GENERAL NOTES:

1. ALL NOTES APPLY TO ALL DRAWINGS AND ALL TRADES.
2. REFER TO ENGINEERING PLANS FOR LAYOUT AND LOCATION OF UTILITIES AND ROADS
3. ALL SURVEY AND SITE INFORMATION WERE COMPILED FROM A VARIETY OF SOURCES AT VARIOUS TIMES. SITE INFORMATION MUST BE FIELD VERIFIED BEFORE CONSTRUCTION BEGINS. REPORT ANY DISCREPANCIES TO THE OWNER OR OWNER'S REPRESENTATIVE.
4. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS AND TRADES TO COORDINATE THE INSTALLATION OF THEIR WORK WITH THE INSTALLATION OF WORK BY ALL OTHER CONTRACTORS AND TRADES.
5. THE REQUIREMENTS OF THE SPECIFICATIONS, DRAWINGS, GENERAL REQUIREMENTS, AND ALL ITEMS OF THE CONTRACT DOCUMENTS ARE EQUALLY BINDING FOR ALL CONTRACTORS AND TRADES.
6. EACH CONTRACTOR IS REQUIRED TO MAINTAIN FULL (COLOR) SETS OF THE CONTRACT DOCUMENTS FOR HIS EMPLOYEES USE ON THE PROJECT TO ASSURE THAT ALL WORK IS PROPERLY COORDINATED AND FOR REVIEWS BY COUNTY AND / OR MUNICIPALITY OFFICIALS FOR INSPECTIONS.
7. ALL CONTRACTORS AND ALL TRADES ARE RESPONSIBLE FOR OBTAINING THE CORRECT PERMITS AND INSPECTIONS PRIOR TO CONSTRUCTION AS REQUIRED BY LOCAL PLANNING, ZONING, BUILDING CODE AND OTHER TOWN AUTHORITIES.
8. W.J.K. LTD., THE OWNER AND / OR THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED OF ANY SITE CONDITIONS WHICH MAY NECESSITATE MODIFICATION TO THE PLAN. THE OWNER OR OWNER'S REPRESENTATIVE SHALL MAKE 'INFIELD MODIFICATIONS,' IF NECESSARY.
9. CONTRACTOR SHALL PROVIDE AND FURNISH ALL MATERIALS, EQUIPMENT AND LABOR NECESSARY FOR ALL CONSTRUCTION, PROTECTION, MAINTENANCE AND RELATED ITEMS TO COMPLETE WORK INDICATED ON THE DRAWINGS.
10. BEFORE COMMENCING ANY WORK CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES, SUB-SURFACE DRAINAGE, AND UNDERGROUND CONSTRUCTION SO THAT PROPER PRECAUTIONS MAY BE TAKEN NOT TO DISTURB ANY SUB-SURFACE IMPROVEMENTS. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS IN BRINGING EQUIPMENT ON TO AND OFF OF THE SITE, PROTECTING WALKS, PAVING, STEPS AND OTHER EXISTING CONSTRICTION ON THE SITE. CONTACTS SHALL BE MADE BY CONTRACTOR WITH PROPER AUTHORITIES BEFORE AND DURING THIS WORK SO AS TO COMPLY WITH ALL REGULATIONS AND ORDINANCES.
11. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES AND CONFIRM / DETERMINE UTILITY ELEVATIONS PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE AND MAKE REPAIRS, AT THEIR OWN EXPENSE, THAT MAY OCCUR TO EXISTING UTILITIES IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL CODES.
12. CONTRACTOR SHALL VERIFY ALL EXISTING TREE CONDITIONS AND ELEVATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO THEIR REMOVAL.
13. CONTRACTOR SHALL PROTECT AND INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINE OF ALL TREES, NATURAL AREAS AND EXISTING VEGETATION TO REMAIN. TREE PROTECTION LOCATION SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
14. ALL CONSTRUCTION FOR ALL TRADES SHALL CONFORM TO OR EXCEED THE PRODUCT MANUFACTURER'S RECOMMENDATIONS, REGULATIONS OF BEAUFORT COUNTY AND THE AMERICANS WITH DISABILITIES ACT, AND / OR OTHER APPLICABLE NATIONAL, STATE, AND LOCAL CODES AND ANY OTHER GOVERNING AUTHORITIES.
15. CONTRACTOR ACCESS FOR CONSTRUCTION AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
16. CONTRACTOR SHALL PROTECT THE GENERAL PUBLIC FROM CONSTRUCTION AREAS DURING CONSTRUCTION.
17. THE OWNER MAY REQUIRE FLAG MEN TO BE AVAILABLE DURING THE CONSTRUCTION PROCESS.
18. ANY DEVIATIONS FROM THESE PLANS MUST BE SPECIFICALLY APPROVED BY W.J.K. LTD., AND THE OWNER OR OWNER'S REPRESENTATIVE.

DEMOLITION NOTES:

1. THE CONTRACTOR, BEFORE BEGINNING ANY DEMOLITION ACTIVITY, SHALL CONTACT THE LOCAL UTILITIES FOR INSTRUCTION ON SPECIAL PROCEDURES THAT MAY BE REQUIRED BY THE UTILITIES CONCERNING DEMOLITION.
2. ALL DEMOLISHED MATERIAL SHALL BE HAULED AWAY AND DISPOSED OF PROPERLY IN A LANDFILL AS APPLICABLE PER BEAUFORT COUNTY CODE(S).
3. THE CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS OF LOCAL, STATE AND FEDERAL REGULATORY AGENCIES WHICH MAY HAVE JURISDICTION OVER SUCH ACTIVITIES.
4. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DATA PROVIDED IN THESE DRAWINGS. THE CONTRACTOR SHALL PERFORM HIS OWN ESTIMATE OF MATERIAL FOR DEMOLITION AND REPORT ANY DISCREPANCIES TO THE OWNER OR THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
5. ALL UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE AND FOR ESTIMATING PURPOSES ONLY. THE EXACT LOCATIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING DEMOLITION WORK. ALL UTILITIES SHALL BE LOCATED AND PROTECTED TO PREVENT DAMAGE. ANY DAMAGE WHICH MAY OCCUR DURING THE CONSTRUCTION PROCESS IS TO BE PROMPTLY REPORTED TO THE APPROPRIATE UTILITY AUTHORITY AND REPAIRS SHALL BE MADE IN ACCORDANCE WITH THEIR REQUIREMENTS. THE SAFE DEMOLITION AND REMOVAL OF UTILITIES, STRUCTURES AND EQUIPMENT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
6. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, THE UTILITIES HAVING JURISDICTION OVER ANY UTILITY EASEMENTS OF ANY KIND FOR APPROVAL OF WORK WITHIN THE EASEMENT.
7. REMOVAL OF ANY AND ALL MATERIALS INDICATED INCLUDES ALL MATERIALS ASSOCIATED WITH THAT ITEM INCLUDING SUBSURFACE MATERIAL, IF APPLICABLE, NOT NEEDED OR IN NEED OF REPAIR OR REPLACEMENT.
8. THE CONTRACTOR SHALL TAKE CARE WHEN WORKING AROUND EXISTING TREES SCHEDULED TO REMAIN. PROPER TREE PROTECTION IN ACCORDANCE WITH LOCAL CODES SHALL BE MADE PRIOR TO CONSTRUCTION BEGINNING AND THROUGHOUT THE CONSTRUCTION PROCESS.
9. SOME TREES AND SHRUBS SCHEDULED FOR RELOCATION AND REUSE ON THE PROPERTY MAY NOT BE SALVAGEABLE DUE TO UNDERGROUND UTILITIES.
10. BARRIERS AND / OR FLAG MEN MAY BE REQUIRED FOR SAFETY, VERIFY REQUIREMENTS WITH THE OWNER FOR SUCH NEEDS PRIOR TO BEGINNING THE WORK.
11. THE OWNER SHALL BE NOTIFIED AS TO THE TIMING OF THE WORK SO THAT PROPER SECURITY NOTIFICATION IS MADE.

