



PROJECT ARCHITECT
332 E. 8th ST.
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CONSTRUCTION
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45241
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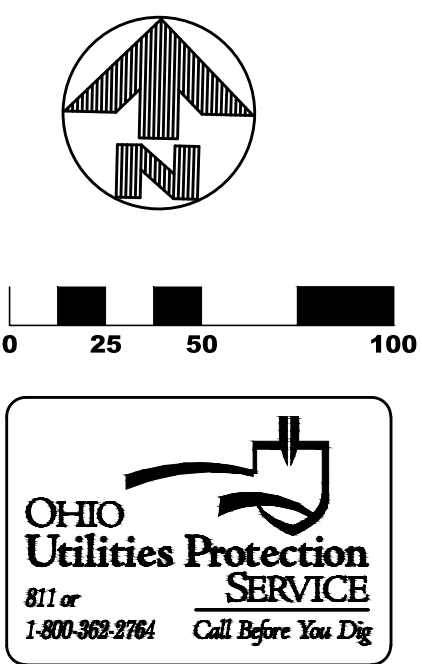
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SCHEMATIC
DESIGN

DRAWING TITLE

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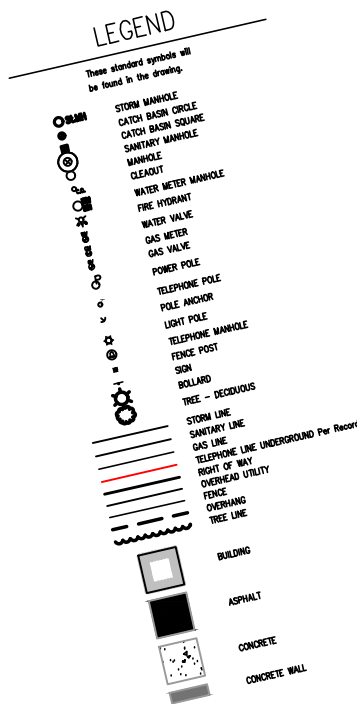
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JOB NUMBER

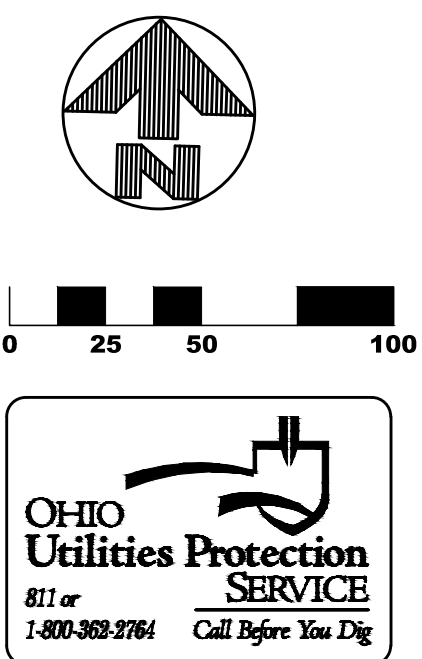
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NOTE:
UNDERGROUND UTILITIES ARE PLOTTED FROM A
COMPILATION OF AVAILABLE RECORD
INFORMATION AND SURFACE INDICATIONS OF
UNDERGROUND STRUCTURES AND MAY NOT BE
INCLUSIVE. PRECISE LOCATIONS AND THE
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SERVICE AT 1-800-362-2764 BEFORE ANY
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ACTIVITY.



PROPOSED SITE TABLE	
TOTAL PARKING SPACES	134
HANDICAP ACCESSIBLE SPACES	6
BUILDING EST. START DATE	08/01/2022
BUILDING EST. FINISH DATE	10/01/2023

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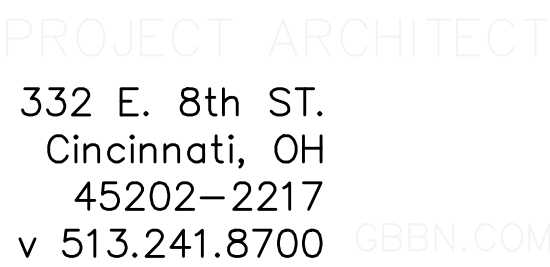
LOCATION
PLAN

