON FIRST FLOOR.
6. WRITTEN PD (SECTION 106 - STANDARDS AND DIMENSIONS) -
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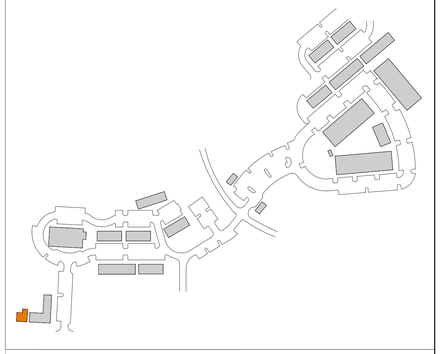
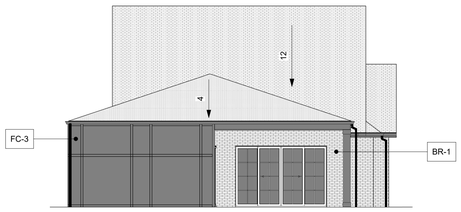
   PROPOSED STRUCTURE HEIGHT: ONE STORY

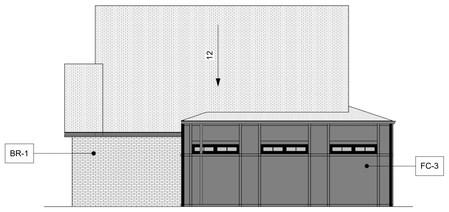
KEY PLAN



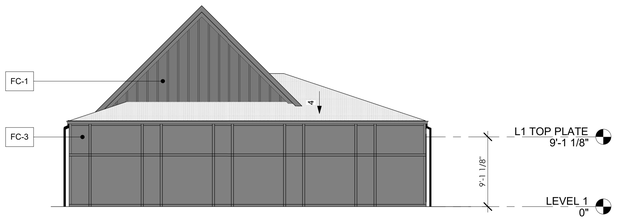


4 NIL - BACK
1/8" = 1'-0"

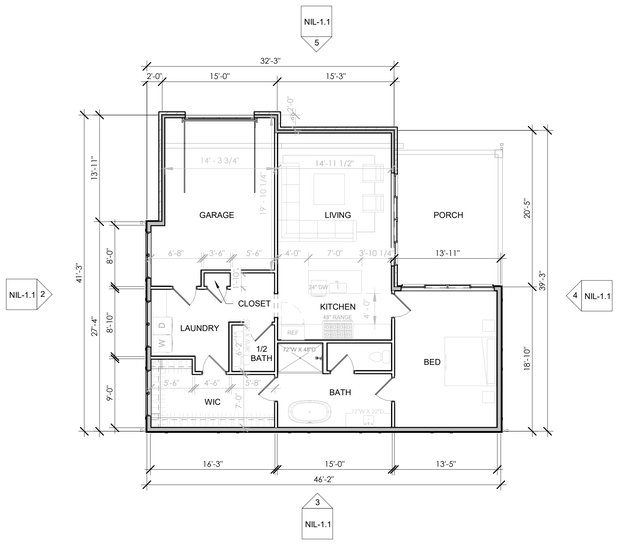
5 NIL - LEFT
1/8" = 1'-0"



2 NIL - FRONT
1/8" = 1'-0"



3 NIL - RIGHT
1/8" = 1'-0"



1 NIL - LEVEL 1
1/8" = 1'-0"

MATERIAL BOARD

TAG	MATERIAL	MANUFACTURER	COLOR
BR-1	MODULAR BRICK	GENERAL SHALE	CLAYTON FALLS
WD-1	WOOD	HARDIE LAP SIDING OR LP SMARTSIDE	CAROLINA COLOR TONES - CHESTNUT
FC-1	FCB	HARDIE BOARD AND BATTEN	SW 7020 BLACK FOX
FC-2	FCS	HARDIE LAP SIDING OR LP SMARTSIDE	SW 7009 PEARLY WHITE
FC-3	FCB	HARDIE BOARD PANELING	SW 7020 BLACK FOX
FC-4	FCB	HARDIE BOARD PANELING	SW 7009 PEARLY WHITE
MP-1	CORRUGATED METAL ROOF		CHARCOAL GRAY
W-1	VINYL WINDOWS		BRONZE (FC-1, BR-1)
W-2	VINYL WINDOWS		WHITE (FC-2)

AREA SUMMARY - NIL

Level	Type	Area
LEVEL 1	UNITS - SLAB	1,534 SF
HEATED - UNITS		1,534 SF
GRAND TOTAL		1,534 SF

Project Plus

VARSITY CLUB

ARGO INDUSTRIES

106 SUMMEY STREET, CLEMSON, SC 29631

TMS: 4054-15-54-0258 / 4054-14-44-9526 / 4054-11-55-2523

PROJECT: 25136

NIL - OVERALL PLANS

NIL-1.1

UNIT MATRIX

	BUILDINGS	CLUB HOUSE	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTAL UNITS	TOTAL BEDS
APT	STUDIO	-	28	-	-	-	-	-	-	-	-	-	-	-	35	35	14	112	112
APT	1 BEDROOM	-	0	-	-	-	-	-	-	-	-	-	-	-	0	0	21	21	21
APT	4 BEDROOM	-	7	-	-	-	-	-	-	-	-	-	-	-	14	14	14	49	196
																		182 APT UNITS	329 APT BEDS
TH	2 BEDROOM	-	-	5	0	0	0	0	0	0	0	0	0	0	-	-	-	5	10
TH	4 BEDROOM	-	-	0	4	4	4	6	4	4	4	4	6	6	-	-	-	46	184
																		51 TH UNITS	194 TH BEDS
NIL	1 BEDROOM	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
																		1 NIL UNIT	1 NIL BED
	TOTAL UNITS	1	35	5	4	4	4	6	4	4	4	4	6	6	49	49	49	234 UNITS	
	TOTAL BEDS	1	56	10	16	16	16	24	16	16	16	16	24	24	91	91	91		524 BEDS

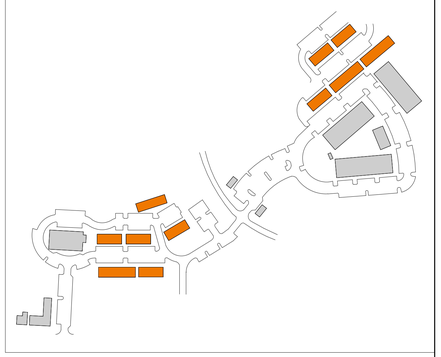
GENERAL NOTES - TOWNHOMES

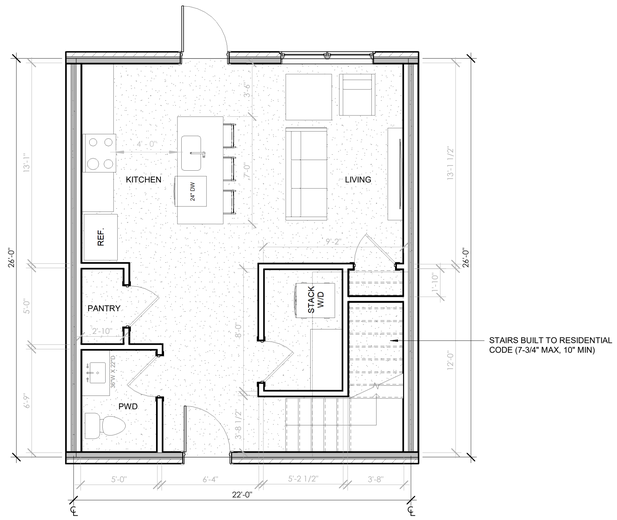
1. AHU LOCATED IN ATTIC.
2. INTERIOR DIMENSIONS PULLED FROM INSIDE FACE OF STUD TO INSIDE FACE OF STUD.
3. TOWNHOME ENTRY DOORS TO BE PAINTED TO MATCH ADJACENT WALLS.

CALCULATION NOTES

1. AREAS ARE PULLED FROM CENTERLINE OF DEMISING WALLS AND EXTERIOR FACE OF STUD ON EXTERIOR WALLS.
2. STAIR SHAFTS ARE EXCLUDED ON SECOND FLOOR.
3. VERTICAL EXHAUST SHAFTS ARE EXCLUDED.
4. UNHEATED STORAGE AT BASEMENT (100SF) EXCLUDED.
5. FURRED OUT WALL AT STAIR EXCLUDED ON FIRST FLOOR.
6. WRITTEN PD (SECTION 106 - STANDARDS AND DIMENSIONS) -
   MAXIMUM STRUCTURE HEIGHT: FOUR STORIES
   PROPOSED STRUCTURE HEIGHT: THREE STORIES

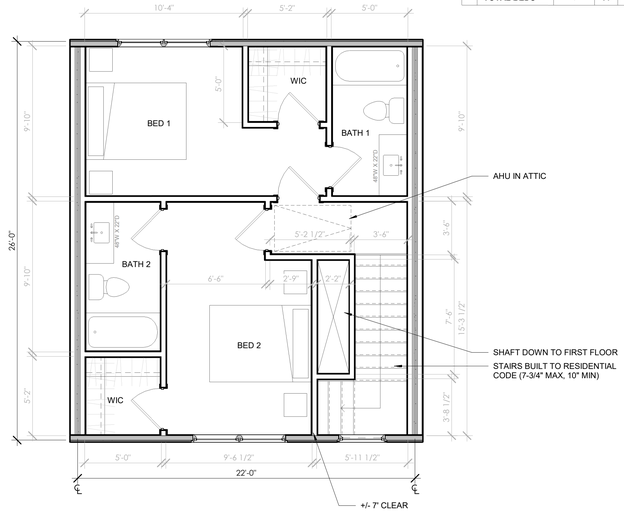
KEY PLAN





STAIRS BUILT TO RESIDENTIAL CODE (7-3/4" MAX, 10" MIN)

4 2 BEDROOM TOWNHOME - LEVEL 1
1/4" = 1'-0"