GENERAL DISTURBANCE NOTES:

1. CONTRACTOR SHALL IMPLEMENT ALL SILT FENCE OR OTHER SEDIMENT CONTROL MEASURES AROUND ALL DISTURBED AREAS PRIOR TO ANY CONSTRUCTION ACTIVITIES.
2. TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED AFTER SILT FENCE AND PRIOR TO ALL OTHER CONSTRUCTION ACTIVITIES.
3. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED BY THE CONTRACTOR AT LEAST ONCE EVERY FOURTEEN (14) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT OF 0.5 INCHES OR GREATER. IF SITE INSPECTIONS IDENTIFY B.M.P.S. THAT ARE DAMAGED OR ARE NOT OPERATING EFFECTIVELY, MAINTENANCE MUST BE PERFORMED AS SOON AS PRACTICAL AND BEFORE THE NEXT STORM EVENT IF PRACTICAL.
4. CONTRACTOR TO 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 BY THE CONTRACTOR 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 SURFACES FROM CONSTRUCTION AREAS AND THE GENERATION OF DUST. THE CONTRACTOR SHALL REMOVE MUD / SOIL DAILY FROM PAVED SURFACES, AS 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 UP SLOPE RUNOFF AND / OR TO DIVERT SEDIMENT-LADEN WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.
9. ALL WATERS OF THE STATE (W.O.S.), 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 W.O.S. A 10-FOOT BUFFER SHOULD BE MAINTAINED BETWEEN THE LAST ROW OF SILT FENCE AND ALL W.O.S.
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 STORMWATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORMWATER DISCHARGES.
11. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL 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:
    - 11.1. WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICAL.
    - 11.2. WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED AND EARTH-DISTUBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.

LAYOUT NOTES:

1. ALL CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. CONTRACTOR TO USE DIGITAL FILES PROVIDED BY WITMER-JONES-KEEFER, LTD. TO LAYOUT AND STAKE ALL SITE IMPROVEMENTS AND ELEMENTS. FINAL LAYOUT AND STAKING TO BE FIELD VERIFIED AND APPROVED BY LANDSCAPE ARCHITECT AND OWNER OR OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL FIELD LOCATE, STAKE AND USE COLOR CODED SPRAY PAINT FOR ALL ABOVE AND BELOW GROUND UTILITIES. CONTRACTOR TO CONFIRM / DETERMINE UTILITY ELEVATIONS PRIOR TO CONSTRUCTION. ANY EXISTING UTILITY CONFLICTS WITH SITE IMPROVEMENTS TO BE REPORTED TO OWNER, OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES AS STATED IN THE GENERAL NOTES.
4. ALL SITE IMPROVEMENTS REPRESENTED IN THIS SET OF PLANS SHALL BE STAKED AND REVIEWED WITH THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES TO BE REPORTED TO THE OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
5. ALL DIMENSIONS ARE TO EDGE OF PAVING AND CENTERLINE OF WALLS AND COLUMNS UNLESS OTHERWISE INDICATED.
6. ALL ANGLES ARE 90 UNLESS OTHERWISE INDICATED.
7. CONTRACTOR SHALL PROVIDE LIGHTING, IRRIGATION AND ANY OTHER CONDUIT NEEDED TO ALL LANDSCAPE AREAS.
8. ANY AND ALL FIELD ADJUSTMENTS SHALL RECEIVE APPROVAL FROM THE OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

GRADING NOTES:

1. CONTRACTOR SHALL VERIFY ALL ELEVATIONS PRIOR TO CONSTRUCTION AND NOTIFY OWNER'S REPRESENTATIVE OF DISCREPANCIES.
2. CROSS SLOPES ON ALL HARDSCAPE WALKWAYS / PATHWAYS ARE NOT TO EXCEED 2%.
3. ALL ACCESSIBLE WALKWAYS / PATHWAYS RUNNING SLOPE (GRADIENT) MAY NOT EXCEED 4.9%, UNLESS A RAMP IS INSTALLED. IF A RAMP IS INSTALLED THE RUNNING SLOPE (GRADIENT) SHALL NOT EXCEED 8.33%, AND HANDRAILS SHALL BE INSTALLED ON BOTH SIDES (MINIMUM 36" CLEARANCE BETWEEN HANDRAILS) WHEN RAMP RISE IS GREATER THAN 6".
4. IF DISCREPANCIES DEVELOP BETWEEN THE PROPOSED GRADES AS SHOWN ON THE PLAN AND THE EXISTING GROUND SURFACE, THE CONTRACTOR, WITH PRIOR APPROVAL FROM THE OWNER'S REPRESENTATIVE, SHALL MAKE GRADING ADJUSTMENTS NECESSARY TO MAINTAIN THE GENERAL INTENT OF THE DESIGN.
5. CONTRACTOR IS RESPONSIBLE FOR ALL PAVED AREAS DAMAGED DURING CONSTRUCTION.
6. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL ADJACENT PROPERTIES, WALLS, WALKS AND PLANTING BEDS AND TOWARDS EXISTING DRAIN INLETS, SWALES, STORMWATER LAGOONS OR ROADS.
7. ALL DISTURBED AREAS INCLUDING SHALLOW SWALES SHALL BE MULCHED OR PLANTED AS INDICATED ON PLANTING PLANS.
8. IF REQUIRED, POP UP EMITTER SHALL BE N.D.S. 6" POP UP DRAINAGE EMITTER BLACK IN COLOR.
9. LANDSCAPE DRAIN SHALL BE AS SPECIFIED ON PLANS.
10. LANDSCAPE DRAINS SHALL BE ADDED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS IN LOW / FLAT AREAS THAT DID NOT SHOW UP ON THE TOPOGRAPHIC SURVEY. LANDSCAPE DRAIN SHALL BE APPROVED BY OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