SEAL



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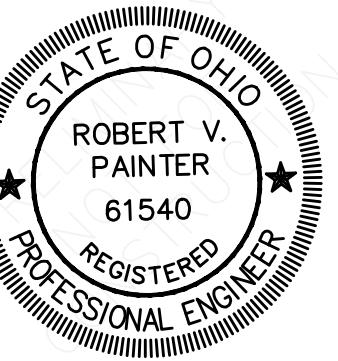
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UTILITY PLAN GENERAL NOTES:

1. EXPANSION WILL UTILIZE EXISTING BUILDINGS WATER AND SANITARY SERVICE CONNECTIONS. THERE IS A NEW ELECTRICAL SERVICE LINE THAT WILL BE WORKED OUT WITH DUKE ENERGY.

UTILITY
PLAN

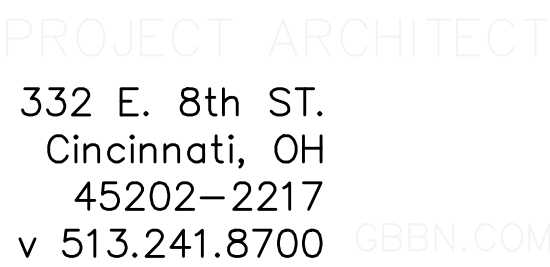
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4 OF 6

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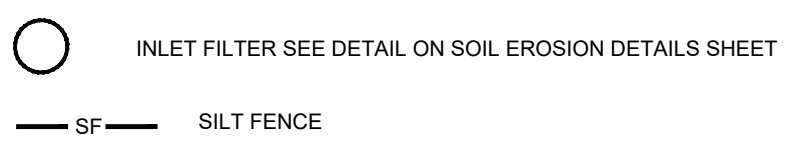
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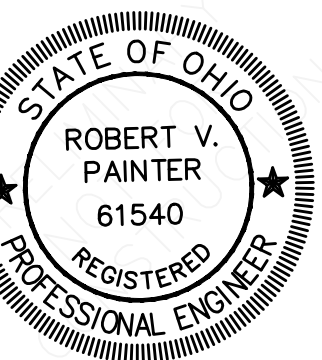
UTILITY PLAN GENERAL NOTES:

1. EXPANSION WILL BE THE SAME FINISHED FLOOR AS THE EXISTING BUILDING WHICH IS 576.77'

GRADING LEGEND



GRADING PLAN



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5 OF 6

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GENERAL PLANTING NOTES

- THE CONTRACTOR SHALL:
1. CONTACT ALL UTILITY COMPANIES AND HAVE ALL LINES MARKED PRIOR TO COMMENCING WORK.
 2. PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF EXTERIOR PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z601, "AMERICAN STANDARD FOR NURSERY STOCK."
 3. FURNISH NURSERY-GROWN TREES AND SHRUBS COMPLYING WITH ANSI Z601, WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENTS.
 4. PROVIDE TREES AND SHRUBS OF SIZES AND GRADES COMPLYING WITH ANSI Z601 FOR TYPE OF TREES AND SHRUBS REQUIRED. TREES AND SHRUBS OF A LARGER SIZE MAY BE USED, IF ACCEPTABLE TO LANDSCAPE ARCHITECT, WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.
 5. IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF TREES OR SHRUBS IS SHOWN, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER LAINEBLY TO ASSURE SYMMETRY IN PLANTING.
 6. LABEL AT LEAST ONE TREE AND ONE SHRUB OF EACH VARIETY AND CAUTION WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME.
 7. NOTIFY LANDSCAPE ARCHITECT IF SUBSOIL CONDITIONS SHOW EVIDENCE OF UNEXPECTED WATER SEEPAGE OR RETENTION IN TREE OR SHRUB PITS.
 8. NOTIFY LANDSCAPE ARCHITECT IF A LIGHT FIXTURE OR OTHER UTILITY HAS BEEN BUILT WITHIN 10' OF PROPOSED TREE.
 9. REFER TO TYPICAL PLANTING DETAILS FOR PLANT INSTALLATION.
 10. KEEP ADJACENT PAVINGS AND CONSTRUCTION CLEAN AND MAINTAIN WORK AREA IN AN ORDERLY CONDITION FOR THE DURATION OF THE PROJECT.
 11. PROTECT EXISTING PLANTS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS OR OTHER OPERATIONS BY OTHER CONTRACTORS BEING PERFORMED ON THE SITE. PROTECTION IS TO BE MAINTAINED FOR THE DURATION OF INSTALLATION AND MAINTENANCE PERIODS.
 12. TREAT, REPAIR, OR REPLACE DAMAGED EXTERIOR PLANTING.
 13. REMOVE SURPLUS SOIL AND WASTE MATERIAL, INCLUDING EXCESS SUBSOIL, UNSUITABLE SOIL, TRASH, AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
 14. PROVIDE OWNER WITH A WRITTEN WARRANTY FOR LABOR AND MATERIALS.