AHU IN ATTIC

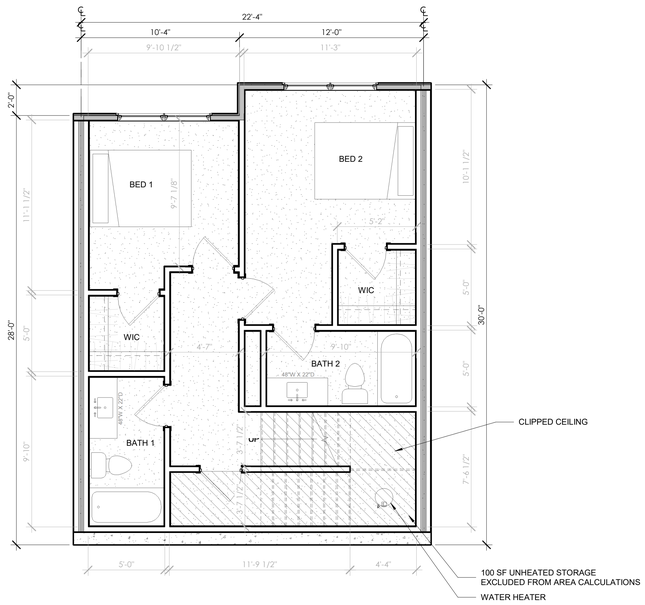
SHAFT DOWN TO FIRST FLOOR

STAIRS BUILT TO RESIDENTIAL CODE (7-3/4" MAX, 10" MIN)

+/- 7" CLEAR

5 2 BEDROOM TOWNHOME - LEVEL 2
1/4" = 1'-0"

AREA SUMMARY - 2BR	
Level	Area
LEVEL 1	563 SF
LEVEL 2	488 SF
HEATED - UNITS	1,051 SF

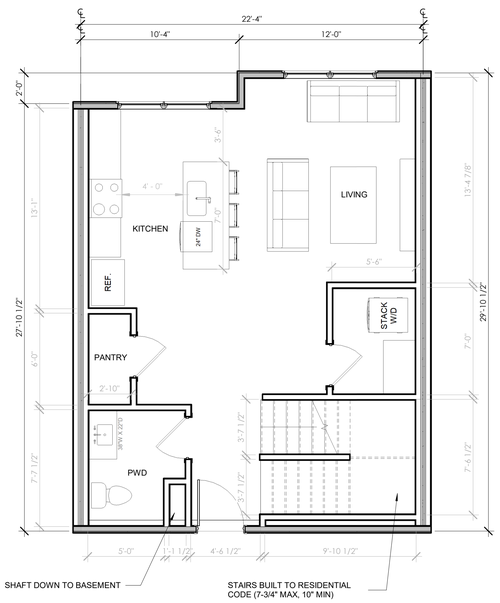


CLIPPED CEILING

100 SF UNHEATED STORAGE EXCLUDED FROM AREA CALCULATIONS

WATER HEATER

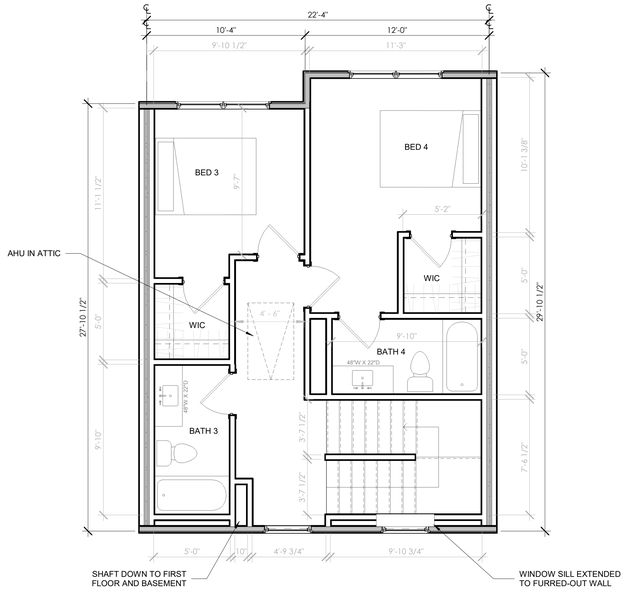
1 4 BEDROOM TOWNHOME - BASEMENT
1/4" = 1'-0"



SHAFT DOWN TO BASEMENT

STAIRS BUILT TO RESIDENTIAL CODE (7-3/4" MAX, 10" MIN)

2 4 BEDROOM TOWNHOME - LEVEL 1
1/4" = 1'-0"



SHAFT DOWN TO FIRST FLOOR AND BASEMENT

WINDOW SILL EXTENDED TO FURRED-OUT WALL

3 4 BEDROOM TOWNHOME - LEVEL 2
1/4" = 1'-0"

AREA SUMMARY - 4BR	
Level	Area
BASEMENT	621 SF
LEVEL 1	621 SF
LEVEL 2	552 SF
HEATED - UNITS	1,794 SF

Project Plus

VARSITY CLUB

ARGO INDUSTRIES

106 SUMMEY STREET, CLEMSON, SC 29631

TMS: 4054-15-54-0258 / 4054-14-44-9526 / 4054-11-55-2523

PROJECT: 25136

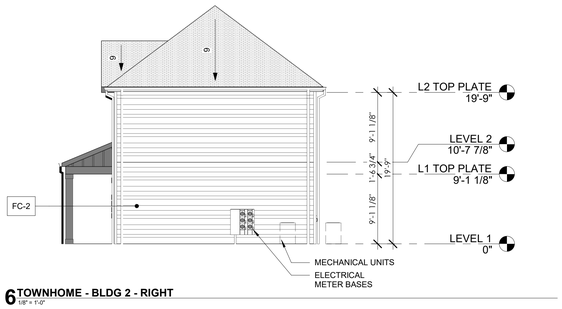
TOWNHOME - UNIT PLANS

TH0.1

UNIT MATRIX

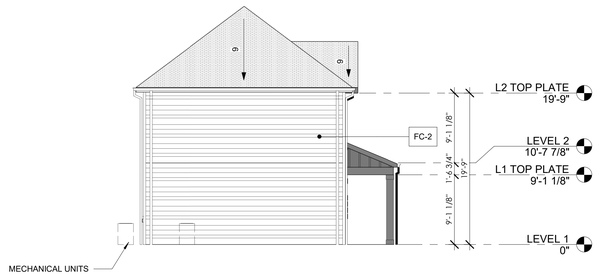
	BUILDINGS	CLUB HOUSE	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTAL UNITS	TOTAL BEDS
APT	STUDIO	-	28	-	-	-	-	-	-	-	-	-	-	-	35	35	14	112	112
APT	1 BEDROOM	-	0	-	-	-	-	-	-	-	-	-	-	-	0	0	21	21	21
APT	4 BEDROOM	-	7	-	-	-	-	-	-	-	-	-	-	-	14	14	14	49	196
																		182 APT UNITS	329 APT BEDS
TH	2 BEDROOM	-	-	5	0	0	0	0	0	0	0	0	0	-	-	-		5	10
TH	4 BEDROOM	-	-	0	4	4	4	6	4	4	4	4	6	6	-	-	-	46	184
																		51 TH UNITS	194 TH BEDS
NIL	1 BEDROOM	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
																		1 NIL UNIT	1 NIL BED
	TOTAL UNITS	1	35	5	4	4	4	6	4	4	4	4	6	6	49	49	49	**234 UNITS**	
	TOTAL BEDS	1	56	10	16	16	16	24	16	16	16	16	24	24	91	91	91		**524 BEDS**

5 TOWNHOME - BLDG 2 - FRONT
1/8" = 1'-0"

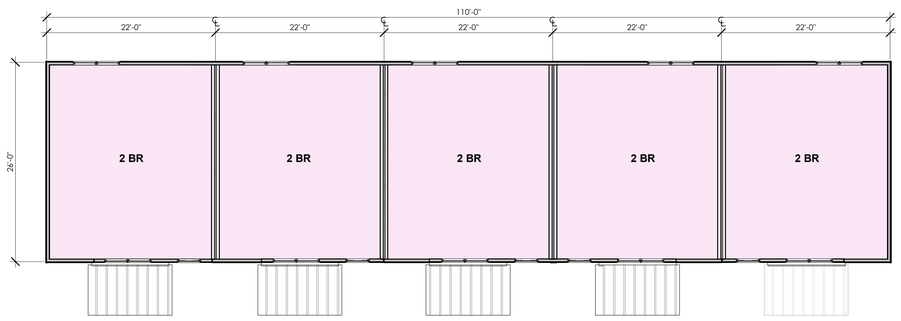


6 TOWNHOME - BLDG 2 - RIGHT
1/8" = 1'-0"

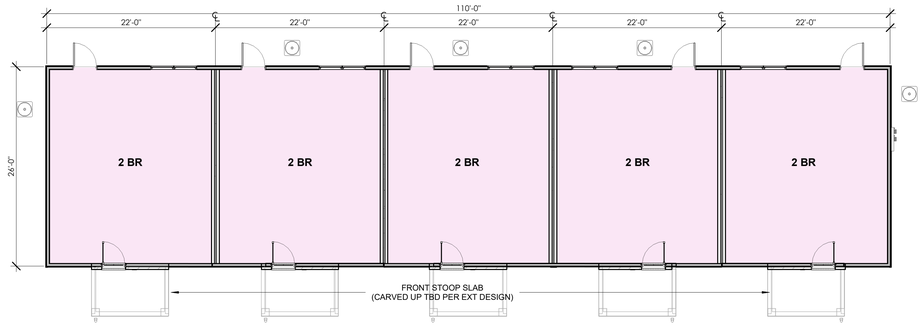
3 TOWNHOME - BLDG 2 - BACK
1/8" = 1'-0"



4 TOWNHOME - BLDG 2 - LEFT
1/8" = 1'-0"



2 BUILDING 2 - LEVEL 2
1/8" = 1'-0"



1 BUILDING 2 - LEVEL 1
1/8" = 1'-0"

GENERAL NOTES - TOWNHOMES

1. AHU LOCATED IN ATTIC.
2. INTERIOR DIMENSIONS PULLED FROM INSIDE FACE OF STUD TO INSIDE FACE OF STUD.
3. TOWNHOME ENTRY DOORS TO BE PAINTED TO MATCH ADJACENT WALLS.