LIGHTING NOTES:

1. THE INTENT OF THE LIGHTING DESIGN IS TO PROVIDE LOW LEVEL UNOBTRUSIVE SITE LIGHTING OR ARCHITECTURAL ELEMENTS. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO CREATE THIS EFFECT BY CLOSE COORDINATION WITH THE LANDSCAPE ARCHITECT AND CAREFUL PLACEMENT OF ALL FIXTURES.
2. THE CONTRACTOR SHALL ENGINEER THE ELECTRICAL SYSTEM BASED ON THE LOCATION AND TYPE OF FIXTURES AS SHOWN ON THE PLAN. PROPERLY SIZED WIRING, TRANSFORMERS, BREAKERS, ACCESSORIES, ETC., SHALL BE PROVIDED BY THE CONTRACTOR AS NECESSARY TO GUARANTEE A COMPLETELY FUNCTIONAL LIGHTING, DISTRIBUTION AND CONTROL SYSTEM.
3. CONTRACTOR TO PROVIDE ELECTRICAL PLANS AND SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
4. ALL LIGHTING EQUIPMENT SHALL BE INSTALLED PER MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS, AND MUST COMPLY WITH ALL APPLICABLE STATE AND COUNTY CODES.
5. THE CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS AND INSPECTION / APPROVALS REQUIRED.
6. THE CONTRACTOR SHALL STAKE OUT ALL LIGHT FIXTURE AND TRANSFORMER LOCATIONS FOR APPROVAL BY THE LANDSCAPE ARCHITECT, OWNER, OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. EXACT LOCATIONS OF CONTROLLERS, ELECTRICAL PANELS, ETC. TO BE COORDINATED WITH AND APPROVED BY OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
7. FINAL AIMING AND ADJUSTMENT SHALL BE MADE AT NIGHT WITH LANDSCAPE ARCHITECT PRESENT TO GIVE FINAL APPROVAL.
8. THE CONTRACTOR SHALL COORDINATE, STAKE AND FLAG ALL LOCATIONS WHERE ELECTRICAL CONDUIT OR P.V.C. SLEEVING MAY BE REQUIRED BENEATH WALKS OR OTHER PAVED AREAS PRIOR TO HARDSCAPE INSTALLATION.
9. ALL ELECTRICAL WIRING RUNNING UNDER PAVED AREAS SHALL BE PLACED IN ELECTRICAL CONDUIT OR P.V.C. SLEEVES PROVIDED BY CONTRACTOR.
10. CONTRACTOR SHALL RUN ALL NECESSARY ELECTRICAL WIRING TO UTILITY PANEL AND TRANSFORMER.
11. CONTRACTOR SHALL PROVIDE A MINIMUM OF 36" OF BURIES EXCESS CABLE AT EACH FIXTURE TO ALLOW FOR FIXTURE ADJUSTMENT.
12. ALL LIGHTING TO BE PLACED ON AN APPROPRIATE TIMER. THE CONTRACTOR SHALL SELECT AN APPROPRIATE TIMER FOR ALL LIGHTS AND SET THE TIME APPROPRIATELY FOR PROPER NIGHT TIME ILLUMINATION, FOR APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE.
13. CONTRACTOR SHALL PROVIDE GROUND FAULT CIRCUIT BREAKERS FOR ALL CIRCUITS AS REQUIRED BY NATIONAL, STATE AND LOCAL CODES.
14. THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, LABOR, EXCAVATION AND BACKFILL NECESSARY TO COMPLETE THE WORK.
15. ALL FIXTURES PER MODELS SPECIFIED UNLESS CONTRACTOR GETS APPROVAL FROM LANDSCAPE ARCHITECT FOR A SUBSTITUTION.
16. SYSTEM INSTALLATION, INCLUDING PARTS AND LABOR, SHALL BE GUARANTEED AND REPAIRED AS NECESSARY BY THE CONTRACTOR FOR ONE YEAR.
17. CONTRACTOR TO PROVIDE "AS-BUILT" DRAWINGS IMMEDIATELY AFTER FINAL ACCEPTANCE, ALONG WITH ALL INSTRUCTION MANUALS FOR ALL EQUIPMENT INSTALLED.
18. IF POSSIBLE, FIELD MODIFICATIONS WILL BE DIRECTED BY THE LANDSCAPE ARCHITECT, OWNER OR OWNER'S REPRESENTATIVE.

CONSTRUCTION NOTES:

1. ALL CONTRACTORS AND ALL TRADES ARE RESPONSIBLE FOR OBTAINING THE CORRECT PERMITS AND INSPECTIONS PRIOR TO CONSTRUCTION AS REQUIRED BY LOCAL PLANNING, ZONING, BUILDING CODE AND OTHER TOWN AUTHORITIES.
2. CONTRACTOR SHALL PROVIDE SAMPLES OF ALL MATERIALS AND OBTAIN APPROVAL FROM OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
3. ON SITE TOPOGRAPHY MAY REQUIRE ADJUSTMENTS OF FINAL SPOT ELEVATIONS ON SITE FOR PROPOSED VERTICAL CONSTRUCTION ELEMENTS. THE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE PROMPTLY UPON THE DISCOVERY OF ANY SUCH REQUIRED ADJUSTMENTS.
4. THE CONTRACTOR SHALL PROVIDE FILL AS IS REQUIRED TO OBTAIN PROPER RELATIONSHIP OF FOOTING TO FINISH GRADE REQUIREMENTS - FEATHER FILL TO ADJACENT EXISTING GRADE TO ASSURE A COORDINATED AND DESIRED EFFECT.
5. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING CONDITIONS SCHEDULED TO REMAIN DURING CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES AND FOR ANY DAMAGE THAT MAY OCCUR TO EXISTING UTILITIES DURING CONSTRUCTION.
7. 'IN-FIELD MODIFICATIONS' MAY BE NECESSARY TO PRODUCE DESIRED EFFECT. MODIFICATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER OR OWNER'S REPRESENTATIVE.
8. ALL WELDS TO BE CONTINUOUS.
9. FOR ALL WOOD MEMBERS, ALL CUTS SHALL BE EVEN AND JOINTS FLUSH. SAND FOUR SIDES AND FILL IMPERFECTIONS, COUNTERSINKS AND NAIL HOLES TO ASSURE EVEN FINISH.
10. CONTRACTOR SHALL VERIFY ALL WOOD MEMBERS FOR APPROPRIATE SIZE, SPACING, ATTACHMENTS AND STRUCTURAL STABILITY PRIOR TO CONSTRUCTION. CONTRACTOR TO REPORT ANY DISCREPANCIES TO OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
11. ALL NOTCHES SHALL BE SHOP CUT TO ASSURE TIGHT JOINTS. EACH MEMBER SHALL BE DRIVEN HOME TO ASSURE TIGHT FIT. PILOT HOLES SHALL BE DRILLED FOR EACH CARRIAGE BOLT. PLUG, SEAL AND PRIME.
12. FINISH ALL SIDES AND CAULK ALL JOINTS WITH APPROPRIATE EXTERIOR CAULK PRIOR TO FINISHING.
13. ALL CONNECTORS, UNLESS OTHERWISE SPECIFIED, SHALL BE STAINLESS STEEL. BOLTS, THREADED RODS, WASHERS, NUTS AND ALL BUILDING HARDWARE SHALL BE STAINLESS STEEL AND SUITABLE FOR PRESSURE TREATED WOOD. ALL THROUGH BOLTS TO BE SMOOTH SHAFT WITH STAINLESS STEEL NUTS, BOLTS AND WASHERS. ALL NAILS AND FINISH NAILS SHALL BE ANNULAR STAINLESS STEEL.
14. ALL DECKING SHALL BE SECURED WITH STAINLESS STEEL SCREWS SIZED FOR DECK APPLICATION. MINIMUM 3" APART.

SOIL AMENDMENT NOTES:

1. TOPSOIL SHALL CONSIST OF THE NATURAL LOAM, SANDY LOAM, SILT LOAM, OR CLAY LOAM HUMUS BEARING SOILS, ADAPTED TO THE SUSTENANCE OF PLANT LIFE, WITH THE FOLLOWING TEXTURE:
    - 1.1. ORGANIC MATERIAL - TWO (2) TO TWENTY (20) PERCENT BY MASS
    - 1.2. SAND CONTENT - TWENTY (20) TO SIXTY (60) PERCENT BY MASS
    - 1.3. CLAY-SILT CONTENT – THIRTY FIVE (35) TO SEVENTY (70) PERCENT BY MASS.
    - 1.4. TOPSOIL PH SHALL BE BETWEEN FIVE (5) AND SEVEN (7).
2. TOPSOIL SHALL BE OF UNIFORM QUALITY AND FREE FROM FOREIGN MATERIAL SUCH HARD CLODS, SOD, STIFF CLAY, HARD PAN, STONES LARGER THAN ONE (1) INCH DIAMETER, LIME CEMENT, ASHES, SLAG, CONCRETE, TAR RESIDUES, TARRED PAPER, BOARDS, CHIPS, STICKS, OR OTHER UNDESIRABLE MATERIALS. IT SHALL ALSO BE REASONABLY FREE FROM WEEDS AND OBJECTIONABLE PLANT MATERIAL.
3. AFTER ALL DEMOLITION, CLEARING AND DISPOSAL IS COMPLETED, THE CONTRACTOR SHALL STRIP FROM THE TOP OF THE EXISTING GROUND ALL TOPSOIL IN ALL AREAS TO BE GRADED.
4. PRIOR TO STOCKPILING OF TOPSOIL, TOPSOIL SHALL BE SCREENED WITH A ONE HALF (1/2) INCH SIZE SIEVE. STOCKPILE TOPSOIL IN DESIGNATED OR APPROVED LOCATIONS WITH PROPER DRAINAGE AND WHERE IT WILL NOT INTERFERE WITH THE WORK. AFTER TOPSOIL HAS BEEN STOCKPILED, CONTRACTOR SHALL QUANTIFY THE AMOUNTS AT NO ADDITIONAL COST TO THE OWNER. QUANTITIES SHALL BE GIVEN TO THE ARCHITECT, OWNER AND SITE DESIGN PROFESSIONAL.
5. IF AMOUNT OF SCREENED TOPSOIL STOCKPILED FROM STRIPING OPERATIONS IS INSUFFICIENT TO PROVIDE THE NECESSARY AMOUNTS (4" MINIMUM DEPTH), IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN (FROM OFF-SITE SOURCE) THE NECESSARY AMOUNT OF SCREENED TOPSOIL TO COMPLETE THE PROJECT.
6. SCREENED TOPSOIL SHALL BE DISTRIBUTED WITH A MINIMUM DEPTH OF FOUR (4) INCHES TO ALL GRADED AREAS (NOT INCLUDING BUILDING, PAVED, SYNTHETIC TURF, PERVIOUS PAVEMENT, ETC.) AND / OR AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE. GROUND SHALL BE SCARIFIED BEFORE PLACING TOPSOIL. AREAS WHERE SCREENED TOPSOIL IS DISTRIBUTED SHALL BE STABILIZED WITH TEMPORARY AND/OR PERMANENT VEGETATION (SEASON DEPENDENT) OR TEMPORARY MULCH WITHIN FOURTEEN (14) CALENDAR DAYS OF DISTRIBUTION.