- THE CONTRACTOR'S WARRANTY SHALL INCLUDE:
1. A WRITTEN WARRANTY AGAINST DEFECTS, INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLIGENCE OR ABUSE BY OWNER, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.
 2. SPECIFIC WARRANTY PERIODS FOR TREES AND SHRUBS, SEED INSTALLATION, GROUND COVERS, AND OTHER EXTERIOR PLANTS.
 3. THE SERVICES OF MAINTAINING UPRIGHT POSITION OF EXTERIOR PLANTINGS DURING WARRANTY PERIOD, IMMEDIATE REMOVAL OF DEAD EXTERIOR PLANTS AND IMMEDIATE REPLACEMENT (UNLESS REQUIRED TO PLANT IN THE SUCCEEDING PLANTING SEASON), AND THE REPLACEMENT OF EXTERIOR PLANTS MORE THAN 25% DEAD OR IN UNHEALTHY CONDITION AT END OF WARRANTY PERIOD.

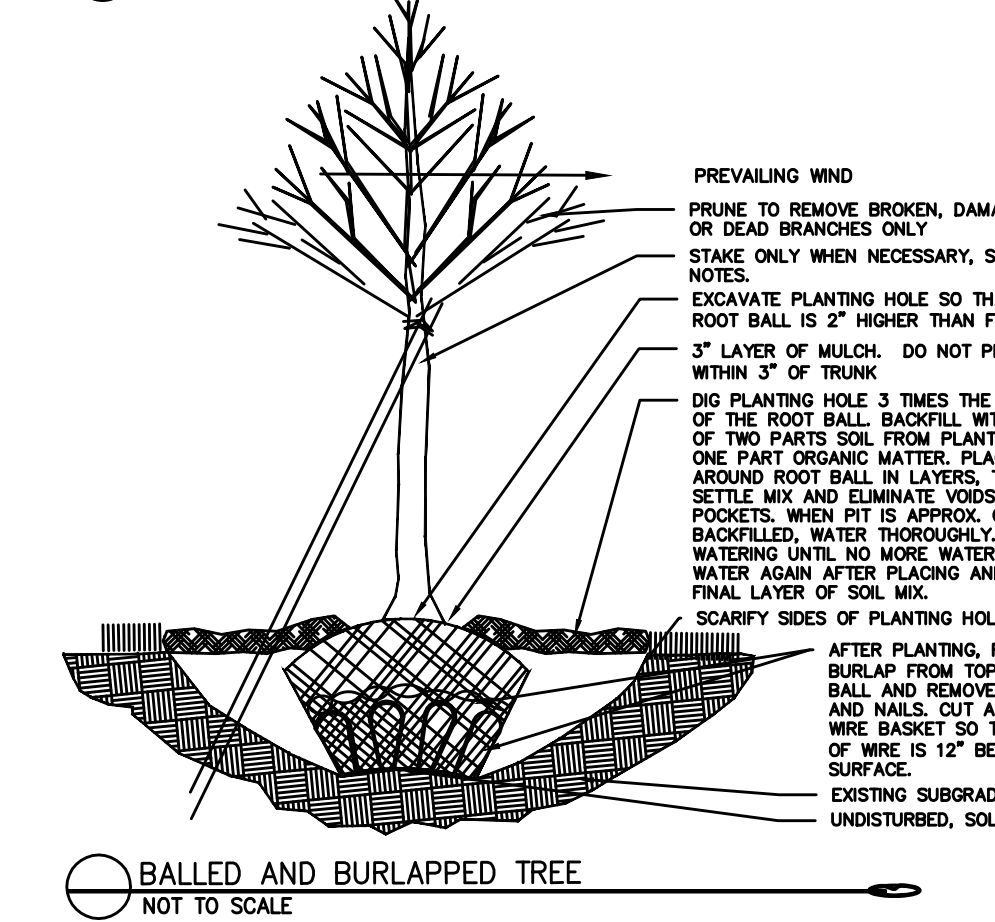
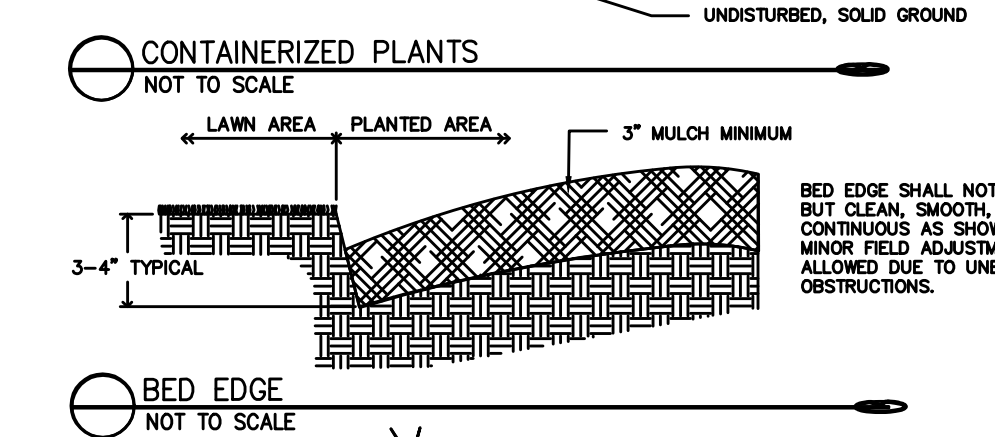
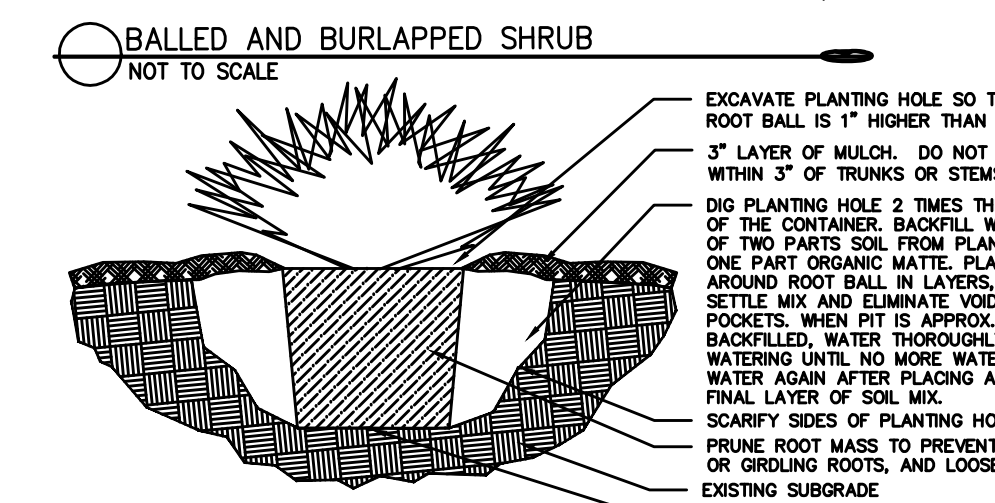
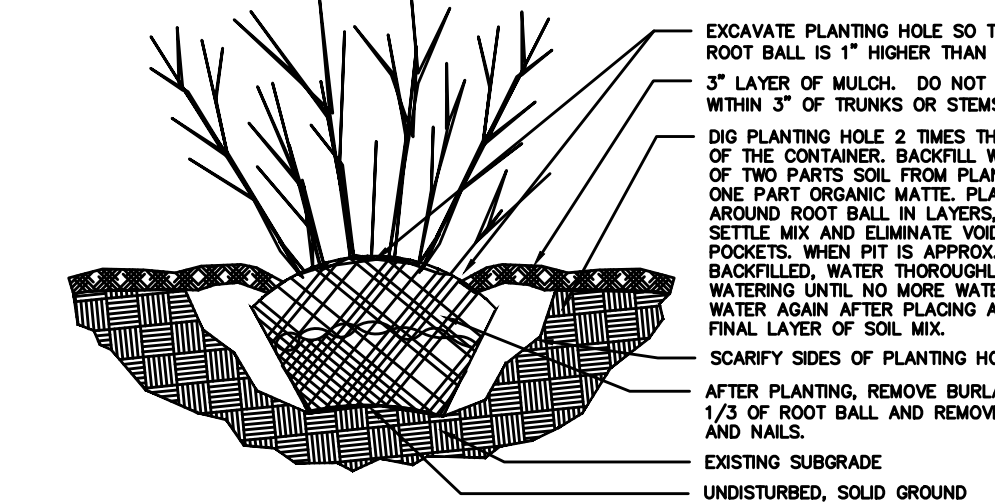
*THE ABOVE WARRANTY SHALL BE LIMITED TO ONE REPLACEMENT OF EACH EXTERIOR PLANT, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE OF CONTRACTOR TO COMPLY WITH REQUIREMENTS.