CALCULATION NOTES

1. AREAS ARE PULLED FROM CENTERLINE OF DEMISING WALLS AND EXTERIOR FACE OF STUD ON EXTERIOR WALLS.
2. STAIR SHAFTS ARE EXCLUDED ON SECOND FLOOR.
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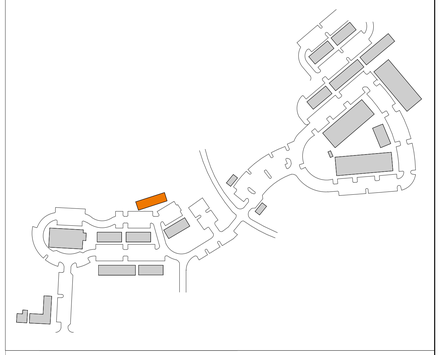
5. FURRED OUT WALL AT STAIR EXCLUDED ON FIRST FLOOR.
6. WRITTEN PD (SECTION 106 - STANDARDS AND DIMENSIONS) -
   MAXIMUM STRUCTURE HEIGHT: FOUR STORIES
   PROPOSED STRUCTURE HEIGHT: THREE STORIES

KEY PLAN



MATERIAL BOARD

TAG	MATERIAL	MANUFACTURER	COLOR
BR-1	MODULAR BRICK	GENERAL SHALE	CLAYTON FALLS
WD-1	WOOD	HARDIE LAP SIDING OR LP SMARTSIDE	CAROLINA COLOR TONES - CHESTNUT
FC-1	FCB	HARDIE BOARD AND BATTEN	SW 7020 BLACK FOX
FC-2	FCS	HARDIE LAP SIDING OR LP SMARTSIDE	SW 7009 PEARLY WHITE
FC-3	FCB	HARDIE BOARD PANELING	SW 7020 BLACK FOX
FC-4	FCB	HARDIE BOARD PANELING	SW 7009 PEARLY WHITE
MP-1	CORRUGATED METAL ROOF		CHARCOAL GRAY
W-1	VINYL WINDOWS		BRONZE (FC-1, BR-1)
W-2	VINYL WINDOWS		WHITE (FC-2)

AREA SUMMARY - BLDG 2

Level	Type	Area
LEVEL 1	UNITS - SLAB	2,860 SF
LEVEL 2	UNITS - FLOOR JOISTS	2,860 SF
HEATED - UNITS		5,720 SF
GRAND TOTAL		5,720 SF

Project Plus

VARSITY CLUB

ARGO INDUSTRIES

106 SUMMEY STREET, CLEMSON, SC 29631

TMS: 4054-15-54-0258 / 4054-14-44-9526 / 4054-11-55-2523

PROJECT: 25136

TOWNHOME - 2 BEDROOM

TH-2B.1

UNIT MATRIX

	BUILDINGS	CLUB HOUSE	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTAL UNITS	TOTAL BEDS
APT	STUDIO	-	28	-	-	-	-	-	-	-	-	-	-	-	35	35	14	112	112
APT	1 BEDROOM	-	0	-	-	-	-	-	-	-	-	-	-	-	0	0	21	21	21
APT	4 BEDROOM	-	7	-	-	-	-	-	-	-	-	-	-	-	14	14	14	49	196
																		182 APT UNITS	329 APT BEDS
TH	2 BEDROOM	-	-	5	0	0	0	0	0	0	0	0	0	0	-	-	-	5	10
TH	4 BEDROOM	-	-	0	4	4	4	6	4	4	4	4	6	6	-	-	-	46	184
																		51 TH UNITS	194 TH BEDS
NIL	1 BEDROOM	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
																		1 NIL UNIT	1 NIL BED
	TOTAL UNITS	1	35	5	4	4	4	6	4	4	4	4	6	6	49	49	49	**234 UNITS**	
	TOTAL BEDS	1	56	10	16	16	16	24	16	16	16	16	24	24	91	91	91		**524 BEDS**

MATERIAL BOARD

TAG	MATERIAL	MANUFACTURER	COLOR
BR-1	MODULAR BRICK	GENERAL SHALE	CLAYTON FALLS
WD-1	WOOD	HARDIE LAP SIDING OR LP SMARTSIDE	CAROLINA COLOR TONES - CHESTNUT
FC-1	FCB	HARDIE BOARD AND BATTEN	SW 7020 BLACK FOX
FC-2	FCS	HARDIE LAP SIDING OR LP SMARTSIDE	SW 7009 PEARLY WHITE
FC-3	FCB	HARDIE BOARD PANELING	SW 7020 BLACK FOX
FC-4	FCB	HARDIE BOARD PANELING	SW 7009 PEARLY WHITE
MP-1	CORRUGATED METAL ROOF		CHARCOAL GRAY
W-1	VINYL WINDOWS		BRONZE (FC-1, BR-1)
W-2	VINYL WINDOWS		WHITE (FC-2)

GENERAL NOTES - TOWNHOMES

1. AHU LOCATED IN ATTIC.
2. INTERIOR DIMENSIONS PULLED FROM INSIDE FACE OF STUD TO INSIDE FACE OF STUD.
3. TOWNHOME ENTRY DOORS TO BE PAINTED TO MATCH ADJACENT WALLS.

CALCULATION NOTES

1. AREAS ARE PULLED FROM CENTERLINE OF DEMISING WALLS AND EXTERIOR FACE OF STUD ON EXTERIOR WALLS.
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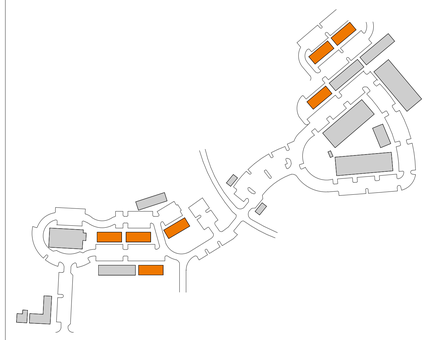
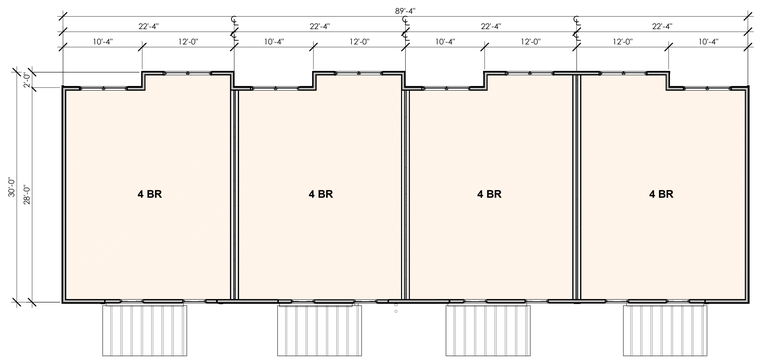
6. WRITTEN PD (SECTION 106 - STANDARDS AND DIMENSIONS) -
   MAXIMUM STRUCTURE HEIGHT: FOUR STORIES
   PROPOSED STRUCTURE HEIGHT: THREE STORIES

KEY PLAN

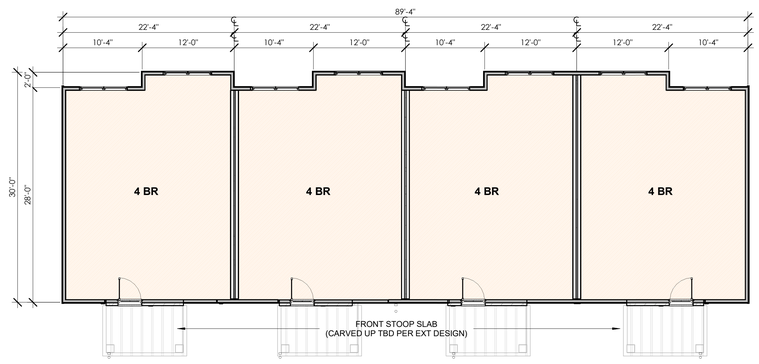


AREA SUMMARY - 4 BEDROOM (4 UNIT)

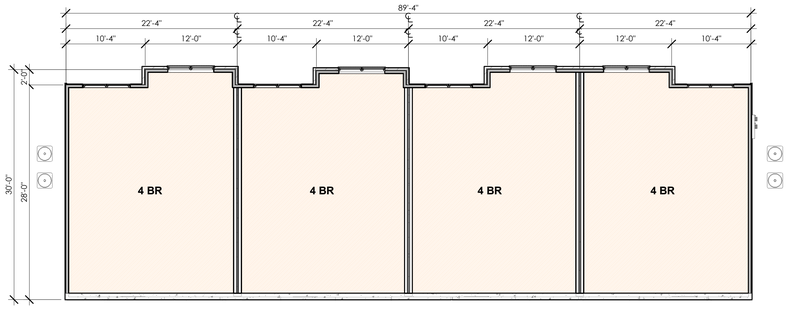
Level	Type	Area
BASEMENT	UNITS - SLAB	2,518 SF
LEVEL 1	UNITS - FLOOR JOISTS	2,597 SF
LEVEL 2	UNITS - FLOOR JOISTS	2,597 SF
HEATED - UNITS		7,711 SF
GRAND TOTAL		7,711 SF



3 TYP TOWNHOME BUILDING - LEVEL 2
1/8" = 1'-0"



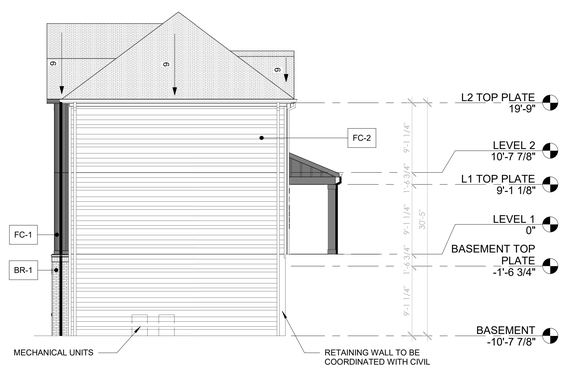
2 TYP TOWNHOME BUILDING - LEVEL 1
1/8" = 1'-0"



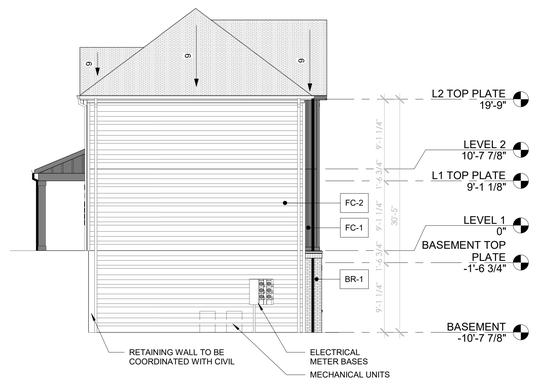
1 TYP TOWNHOME BUILDING - BASEMENT
1/8" = 1'-0"