PLANTING NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR INSPECTION OF EXISTING CONDITIONS, INCLUDING UTILITIES, AND PROMPTLY REPORTING ANY DISCREPANCIES OR CONFLICTS WITH PLANTING AREAS. REPORT INFORMATION TO OWNER, OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
2. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE AND MAKE REPAIRS THAT MAY OCCUR TO EXISTING UTILITIES IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL CODES.
3. LANDSCAPE PLANTING AND / OR MULCHED AREAS TO BE FINE GRADED, HAND RAKED SMOOTH AND FREE OF DEBRIS.
4. CONTRACTOR TO PERFORM SOIL TESTS AS NECESSARY TO ASSURE PLANT HEALTH AND GROWTH.
5. MULCH ALL PLANTING BEDS TO A MIN. 3" DEPTH WITH MULCH SPECIFIED IN PLANT SCHEDULE.
6. CONTRACTOR VERIFIES THAT ALL PLANT MATERIAL IS DETERMINED AVAILABLE AS SPECIFIED WHEN BID / PROPOSAL IS SUBMITTED.
7. PLANT SCHEDULE WAS PREPARED FOR ESTIMATING PURPOSES ONLY. CONTRACTOR SHALL MAKE OWN QUANTITY TAKEOFFS USING DRAWINGS TO DETERMINE QUANTITIES TO HIS SATISFACTION, REPORTING PROMPTLY ANY DISCREPANCIES WHICH MAY AFFECT BIDDING.
8. GALLON SIZES ARE FOR PRICING PURPOSES ONLY. PLANT MUST MEET HEIGHTS AND WIDTHS SPECIFIED IN PLANT SCHEDULE.
9. ROOT TYPE MAY BE FREELY SUBSTITUTED IN CASE OF BALLED AND BURLAPPED OR CONTAINER GROWN, OTHER SPECIFICATIONS REMAINING UNCHANGED, EXCEPT IN THE CASE OF CONTAINER GROWN SPECIMEN TREES AS INDICATED IN THE TREE PLANTING SCHEDULE.
10. ANY SIGNIFICANT ROOTS ENCOUNTERED 2" DIA. AND LARGER SHALL BE DUG OUT BY HAND AND CLEANLY CUT BACK IN THE FOOTING / FOUNDATION AREA TO PROMOTE ROOT RE-GROWTH AND HELP PREVENT ROOT DIEBACK.
11. ALL PLANT MATERIAL (EXCEPT SEASONAL COLOR) SHALL BE GUARANTEED AND REPLACED AS NECESSARY BY THE CONTRACTOR FOR ONE YEAR.
12. ALL SEASONAL COLOR SHALL BE GUARANTEED AND REPLACED AS NECESSARY BY THE CONTRACTOR FOR THREE MONTH TIME FRAMES.

TURF AND GRASSING NOTES:

1. GRASS SEED: PROVIDE FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH TOLERANCE FOR PURITY AND GERMINATION ESTABLISHED BY OFFICIAL SEED ANALYSIS OF NORTH AMERICA. PROVIDE SEED MIXTURE COMPOSED OF GRASS SPECIES, PROPORTIONS AND MINIMUM PERCENTAGES OF PURITY, GERMINATION, AND MAXIMUM PERCENTAGE OF WEED SEED, AS SPECIFIED SEED MANUFACTURER.
2. SOD SHALL BE STRONGLY ROOTED AND FREE OF PERNICIOUS WEEDS. ALL NETTING SHALL BE REMOVED FROM SOD BEFORE IT IS LAID.
3. ALL AREAS IN WHICH EARTHWORK SHALL BE SUSPENDED FOR MORE THAN TWO (2) WEEKS SHALL BE GRASSED WITH TEMPORARY GRASS.
4. AFTER TOPSOIL HAS BEEN INSTALLED, AND BEFORE ANY SOD IS LAID, CORRECT ALL SOFT SPOTS AND IRREGULARITIES IN GRADE. THE SOD SHALL BE BE LAID BY BUTTING THE ENDS AND SIDES UP EVENLY AND STAGGERING THE ROLLS OF SOD. CONTRACTOR SHALL NOT OVERLAP SOD. AS SOON AS THE SOD IS LAID OR AS IT IS BEING LAID ROLL OVER WITH A LIGHT ROLLER, MAKING CERTAIN THAT ALL OF THE SOD IS IN CONTACT WITH THE SOIL. THE COMPLETED SODDED AREAS SHALL BE TRUE TO FINISH GRADE, EVEN AND FIRM AT ALL POINTS.
5. SEED SHALL BE AT A RATE OF 10 POUNDS PER ACRE.
6. THIRTY DAYS AFTER LAST SEEDING/SODDING OPERATION, APPLY 1 POUND OF TYPE A NITROGEN FERTILIZER PER ACRE OF LAWN AREAS AND IMMEDIATELY WATER.
7. UPON COMPLETION OF PLANTINGS ALL EXCESS SOIL STONES AND DEBRIS WHICH HAS NOT PREVIOUSLY BEEN CLEANED UP SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
8. ALL LAWN AREAS THAT DO NOT SHOW SATISFACTORY GROWTH WITHIN (18) DAYS AFTER PLANTING SHALL BE RE-PLANTED AND RE-FERTILISZED AS SPECIFIED UNTIL A SATISFACTORY LAWN IS ESTABLISHED. THE LAWN SHALL BE CONSIDERED ESTABLISHED WHEN ITS REASONABLY FREE FROM WEED, GREEN IN APPEARANCE AND THE SPECIFIED GRASS IS VIGOROUS AND GROWING WELL ON EACH SQ. FT. OF LAWN AREA.
9. LAWN SHALL BE PROTECTED AND MAINTAINED BY WATERING, MOWING, AND REPLANTING, OVERSEEING, AS NECESSARY FOR AS LONG AS IS NECESSARY TO ESTABLISH A UNIFORM STAND. SCATTERED BARE SPOTS, NONE OF WHICH IS LARGER THAN ONE SQ. FT., WILL BE ALLOWED UP TO MAXIMUM OF THREE PERCENT OF ANY LAWN AREA. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR ANY EROSIONAL DAMAGE TO THE LAWN AREA. FULL COVERAGE IS REQUIRED IN SIXTY DAYS.
10. MAINTENANCE OF GRASSED AREAS SHALL CONSIST OF MOWING, WATERING AND FERTILIZING. ALL GRASSED AREAS SHALL BE MAINTAINED AT A HEIGHT NOT TO EXCEED 6" ABOVE FINISHED GRADE.
11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ALL GRASSED AREAS UNTIL ACCEPTANCE BY OWNER AT END OF PROJECT. LAWN MAINTENANCE SHALL OCCUR AT A MINIMUM OF ONCE PER SEVEN CALENDAR DAYS.
12. FINAL SEEDING AND SOD AREAS / SQUARE FOOTAGES TO BE PAINTED IN FIELD AND APPROVED AND ADJUSTED IN FIELD BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
13. SEEDING SHALL TAKE PLACE IMMEDIATELY AFTER FINE GRADING. MAINTAIN SEEDED LAWN UNTIL COMPLETION AND ACCEPTANCE OF ENTIRE PROJECT.
14. SEEDING BED SHALL HAVE TOPSOIL LOOSEN TO A DEPTH OF 4". REMOVE STONE OVER 1" IN ANY DIMENSION, ROOTS, RUBBISH, AND EXTRANEOUS MATTER.