NOTE: LANDSCAPE ARCHITECT MAY OBSERVE TREES AND SHRUBS EITHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND QUALITY. LANDSCAPE ARCHITECT RETAINS RIGHT TO OBSERVE TREES AND SHRUBS FURTHER FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEMS, INSECTS, INJURIES, AND LATENT DEFECTS AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. REMOVE REJECTED TREES OR SHRUBS IMMEDIATELY FROM PROJECT SITE.

- PREPARATION AND PLANTING
- * TOPSOIL SHALL BE ASTM D 5268, PH RANGE OF 5.5 TO 7, A MINIMUM OF 4% ORGANIC MATERIAL CONTENT, FREE OF STONES 1 INCH OR LARGER IN ANY DIMENSION AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
 - * COMPOST SHALL BE WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, PH RANGE OF 5.5 TO 8, MOISTURE CONTENT 35 TO 55 % BY WEIGHT, 100 % PASSING THROUGH ONE INCH SIEVE, SOLUBLE SALT CONTENT OF 10 TO 100 MG/L PER METER, NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS.

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE DEPARTMENT OF TRANSPORTATION "CONSTRUCTION AND PROJECT MANAGEMENT SPECIFICATIONS." IN THE EVENT OF A CONFLICT, THE MORE STRINGENT STANDARD SHALL APPLY.

ABSOLUTELY NO PLANT SUBSTITUTIONS WITHOUT WRITTEN PERMISSION OF THE MUNICIPALITY ZONING STAFF, CLIENT REPRESENTATIVE, AND/OR LANDSCAPE ARCHITECT (GAYLE A. FRAZER)



- * FERTILIZER TO BE SLOW-RELEASE, GRANULAR OR PELLETED CONSISTING OF 50 PERCENT WATER-INSOLUBLE NITROGEN, PHOSPHORUS, AND POTASSIUM IN AMOUNTS RECOMMENDED FOR TYPE OF PLANT BEING GROWN.
- * LOCATE ALL UNDERGROUND UTILITIES PRIOR TO STARTING WORK. IF A PLANT IS SHOWN ON THE PLAN WITHIN THREE FEET OF AN UNDERGROUND UTILITY, NOTIFY LANDSCAPE ARCHITECT FOR ADJUSTMENT INSTRUCTIONS.
- * PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES, AND LAWNS AND EXISTING EXTERIOR PLANTS FROM DAMAGE CAUSED BY PLANTING OPERATIONS.
- * PROVIDE EROSION-CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF SOILS AND DISCHARGE OF SOIL-BEARING RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS.
- * LAY OUT INDIVIDUAL TREE AND SHRUB LOCATIONS AND AREAS FOR MULTIPLE EXTERIOR PLANTINGS. STAKE LOCATIONS, OUTLINE AREAS, ADJUST LOCATIONS WHEN REQUESTED, AND OBTAIN LANDSCAPE ARCHITECT'S ACCEPTANCE OF LAYOUT BEFORE PLANTING. MAKE MINOR ADJUSTMENTS AS REQUIRED.
- * TREES SHALL BE STAKED IN FIELD BY LANDSCAPE ARCHITECT WHERE NOTED ON PLANS.