6 TOWNHOME - 4 BEDROOM - BACK
1/8" = 1'-0"

4 TOWNHOME - 4 BEDROOM - FRONT
1/8" = 1'-0"



7 TOWNHOME - 4 UNIT 4BR - LEFT
1/8" = 1'-0"



5 TOWNHOME - 4 UNIT 4BR - RIGHT
1/8" = 1'-0"

Project Plus

VARSITY CLUB
ARGO INDUSTRIES
106 SUMMEY STREET, CLEMSON, SC 29631

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PROJECT: 25136

TOWNHOME - 4 BEDROOM

TH-4B.4

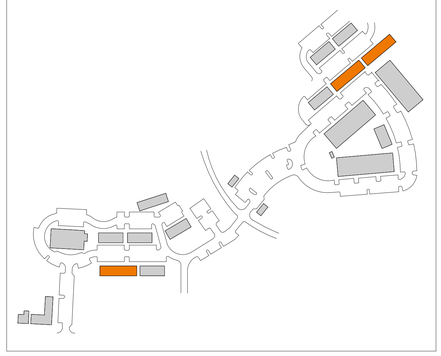
UNIT MATRIX

	BUILDINGS	CLUB HOUSE	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTAL UNITS	TOTAL BEDS
APT	STUDIO	-	28	-	-	-	-	-	-	-	-	-	-	-	35	35	14	112	112
APT	1 BEDROOM	-	0	-	-	-	-	-	-	-	-	-	-	-	0	0	21	21	21
APT	4 BEDROOM	-	7	-	-	-	-	-	-	-	-	-	-	-	14	14	14	49	196
																		182 APT UNITS	329 APT BEDS
TH	2 BEDROOM	-	-	5	0	0	0	0	0	0	0	0	0	0	-	-	-	5	10
TH	4 BEDROOM	-	-	0	4	4	4	6	4	4	4	4	6	6	-	-	-	46	184
																		51 TH UNITS	194 TH BEDS
NIL	1 BEDROOM	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1
																		1 NIL UNIT	1 NIL BED
	TOTAL UNITS	1	35	5	4	4	4	6	4	4	4	4	6	6	49	49	49	**234 UNITS**	
	TOTAL BEDS	1	56	10	16	16	16	24	16	16	16	16	24	24	91	91	91		**524 BEDS**

MATERIAL BOARD

TAG	MATERIAL	MANUFACTURER	COLOR
BR-1	MODULAR BRICK	GENERAL SHALE	CLAYTON FALLS
WD-1	WOOD	HARDIE LAP SIDING OR LP SMARTSIDE	CAROLINA COLOR TONES - CHESTNUT
FC-1	FCB	HARDIE BOARD AND BATTEN	SW 7020 BLACK FOX
FC-2	FCS	HARDIE LAP SIDING OR LP SMARTSIDE	SW 7009 PEARLY WHITE
FC-3	FCB	HARDIE BOARD PANELING	SW 7020 BLACK FOX
FC-4	FCB	HARDIE BOARD PANELING	SW 7009 PEARLY WHITE
MP-1	CORRUGATED METAL ROOF		CHARCOAL GRAY
W-1	VINYL WINDOWS		BRONZE (FC-1, BR-1)
W-2	VINYL WINDOWS		WHITE (FC-2)

KEY PLAN



GENERAL NOTES - TOWNHOMES

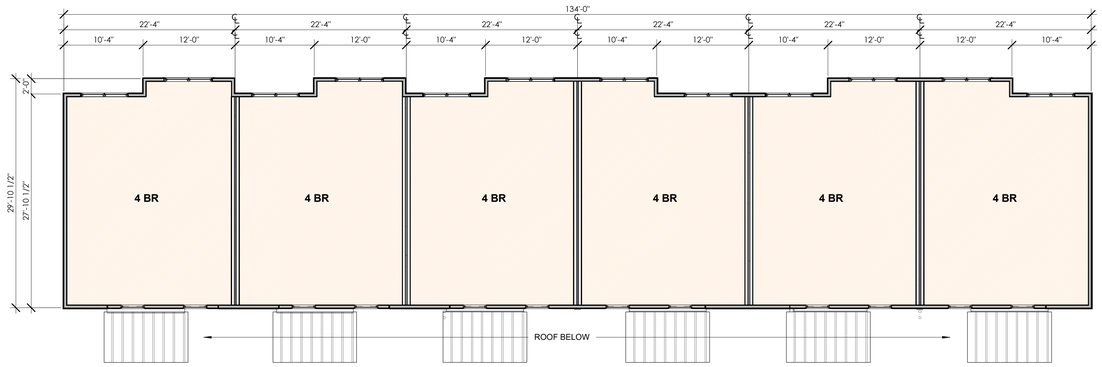
1. AHU LOCATED IN ATTIC.
2. INTERIOR DIMENSIONS PULLED FROM INSIDE FACE OF STUD TO INSIDE FACE OF STUD.
3. TOWNHOME ENTRY DOORS TO BE PAINTED TO MATCH ADJACENT WALLS.

CALCULATION NOTES

1. AREAS ARE PULLED FROM CENTERLINE OF DEMISING WALLS AND EXTERIOR FACE OF STUD ON EXTERIOR WALLS.
2. STAIR SHAFTS ARE EXCLUDED ON SECOND FLOOR.
3. VERTICAL EXHAUST SHAFTS ARE EXCLUDED.
4. UNHEATED STORAGE AT BASEMENT (100SF) EXCLUDED.
5. FURRED OUT WALL AT STAIR EXCLUDED ON FIRST FLOOR.
6. WRITTEN PD (SECTION 106 - STANDARDS AND DIMENSIONS) -
   MAXIMUM STRUCTURE HEIGHT: FOUR STORIES
   PROPOSED STRUCTURE HEIGHT: THREE STORIES

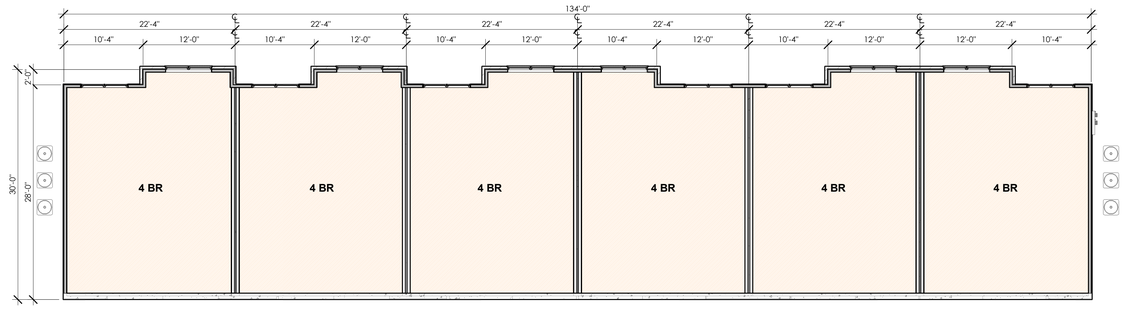
AREA SUMMARY - BLDG 6,7,12

Level	Type	Area
BASEMENT	UNITS - SLAB	3,780 SF
LEVEL 1	UNITS - FLOOR JOISTS	3,875 SF
LEVEL 2	UNITS - FLOOR JOISTS	3,875 SF
HEATED - UNITS		11,530 SF
GRAND TOTAL		11,530 SF

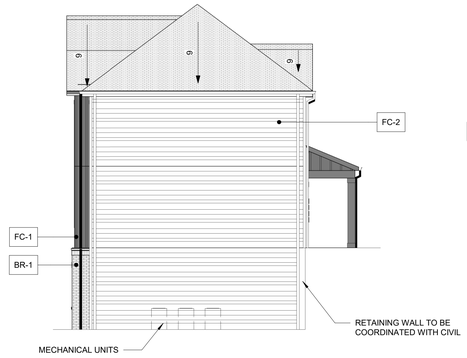


3 BUILDINGS 6,7,12 - LEVEL 2
1/8" = 1'-0"

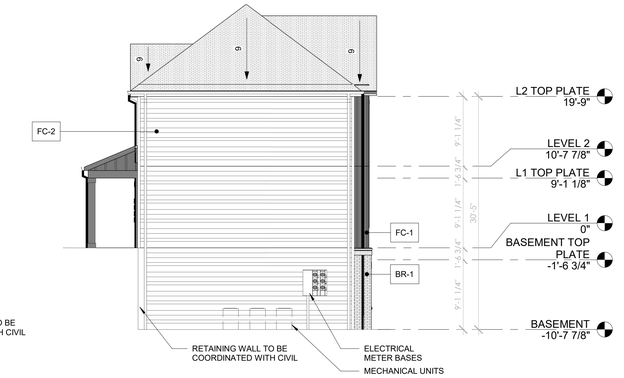
2 BUILDINGS 6,7,12 - LEVEL 1
1/8" = 1'-0"



1 BUILDINGS 6,7,12 - BASEMENT
1/8" = 1'-0"



6 TOWNHOME - 6 UNIT 4BR - LEFT
1/8" = 1'-0"



7 TOWNHOME - 6 UNIT 4BR - RIGHT
1/8" = 1'-0"

5 TOWNHOME - 6 UNIT 4BR - BACK
1/8" = 1'-0"

GRADE LEVEL APPROXIMATE.
ACTUAL GRADE MAY VARY.