IRRIGATION NOTES:

1. CONTRACTOR TO SUPPLY AUTOMATIC IRRIGATION SYSTEM, COMPLETE AND INSTALLED. SYSTEM TO INCLUDE ALL VALVES, PIPES, HEADS, FITTINGS, BACK FLOW CONTROLLER, AND IRRIGATION METER AND TO PROVIDE 100% COVERAGE FOR ALL NEW PLANTINGS. DRIP IRRIGATION TO BE USED FOR ALL PLANTINGS, EXCEPT LAWNS.
2. NO IRRIGATION COMPONENTS SHALL BE CLOSER THAN 12" TO ANY EDGE OF PAVEMENT OR CURB AND GUTTER. IRRIGATION SHALL NOT SPRAY BEYOND LANDSCAPED AREAS, OR INTO ANY UNDISTURBED BUFFERS. NO OVER SPRAY SHALL BE PERMITTED ONTO ADJACENT PROPERTIES OR PEDESTRIAN SIDEWALK AREAS.
3. LANDSCAPE CONTRACTOR TO FIELD VERIFY ALL COMPONENT LOCATIONS TO ENSURE APPROPRIATE COVERAGE.
4. LANDSCAPE CONTRACTOR SHALL LOCATE WATER SOURCE AND PROVIDE POWER TO CONTROLLER.
5. CONTROLLER LOCATION TO BE SPECIFIED BY OWNERS REPRESENTATIVE IN FIELD PRIOR TO CONSTRUCTION.
6. ALL DRIP TUBING SHALL BE COVERED WITH MIN. 3" OF MULCH.
7. ALL DRIP AND SPRAY ZONES SHALL BE SEPARATE.
8. CONTRACTOR SHALL SUBMIT FINAL IRRIGATION PLANS TO OWNER'S REPRESENTATIVE AND ALL REVIEWING BODIES / AGENCIES FOR FINAL APPROVAL PRIOR TO INSTALLATION.

SHEET INDEX

ISSUED:
OCTOBER 23, 2024

PROJECT TEAM

LANDSCAPE ARCHITECT
WITMER JONES KEEFER
BLUFFTON, SC
(843) 757.7411

ARCHITECTURE
ALL ARCHITECTURAL INFORMATION WAS TAKEN FROM DIGITAL FILES PROVIDED BY:

PARKS-PLAYER
GREENVILLE, SC.
(843) 382.5000

SURVEYING
ALL TOPOGRAPHY, EXISTING TREES, SITE BOUNDARY, SITE SURVEY DATA, ETC. WERE TAKEN FROM DIGITAL FILES PROVIDED BY:

COASTAL SURVEYING CO., INC.
RIDGELAND, SC.
(843) 757.4466

POOL CONSULTANT

ENGINEERING
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WARD EDWARDS ENGINEERING
BLUFFTON, SC.
(843) 837.5250

****CAUTION****

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SITE DEVELOPMENT PLANS
FOR
VENTURE AT OKATIE BLUFFS
APARTMENTS
BLUFFTON, SOUTH CAROLINA

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THIS SHEET TO SCALE AT: 30"X42"

DATE:	OCT 23, 2024
PROJECT NO.:	22212.01
DRAWN BY:	AK / ER
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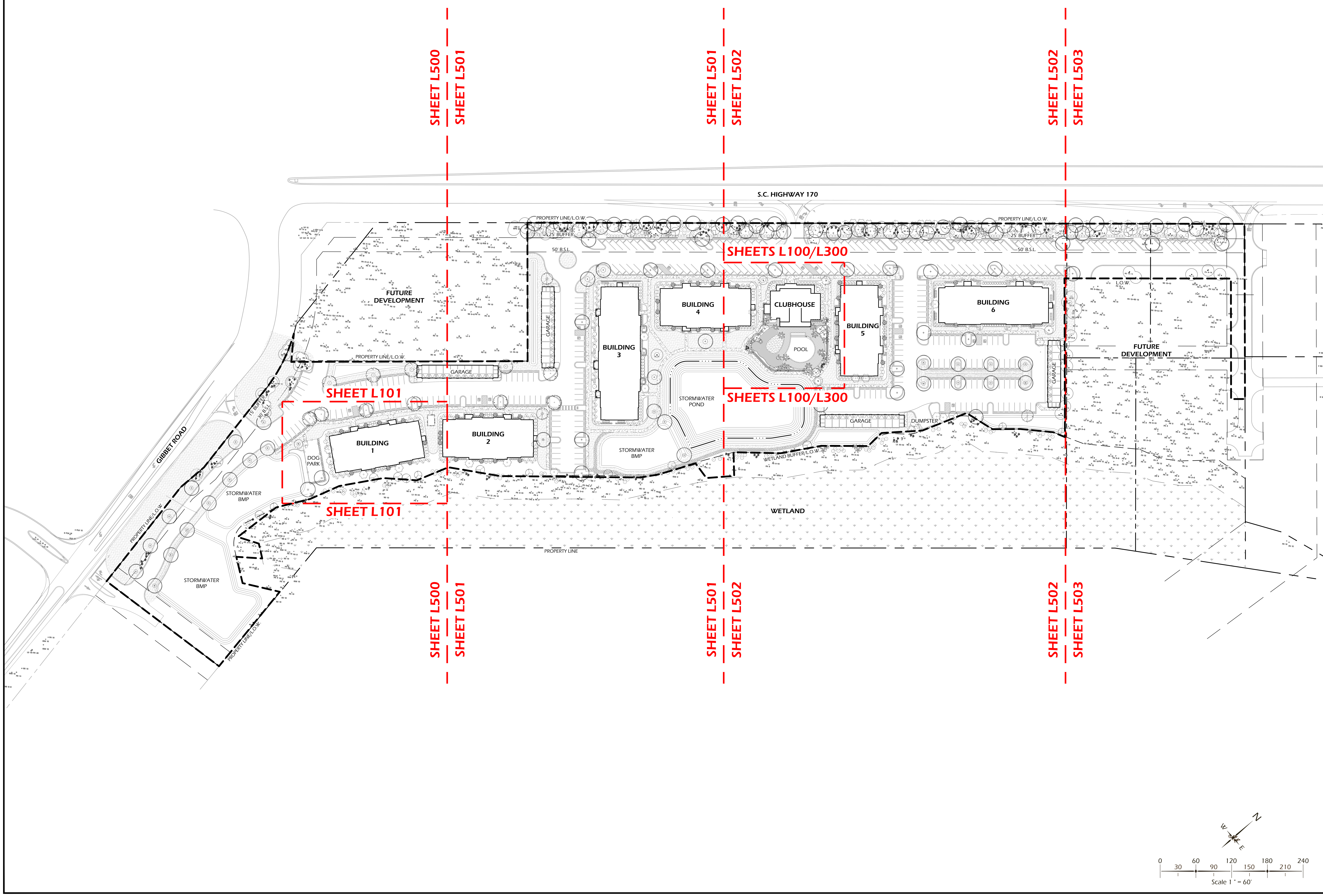
FINAL SUBMITTAL
State of South Carolina
REGISTERED LANDSCAPE ARCHITECT
No. 1037
BRIAN WITMER
NOT FOR CONSTRUCTION