- PLANTING BEDS ARE TO BE PREPARED AS FOLLOWS:
- * LOOSEN SUBGRADE TO A DEPTH OF 4 - 6". REMOVE STONES LARGER THAN 1" IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
 - * SPREAD COMPOST AT A DEPTH OF 4 - 6" AND TILL WITH LOOSENED SUBGRADE, MIXING THOROUGHLY.
 - * GRADE PLANTING BEDS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORM FINE TEXTURE, ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
 - * EDGE BEDS 3 - 4" DEEP (SEE DETAIL).
 - * ADDITIONAL PREPARATION FOR PERENNIAL BEDS: PROVIDE A TOTAL OF 6" OF COMPOST AND 6" UNSHREDDED TOPSOIL THOROUGHLY BLEND MIXTURE, DO NOT COMPACT, NO MIX WITH PINE NUGGETS TO 100% COVERAGE. LANDSCAPE ARCHITECT TO OBSERVE AND APPROVE.
 - * PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS ARE TO BE MULCHED AT A DEPTH OF 3". APPLY PRE-EMERGENT HERBICIDE BEFORE MULCHING PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

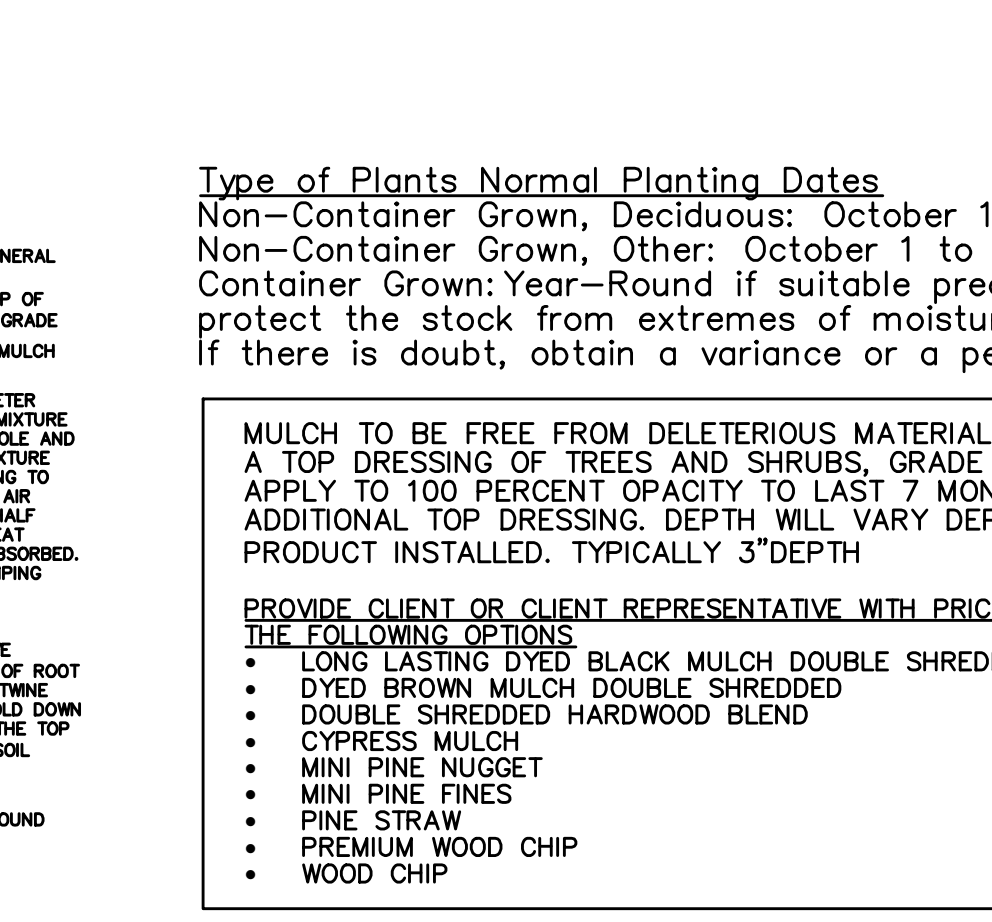
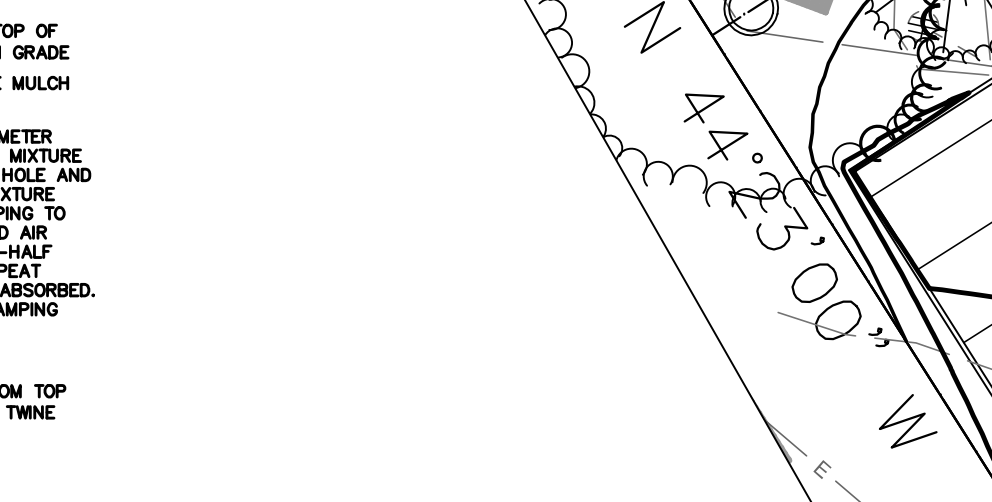
*ALL PLANTS ARE TO BE INSTALLED WITH ORGANIC BIO TONE STARTER (A MYCORRHIZAL FUNGI STIMULANT) AND TRICHODERMA ABSORBENT (A FUNGICIDE) IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS ON INSTALLATION MEANS AND METHODS AND APPLICATION RATES.