4 TOWNHOME - 6 UNIT 4BR - FRONT
1/8" = 1'-0"

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PROJECT: 25136

TOWNHOME - 4 BEDROOM

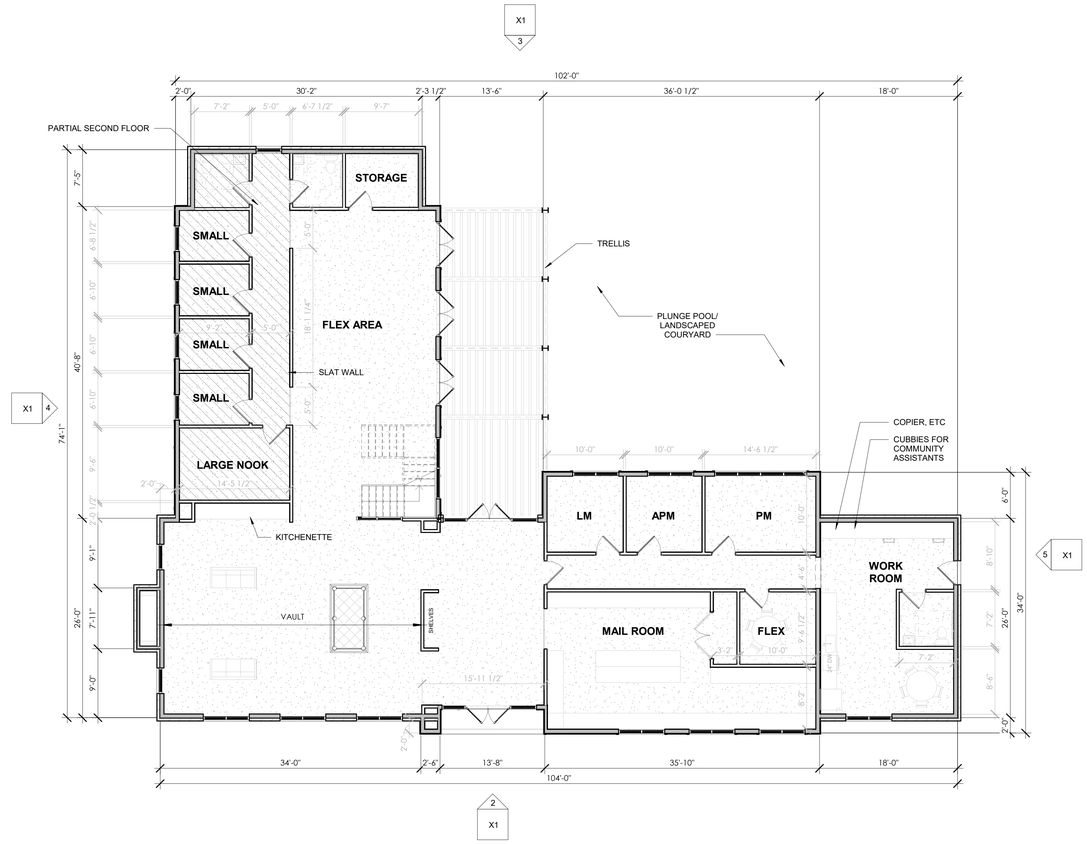
TH-4B.6

5 ELEVATION - BACK
1/8" = 1'-0"

4 ELEVATION - FRONT
1/8" = 1'-0"

3 ELEVATION - LEFT
1/8" = 1'-0"

2 ELEVATION - RIGHT
1/8" = 1'-0"



1 CLUBHOUSE
1/8" = 1'-0"

MATERIAL BOARD

TAG	MATERIAL	MANUFACTURER	COLOR
BR-1	MODULAR BRICK	GENERAL SHALE	CLAYTON FALLS
WD-1	WOOD	HARDIE LAP SIDING OR LP SMARTSIDE	CAROLINA COLOR TONES - CHESTNUT
FC-1	FCB	HARDIE BOARD AND BATTEN	SW 7020 BLACK FOX
FC-2	FCS	HARDIE LAP SIDING OR LP SMARTSIDE	SW 7009 PEARLY WHITE
FC-3	FCB	HARDIE BOARD PANELING	SW 7020 BLACK FOX
FC-4	FCB	HARDIE BOARD PANELING	SW 7009 PEARLY WHITE
MP-1	CORRUGATED METAL ROOF		CHARCOAL GRAY
W-1	VINYL WINDOWS		BRONZE (FC-1, BR-1)
W-2	VINYL WINDOWS		WHITE (FC-2)

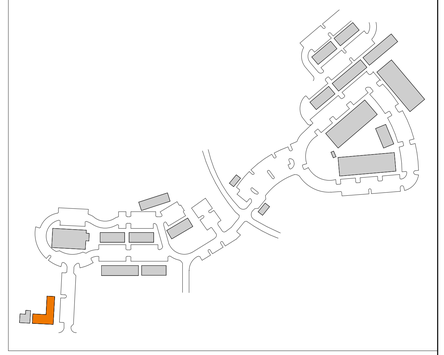
AREA SUMMARY - CLUBHOUSE

Level	Type	Area
LEVEL 1	4" SLAB	4,601 SF
		4,601 SF
LEVEL 2	FLOOR JOIST	659 SF
HEATED		659 SF

GENERAL NOTES

1. INTERIOR DIMENSIONS PULLED FROM INSIDE FACE OF STUD TO INSIDE FACE OF STUD.
2. PLUNGE POOL / LANDSCAPED COURTYARD TO BE PROVIDED BY LANDSCAPE ARCHITECT.
3. SIGNAGE LOCATIONS ON AMENITY BUILDINGS TO BE LOCATED BY SIGNAGE CONSULTANT.
4. WRITTEN PD (SECTION 106 - STANDARDS AND DIMENSIONS) -
   MAXIMUM STRUCTURE HEIGHT: FOUR STORIES
   PROPOSED STRUCTURE HEIGHT: ONE STORY

KEY PLAN



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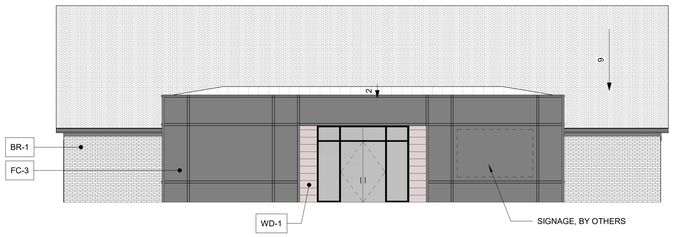
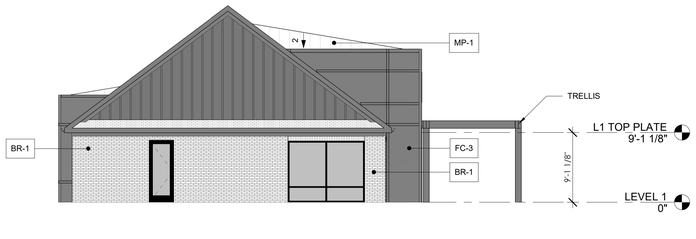
ENLARGED PLAN - CLUBHOUSE

X1

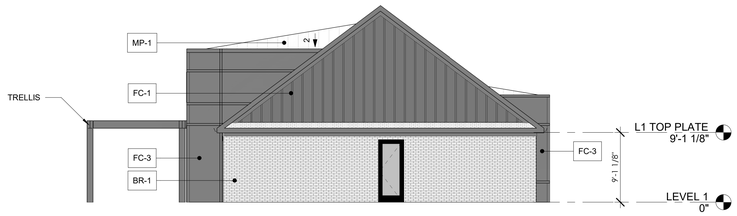


4 ELEVATION - BACK
1/8" = 1'-0"

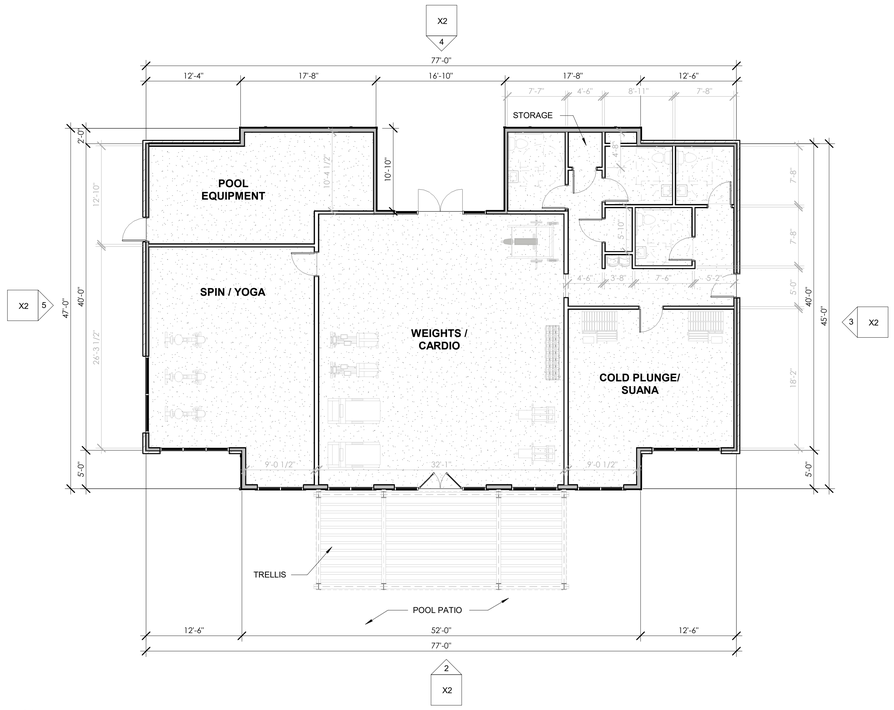


5 ELEVATION - LEFT
1/8" = 1'-0"

2 ELEVATION - FRONT
1/8" = 1'-0"



3 ELEVATION - RIGHT
1/8" = 1'-0"

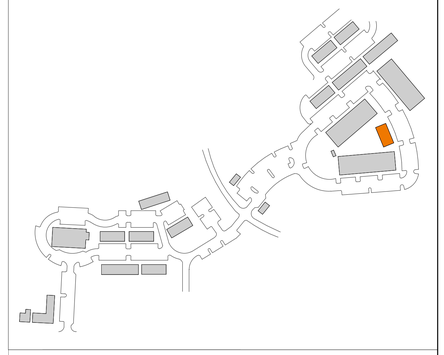


1 FITNESS
1/8" = 1'-0"

GENERAL NOTES

1. INTERIOR DIMENSIONS PULLED FROM INSIDE FACE OF STUD TO INSIDE FACE OF STUD.
2. PLUNGE POOL / LANDSCAPED COURTYARD TO BE PROVIDED BY LANDSCAPE ARCHITECT.
3. SIGNAGE LOCATIONS ON AMENITY BUILDINGS TO BE LOCATED BY SIGNAGE CONSULTANT.
4. WRITTEN PD (SECTION 106 - STANDARDS AND DIMENSIONS) -
   MAXIMUM STRUCTURE HEIGHT: FOUR STORIES
   PROPOSED STRUCTURE HEIGHT: ONE STORY