REVISIONS:

DRAWING TITLE
COVER SHEET AND PROJECT NOTES

DRAWING NUMBER
CS

ATTACHMENT 6



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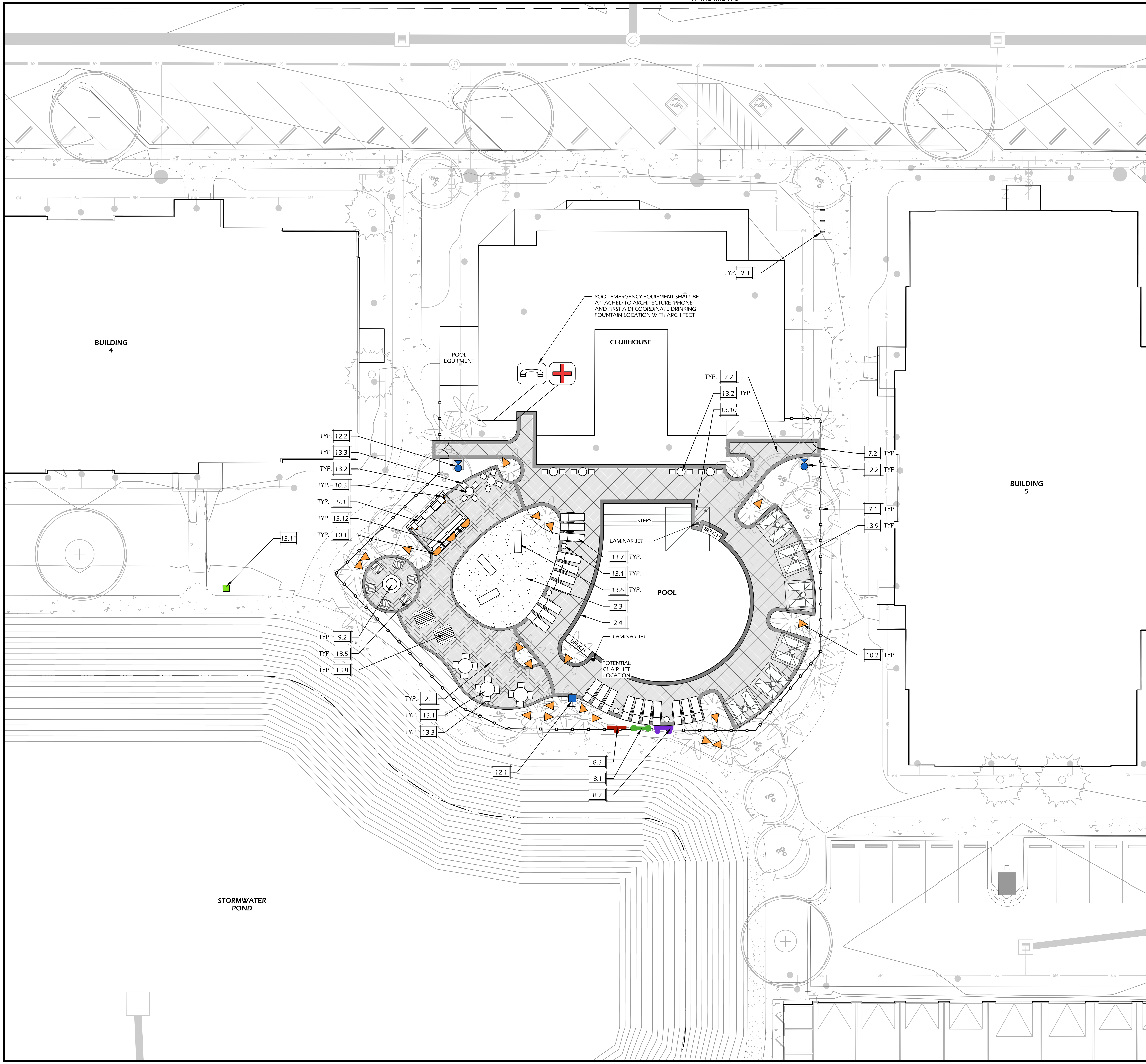
REFERENCE PLAN
PROPOSED CONDITIONS

DRAWING NUMBER
L11



PAVING SCHEDULE

CALL-OUT	SYMB.	DESCRIPTION	DETAIL
2.1		PAVER WALK	1/L600
2.2		POOL DECK	2/L600
2.3		SYNTHETIC TURF	4/L600
2.4		POOL COPING	3/L600
NA		BORDERS, REFER TO DETAILS 1/L600, 2/L600	NA

NOTE: MATERIAL SYMBOLS / HATCHES ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO BE TO SCALE. REFER TO SITE DETAILS AND LAYOUT PLANS FOR SIZES AND DIMENSIONS.