- THE SEED CONTRACTOR SHALL:
1. PERFORM A SOIL TEST FOR SEED NEEDS AND FERTILIZE AS REQUIRED FOR SUCCESSFUL GERMINATION.
 2. TILL AREA TO BE SEED TO A DEPTH OF 4". RAKE TILLED AREA TO REMOVE DEBRIS 1" OR LARGER IN SIZE THAT HAS BEEN BROUGHT TO THE SURFACE DURING TILLING.
 3. SEED WITH APPROPRIATE MIXTURE AT THE MANUFACTURER'S WRITTEN RECOMMENDED RATE.
 4. RAKE SEED LIGHTLY INTO TOP OF TOPSOIL, ROLL LIGHTLY, AND WATER WITH FINE SPRAY.
 5. PROTECT SEEDS AREAS WITH SLOPES EXCEEDING 1:6 AND/OR SWALES / AREAS OF HIGHER WATER FLOW WITH EROSION-CONTROL FIBER MESH INSTALLED AND STAPLED ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS. *SEED CONTRACTOR SHALL IDENTIFY THESE POTENTIAL AREAS OF EROSION AND PROVIDE MEANS TO MITIGATE SUCH.
 6. PROTECT ALL OTHER SEEDS AREAS BY SPREADING STRAW MULCH AT A UNIFORM RATE OF 2 TONS PER ACRE TO FORM A CONTINUOUS BLANKET 1-1/2" IN LOOSE DEPTH OVER.
 7. SEED INSPECTION SHALL BE PERFORMED TO WARRANT A 90% GERMINATION, YIELDING 80% OPAQTY WITHIN 90 DAYS OR INSTALLATION.
 8. SEED ONLY AS THE WEATHER AND TEMPERATURE ALLOWS FOR SUCCESS.