KEY PLAN



MATERIAL BOARD

TAG	MATERIAL	MANUFACTURER	COLOR
BR-1	MODULAR BRICK	GENERAL SHALE	CLAYTON FALLS
WD-1	WOOD	HARDIE LAP SIDING OR LP SMARTSIDE	CAROLINA COLOR TONES - CHESTNUT
FC-1	FCB	HARDIE BOARD AND BATTEN	SW 7020 BLACK FOX
FC-2	FCS	HARDIE LAP SIDING OR LP SMARTSIDE	SW 7009 PEARLY WHITE
FC-3	FCB	HARDIE BOARD PANELING	SW 7020 BLACK FOX
FC-4	FCB	HARDIE BOARD PANELING	SW 7009 PEARLY WHITE
MP-1	CORRUGATED METAL ROOF		CHARCOAL GRAY
W-1	VINYL WINDOWS		BRONZE (FC-1, BR-1)
W-2	VINYL WINDOWS		WHITE (FC-2)

AREA SUMMARY - FITNESS

Level	Type	Area
LEVEL 1	4" SLAB	3,262 SF
		3,262 SF

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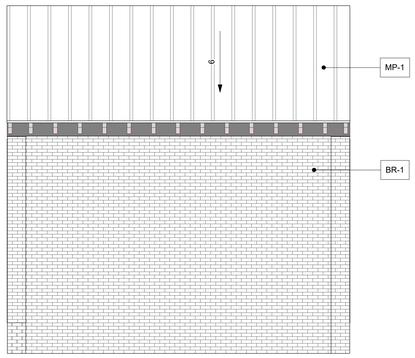
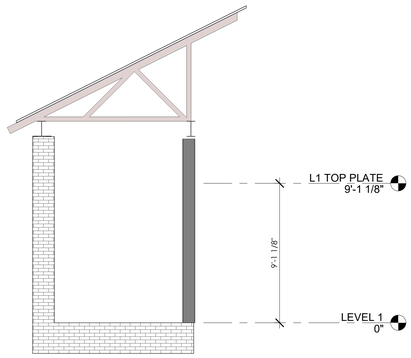
ENLARGED PLAN - FITNESS

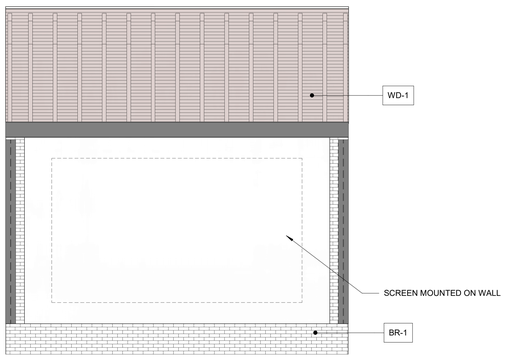
X2



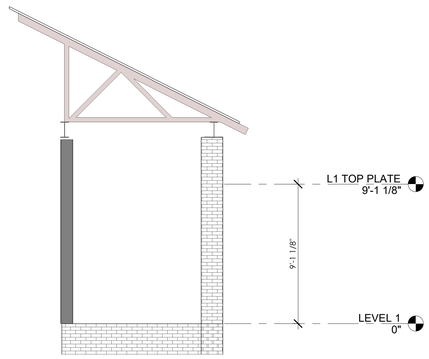
4 ELEVATION - BACK
1/4" = 1'-0"



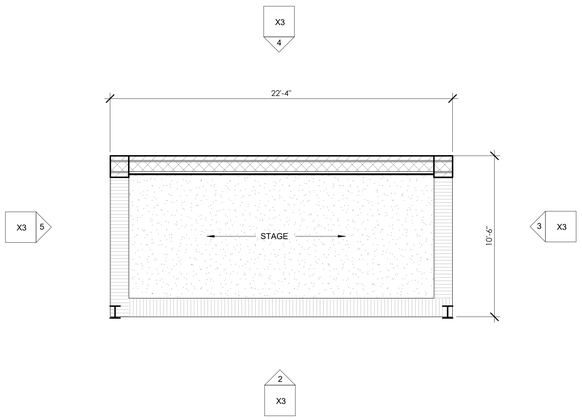
5 ELEVATION - LEFT
1/4" = 1'-0"



2 ELEVATION - FRONT
1/4" = 1'-0"



3 ELEVATION - RIGHT
1/4" = 1'-0"

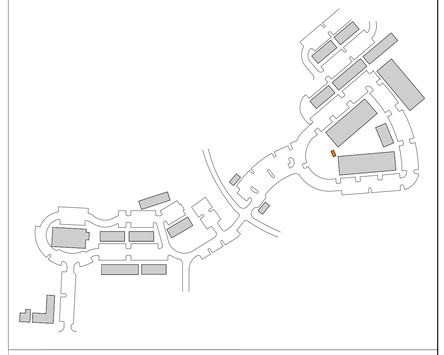


1 MUSIC PAVILION
1/4" = 1'-0"

GENERAL NOTES

1. INTERIOR DIMENSIONS PULLED FROM INSIDE FACE OF STUD TO INSIDE FACE OF STUD.
2. PLUNGE POOL / LANDSCAPED COURTYARD TO BE PROVIDED BY LANDSCAPE ARCHITECT.
3. SIGNAGE LOCATIONS ON AMENITY BUILDINGS TO BE LOCATED BY SIGNAGE CONSULTANT.
4. WRITTEN PD (SECTION 106 - STANDARDS AND DIMENSIONS) -
   MAXIMUM STRUCTURE HEIGHT: FOUR STORIES
   PROPOSED STRUCTURE HEIGHT: ONE STORY

KEY PLAN



MATERIAL BOARD

TAG	MATERIAL	MANUFACTURER	COLOR
BR-1	MODULAR BRICK	GENERAL SHALE	CLAYTON FALLS
WD-1	WOOD	HARDIE LAP SIDING OR LP SMARTSIDE	CAROLINA COLOR TONES - CHESTNUT
FC-1	FCB	HARDIE BOARD AND BATTEN	SW 7020 BLACK FOX
FC-2	FCS	HARDIE LAP SIDING OR LP SMARTSIDE	SW 7009 PEARLY WHITE
FC-3	FCB	HARDIE BOARD PANELING	SW 7020 BLACK FOX
FC-4	FCB	HARDIE BOARD PANELING	SW 7009 PEARLY WHITE
MP-1	CORRUGATED METAL ROOF		CHARCOAL GRAY
W-1	VINYL WINDOWS		BRONZE (FC-1, BR-1)
W-2	VINYL WINDOWS		WHITE (FC-2)

AREA SUMMARY - MUSIC PAVILION

Level	Type	Area
LEVEL 1	4" SLAB	165 SF
		165 SF

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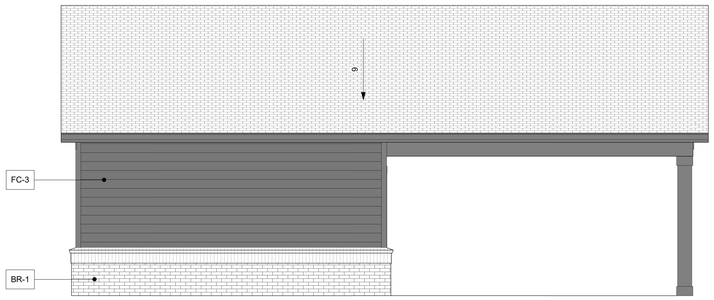
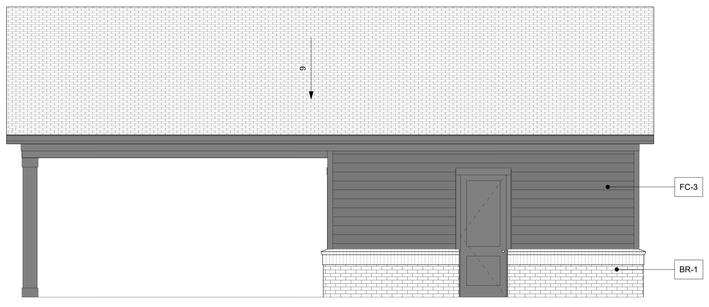
ENLARGED PLAN - MUSIC PAVILION

X3

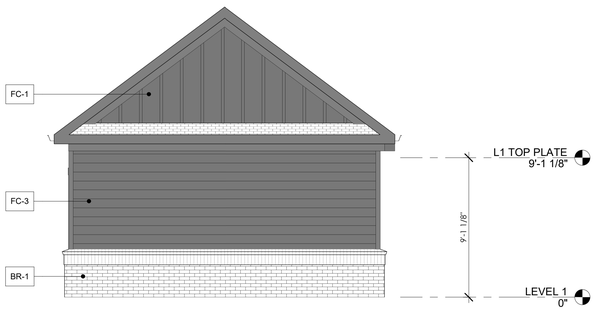


4 ELEVATION - BACK
1/4" = 1'-0"

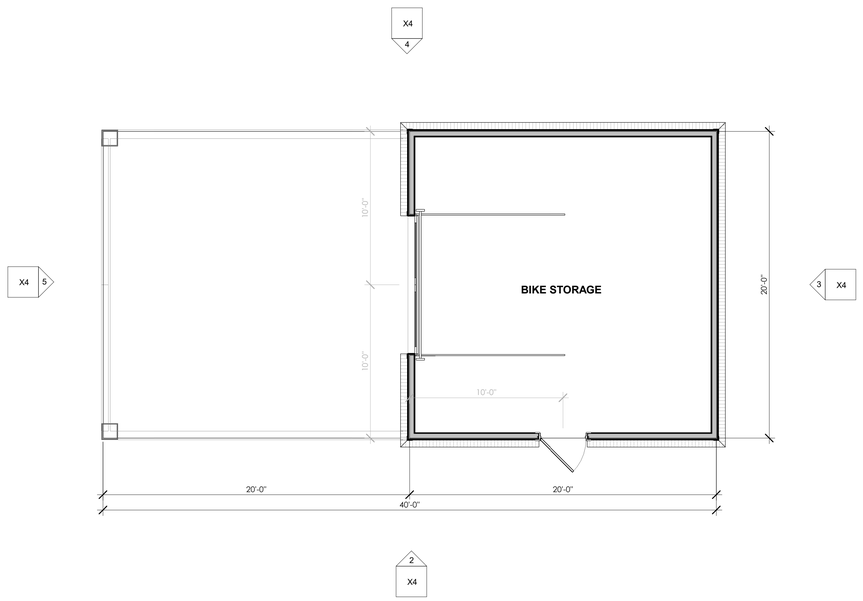
5 ELEVATION - LEFT
1/4" = 1'-0"



2 ELEVATION - FRONT
1/4" = 1'-0"



3 ELEVATION - RIGHT
1/4" = 1'-0"

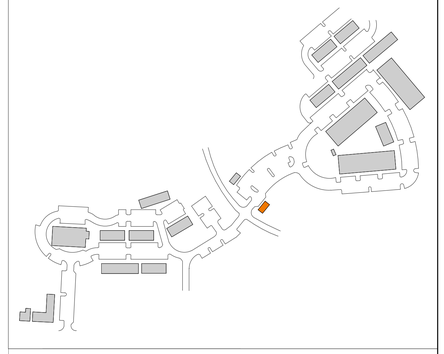


1 BIKE STORAGE
1/4" = 1'-0"

GENERAL NOTES

1. INTERIOR DIMENSIONS PULLED FROM INSIDE FACE OF STUD TO INSIDE FACE OF STUD.
2. PLUNGE POOL / LANDSCAPED COURTYARD TO BE PROVIDED BY LANDSCAPE ARCHITECT.
3. SIGNAGE LOCATIONS ON AMENITY BUILDINGS TO BE LOCATED BY SIGNAGE CONSULTANT.
4. WRITTEN PD (SECTION 106 - STANDARDS AND DIMENSIONS) -
   MAXIMUM STRUCTURE HEIGHT: FOUR STORIES
   PROPOSED STRUCTURE HEIGHT: ONE STORY

KEY PLAN



MATERIAL BOARD

TAG	MATERIAL	MANUFACTURER	COLOR
BR-1	MODULAR BRICK	GENERAL SHALE	CLAYTON FALLS
WD-1	WOOD	HARDIE LAP SIDING OR LP SMARTSIDE	CAROLINA COLOR TONES - CHESTNUT
FC-1	FCB	HARDIE BOARD AND BATTEN	SW 7020 BLACK FOX
FC-2	FCS	HARDIE LAP SIDING OR LP SMARTSIDE	SW 7009 PEARLY WHITE
FC-3	FCB	HARDIE BOARD PANELING	SW 7020 BLACK FOX
FC-4	FCB	HARDIE BOARD PANELING	SW 7009 PEARLY WHITE
MP-1	CORRUGATED METAL ROOF		CHARCOAL GRAY
W-1	VINYL WINDOWS		BRONZE (FC-1, BR-1)
W-2	VINYL WINDOWS		WHITE (FC-2)

AREA SUMMARY - BIKE STORAGE

Level	Type	Area
LEVEL 1	4" SLAB	800 SF
		800 SF

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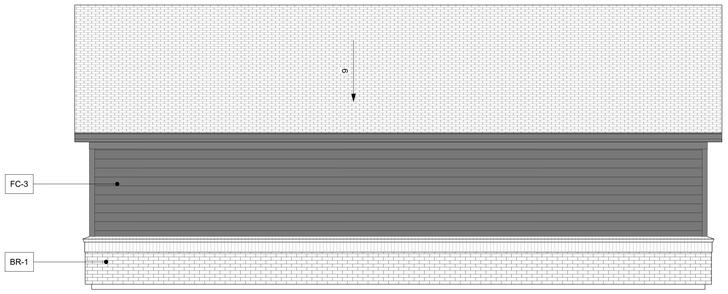
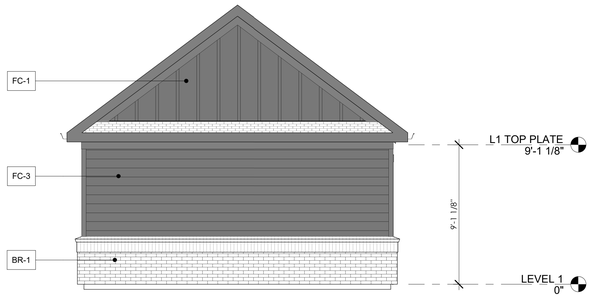
PROJECT: 25136

ENLARGED PLAN - BIKE STORAGE

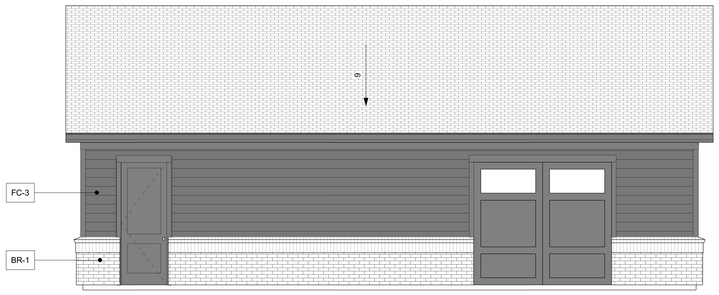
X4



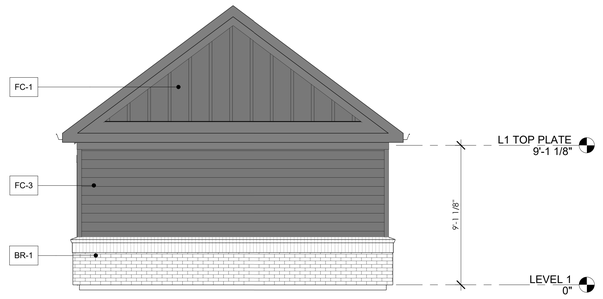
4 ELEVATION - BACK
1/4" = 1'-0"



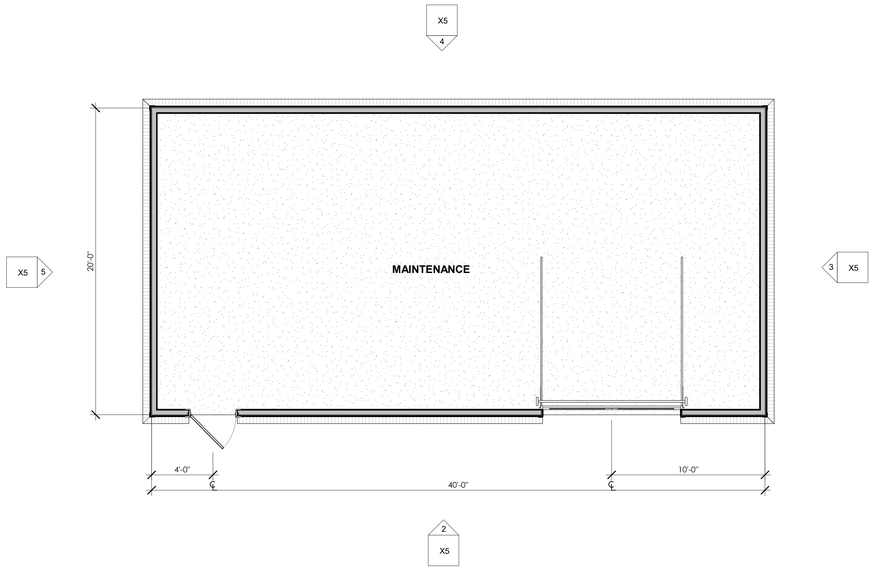
5 ELEVATION - LEFT
1/4" = 1'-0"



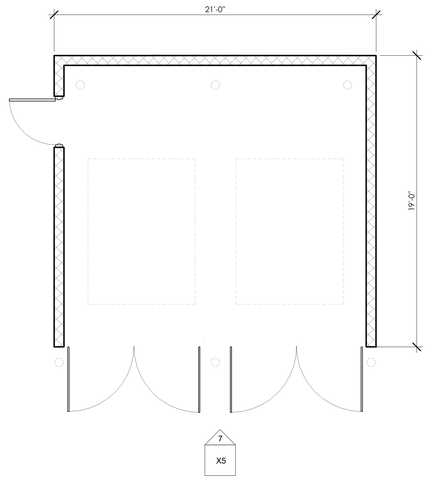
2 ELEVATION - FRONT
1/4" = 1'-0"



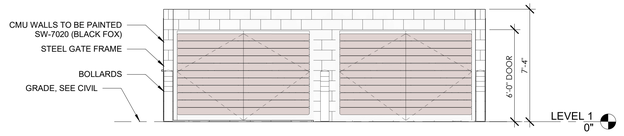
3 ELEVATION - RIGHT
1/4" = 1'-0"



1 MAINTENANCE
1/4" = 1'-0"



6 DUMPSTER ENCLOSURE
1/4" = 1'-0"

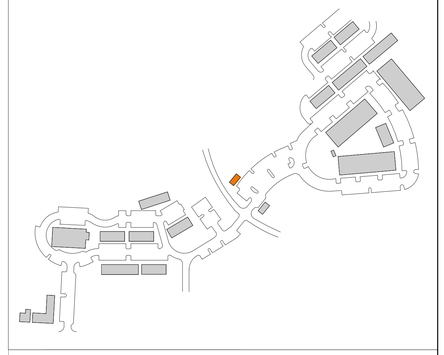


7 DUMPSTER - FRONT
1/4" = 1'-0"

GENERAL NOTES

1. INTERIOR DIMENSIONS PULLED FROM INSIDE FACE OF STUD TO INSIDE FACE OF STUD.
2. PLUNGE POOL / LANDSCAPED COURTYARD TO BE PROVIDED BY LANDSCAPE ARCHITECT.
3. SIGNAGE LOCATIONS ON AMENITY BUILDINGS TO BE LOCATED BY SIGNAGE CONSULTANT.
4. WRITTEN PD (SECTION 106 - STANDARDS AND DIMENSIONS) -
   MAXIMUM STRUCTURE HEIGHT: FOUR STORIES
   PROPOSED STRUCTURE HEIGHT: ONE STORY