- * TOPSOIL SHALL BE ASTM D 5268, PH RANGE OF 5.5 TO 7, A MINIMUM OF 4% ORGANIC MATERIAL CONTENT, FREE OF STONES 1 INCH OR LARGER IN ANY DIMENSION AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
- * COMPOST SHALL BE WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, PH RANGE OF 5.5 TO 8, MOISTURE CONTENT 35 TO 55 % BY WEIGHT, 100 % PASSING THROUGH ONE INCH SIEVE, SOLUBLE SALT CONTENT OF 10 TO 100 MG/L PER METER, NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS.

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Type of Plants Normal Planting Dates

Non-Container Grown, Deciduous: October 1 to April 1
Non-Container Grown, Other: October 1 to May 1
Container Grown: Year-Round if suitable precautions are taken to protect the stock from extremes of moisture and temperature. If there is doubt, obtain a variance or a performance bond.

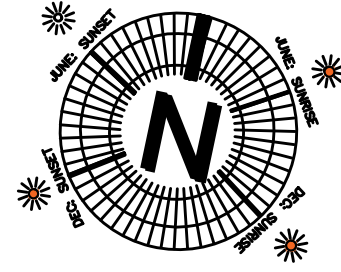
MULCH TO BE FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS. GRADE A MATERIALS APPLY TO 100 PERCENT EXISTING TO LAST 7 MONTHS WITHOUT ANY ADDITIONAL TOP DRESSING. DEPTH WILL VARY DEPENDING ON PRODUCT INSTALLED. TYPICALLY 3" DEPTH

- PROVIDE CLIENT OR CLIENT REPRESENTATIVE WITH PRICE AND A SAMPLE OF THE FOLLOWING OPTIONS
- LONG LASTING DYED BLACK MULCH DOUBLE SHREDDED
 - DYED BROWN MULCH DOUBLE SHREDDED
 - DOUBLE SHREDDED HARDWOOD BLEND
 - CYPRESS MULCH
 - MINI PINE NUGGET
 - MINI PINE FINES
 - PINE STRAW
 - PREMIUM WOOD CHIP
 - WOOD CHIP

PROVIDE CLIENT WITH QNT OF COMPOST PROVIDED CUBIC YARDS

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PROVIDE CLIENT WITH QUANTITY OF TOPSOIL PROVIDED CUBIC YARDS

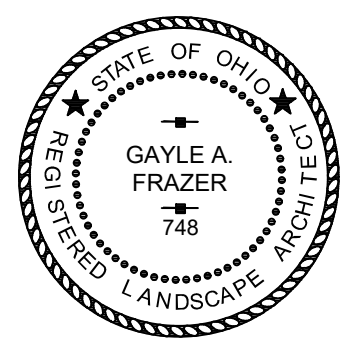


SCALE AT 22X34:
1 = 30



PLANT KEY			6/27/2022
QNT	SIZE	COMMON	LATIN
3	2.5 in	Autumn Blaze Maple	Acer rubrum 'Autumn Blaze'
3	2.5 in	Autumn Gold Ginkgo	Ginkgo biloba 'Autumn Gold'
3	2.5 in	Skyline Honeylocust	Gleditsia triacanthos inermis 'Skyline'
3	2.5 in	Emerald City Tulip Tree	Liriodendron tulipifera 'Emerald City'
4	6'	Bracken Brown Beauty Southern Magnolia	Magnolia grandiflora 'Bracken Brown Beauty'
5	6'	American Holly	Ilex opaca
16	6'	Norway Spruce	Picea abies
5	6'	White Pine	Pinus strobus
6	3 gal	Vintage Gold Falsecypress	Chamaecyparis pisifera 'Vintage Gold'
5	3 gal	Gold Lace Juniper	Juniperus chinensis 'Gold Lace'
80	3 gal	Blue Pacific Juniper	Juniperus conferta 'Blue Pacific'
6	3 gal	Lightning Strike Feather Reed Grass	Calamagrostis x acutiflora 'Lightning Strike'
40	2 gal	Blue Lyme Grass	Leymus arenarius
11	1 gal	Zagreb Tickseed	Coreopsis verticillata 'Zagreb'
10	1 gal	Rozanne Geranium	Geranium 'Rozanne'

GAYLE A. FRAZER
REGISTERED LANDSCAPE ARCHITECT



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