KEY PLAN



MATERIAL BOARD

TAG	MATERIAL	MANUFACTURER	COLOR
BR-1	MODULAR BRICK	GENERAL SHALE	CLAYTON FALLS
WD-1	WOOD	HARDIE LAP SIDING OR LP SMARTSIDE	CAROLINA COLOR TONES - CHESTNUT
FC-1	FCB	HARDIE BOARD AND BATTEN	SW 7020 BLACK FOX
FC-2	FCS	HARDIE LAP SIDING OR LP SMARTSIDE	SW 7009 PEARLY WHITE
FC-3	FCB	HARDIE BOARD PANELING	SW 7020 BLACK FOX
FC-4	FCB	HARDIE BOARD PANELING	SW 7009 PEARLY WHITE
MP-1	CORRUGATED METAL ROOF		CHARCOAL GRAY
W-1	VINYL WINDOWS		BRONZE (FC-1, BR-1)
W-2	VINYL WINDOWS		WHITE (FC-2)

AREA SUMMARY - MAINTENANCE

Level	Type	Area
LEVEL 1	4" SLAB	800 SF
		800 SF

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VARSITY CLUB

ARGO INDUSTRIES

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PROJECT: 25136

ENLARGED PLAN - MAINTENANCE

X5

1

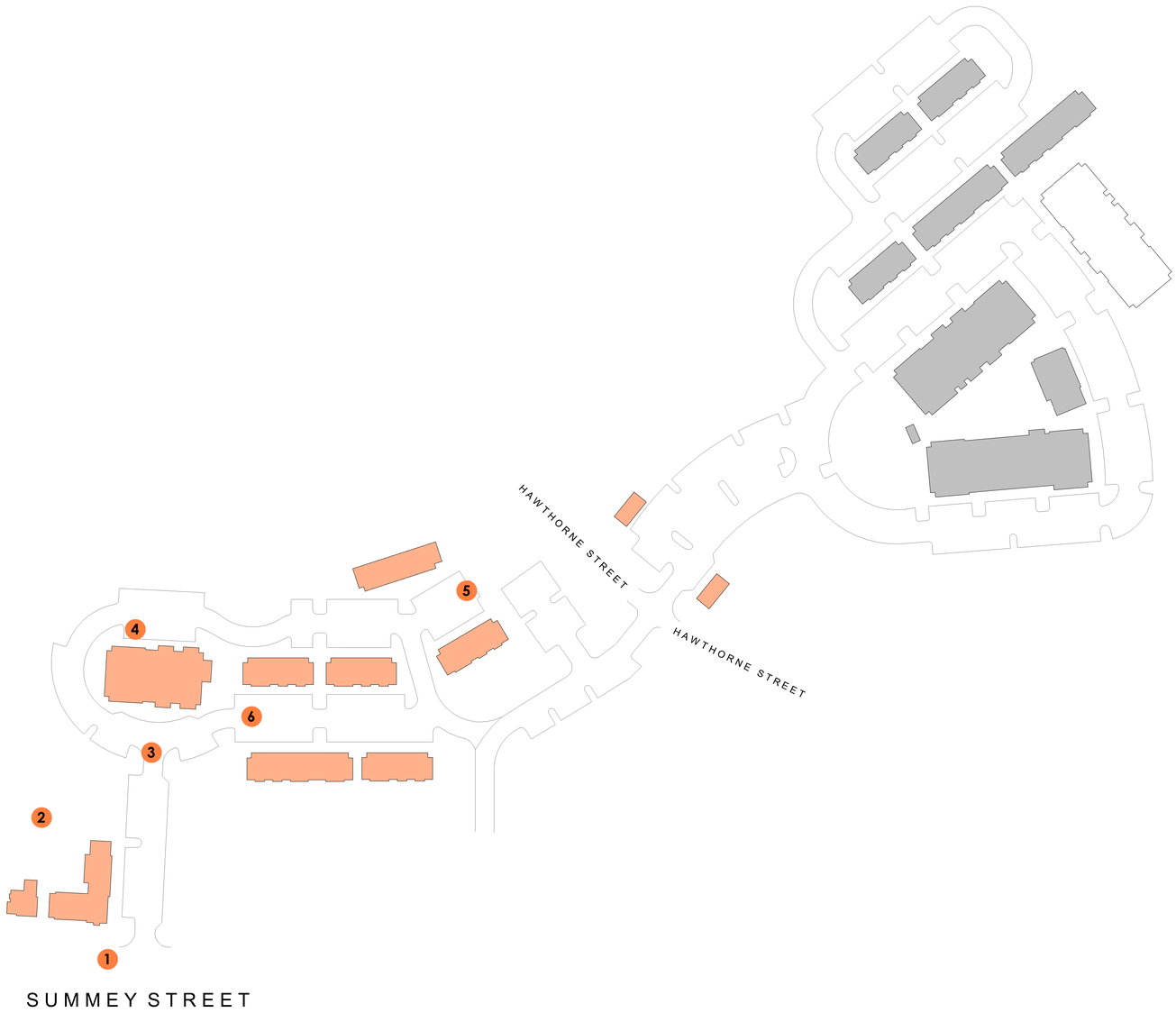
2

3

4

5

6



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CLEMSON
VARSITY CLUB
EST. 1896

VARSITY CLUB

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PROJECT: 25136

RENDERS

X6

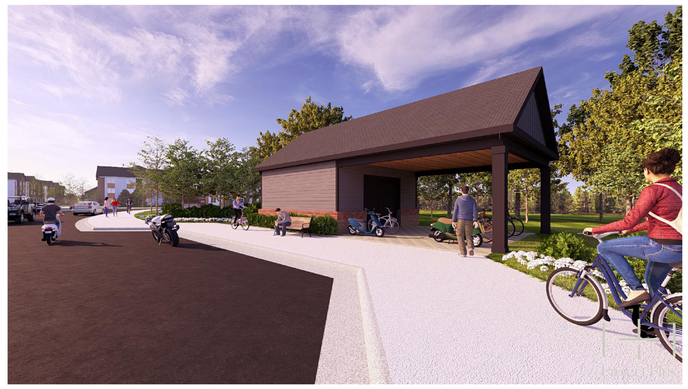
1

2

3

4

5



6

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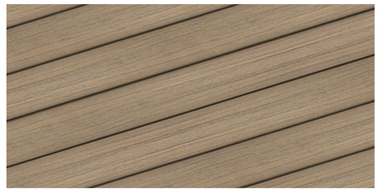
PROJECT: 25136

RENDERS

X7

ASPHALT SHINGLE ROOF 3
MANUFACTURER: TAMKO
ELITE GLASS-SEAL
COLOR: OXFORD GREY

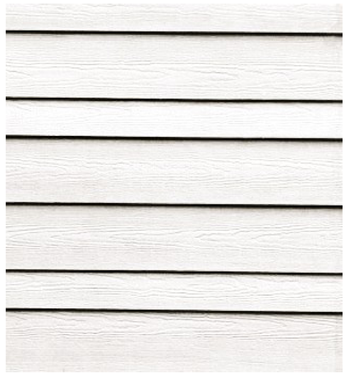
CORRUGATED METAL ROOF 4
MANUFACTURER: TBD
COLOR: CHARCOAL GRAY



BALCONY DECKING 5
MANUFACTURER: TREX
COLOR: HONEY GROVE

WOODTONE 2
MANUFACTURER:
CAROLINA COLORTONES
SERIES: WOODLAND STANDARD
COLOR: CHESTNUT

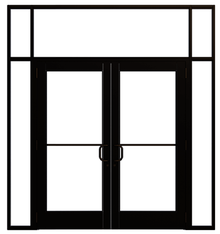
BOARD AND BATTEN
MANUFACTURER: HARDIE
FINISH: TEXTURED
CUSTOM COLOR:
BLACK FOX (SW-7020)
COLOR PLUS:
PEARLY WHITE (SW-7009)



LAP SIDING
MANUFACTURER: HARDIE
FINISH: TEXTURED
CUSTOM COLOR:
BLACK FOX (SW-7020)
COLOR PLUS:
PEARLY WHITE (SW-7009)

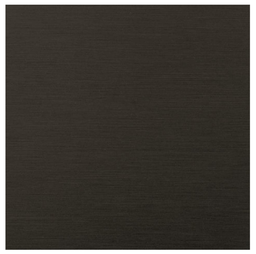
BRICK 1
MANUFACTURER: GENERAL SHALE
COLOR: CLAYTON FALLS
SIZE: MODULAR
MORTAR: DARK GRAY

GARAGE DOOR
MANUFACTURER: TBD
COLOR: BLACK



STOREFRONT DOORS
MANUFACTURER: TBD
COLOR: DARK BRONZE

ENTRY DOORS
MANUFACTURER: TBD
COLORS: WHITE AT SW-7009
DARK BRONZE AT SW-7020 AND BRICK

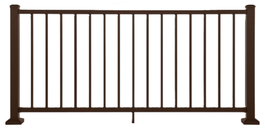


DARK BRONZE METAL FINISH

BLACK FOX 7
SHERWIN WILLIAMS
(SW-7020)

PEARLY WHITE 6
SHERWIN WILLIAMS
(SW-7009)

WINDOW FRAMES
MANUFACTURER: TBD
COLORS: WHITE AT SW-7009
DARK BRONZE AT SW-7020



RAILING 8
MANUFACTURER: TREX
SIGNATURE ALUMINUM RAILING
COLOR: BRONZE

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PROJECT: 25136

MATERIAL BOARD

X8

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
E10	FIBER CEMENT PANEL, WOOD-LOOK
E13	ALUMINUM COMPOSITE METAL PANEL, CHARCOAL
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
DRAWN BY: Author
CHECKED BY: Checker

NILES BOLTON ASSOCIATES

COMPANY NAME
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No.	Description	Date
B	DESIGN DEVELOPMENT	2025/10/21

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NORTH PARCEL
400 COLLEGE AVE
CLEMSON, SC

LV COLLECTIVE

SHEET TITLE:
EXTERIOR ELEVATIONS - NORTH & SOUTH

SHEET NUMBER:
A3.01

DESIGN DEVELOPMENT
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
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E28	SCUPPER
E37	MASONRY VENEER - FLEMISH BOND, RED
E38	FABRIC AWNING

ARCH NAME
ARCH ##

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NORTH PARCEL
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CLEMSON, SC

LV COLLECTIVE

SHEET TITLE:
EXTERIOR ELEVATIONS - EAST & WEST

SHEET NUMBER:
A3.02

DESIGN DEVELOPMENT
2025/09/04

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