SITE DETAILS LEGEND

CALL-OUT	DESCRIPTION	DETAIL
7.1	FENCE TYPE 1 (ALUMINUM)	5/L600
7.2	GATE TYPE 1 (ALUMINUM)	6/L600
9.1	GRILLING PAVILION	1/L602

SITE FURNISHINGS SCHEDULE

CALL-OUT	SYMB.	DESCRIPTION	DETAIL
8.1		POOL RULES	2/L601
8.2		NO DIVING	4/L601
8.3		NO LIFE GUARD	3/L601
9.2		FIRE BOWL	5/L601
9.3		BIKE RACK	6/L601
13.1		DINING TABLE	9/L602
13.2		CAFE TABLE	10/L602
13.3		DINING CHAIR	7/L602
13.4		SIDE TABLE	1/L603
13.5		ADIRONDACK CHAIR	4/L603
13.6		HAMMOCK	2/L603
13.7		LOUNGE CHAIR	3/L603
13.8		PICNIC TABLE - TYPE 1	5/L603
13.9		CABANA	7/L603
13.10		CANTILEVER UMBRELLA	8/L603
13.11		DOG WASTE STATION	6/L602
13.12		BAR STOOL	8/L602

NOTE: SITE FURNISHING SYMBOLS ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO BE TO SCALE. REFER TO SITE DETAILS FOR SIZES AND DIMENSIONS.

UTILITY SCHEDULE

CALL-OUT	SYMB.	QTY.	DESCRIPTION	DETAIL
10.1		3	NOSE LIGHT	2/L602
10.2		19	UP LIGHT	3/L602
10.3		2	DOWN LIGHT	3/L602
12.1		1	HOSE BIB	4/L602
12.2		2	FOOT WASH	5/L602

NOTE: LIGHTING SYMBOLS ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO BE TO SCALE. REFER TO SITE DETAILS FOR SIZES AND DIMENSIONS.

N W E

0 5 10 15 20 25 30 35 40
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KEY SHEET - 01

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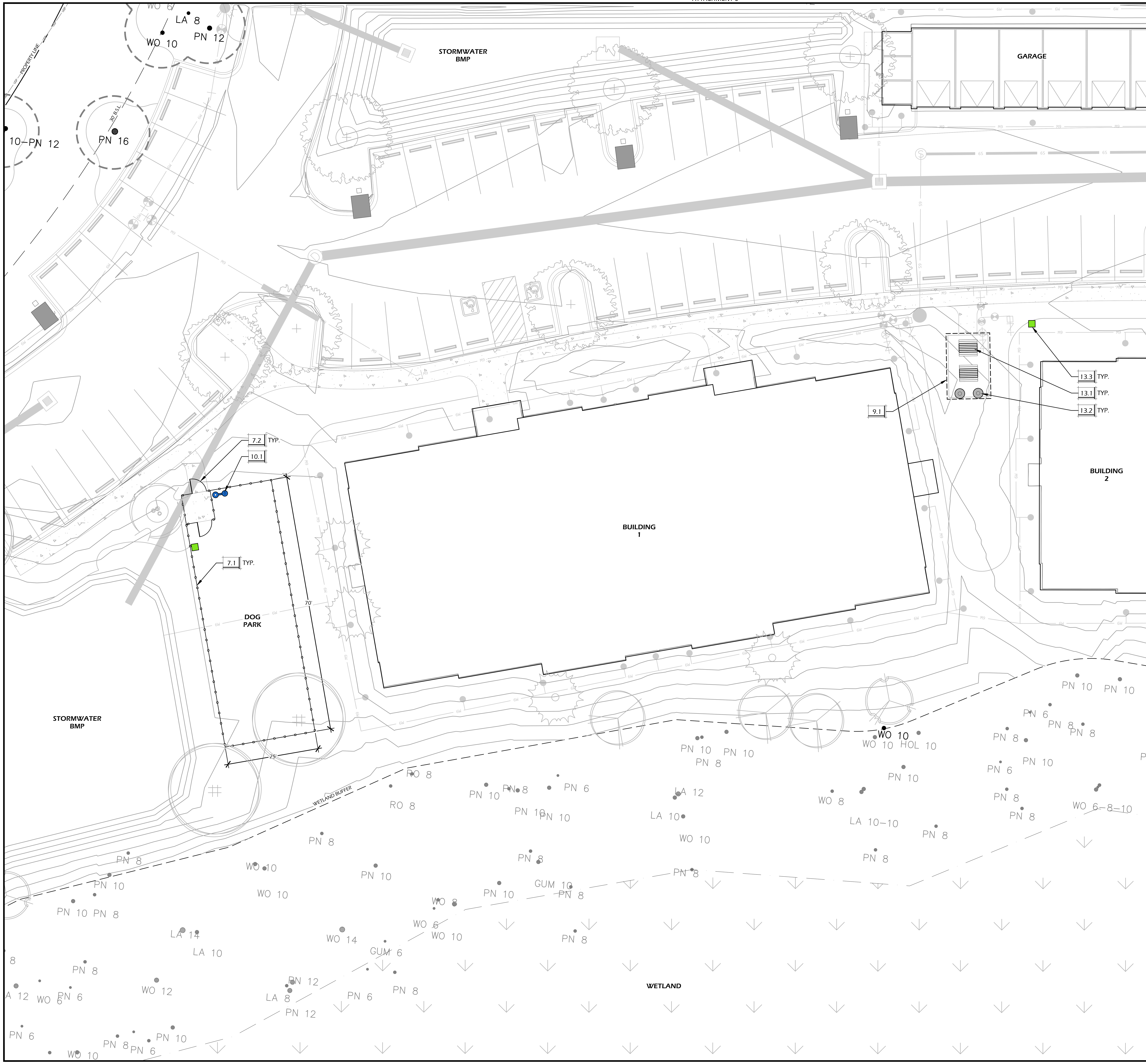
L100



SITE DETAILS LEGEND

CALL-OUT	DESCRIPTION	DETAIL
7.1	FENCE TYPE 2 (WIRE MESH)	7/L600
7.2	GATE TYPE 2 (WIRE MESH)	1/L601
9.1	PICNIC PAVILION (REFER TO ARCHITECT PLANS)	NA

SITE FURNISHINGS SCHEDULE

CALL-OUT	SYMB.	DESCRIPTION	DETAIL
13.1		PICNIC TABLE - TYPE 2	6/L603
13.2		CHARCOAL GRILL	7/L601
13.3		DOG WASTE STATION	6/L602

NOTE: SITE FURNISHING SYMBOLS ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO BE TO SCALE. REFER TO SITE DETAILS FOR SIZES AND DIMENSIONS.

UTILITY SCHEDULE

CALL-OUT	SYMB.	QTY.	DESCRIPTION	DETAIL
10.1		1	DOG WATER FOUNTAIN	9/L603

NOTE: LIGHTING SYMBOLS ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO BE TO SCALE. REFER TO SITE DETAILS FOR SIZES AND DIMENSIONS.

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REVISIONS:

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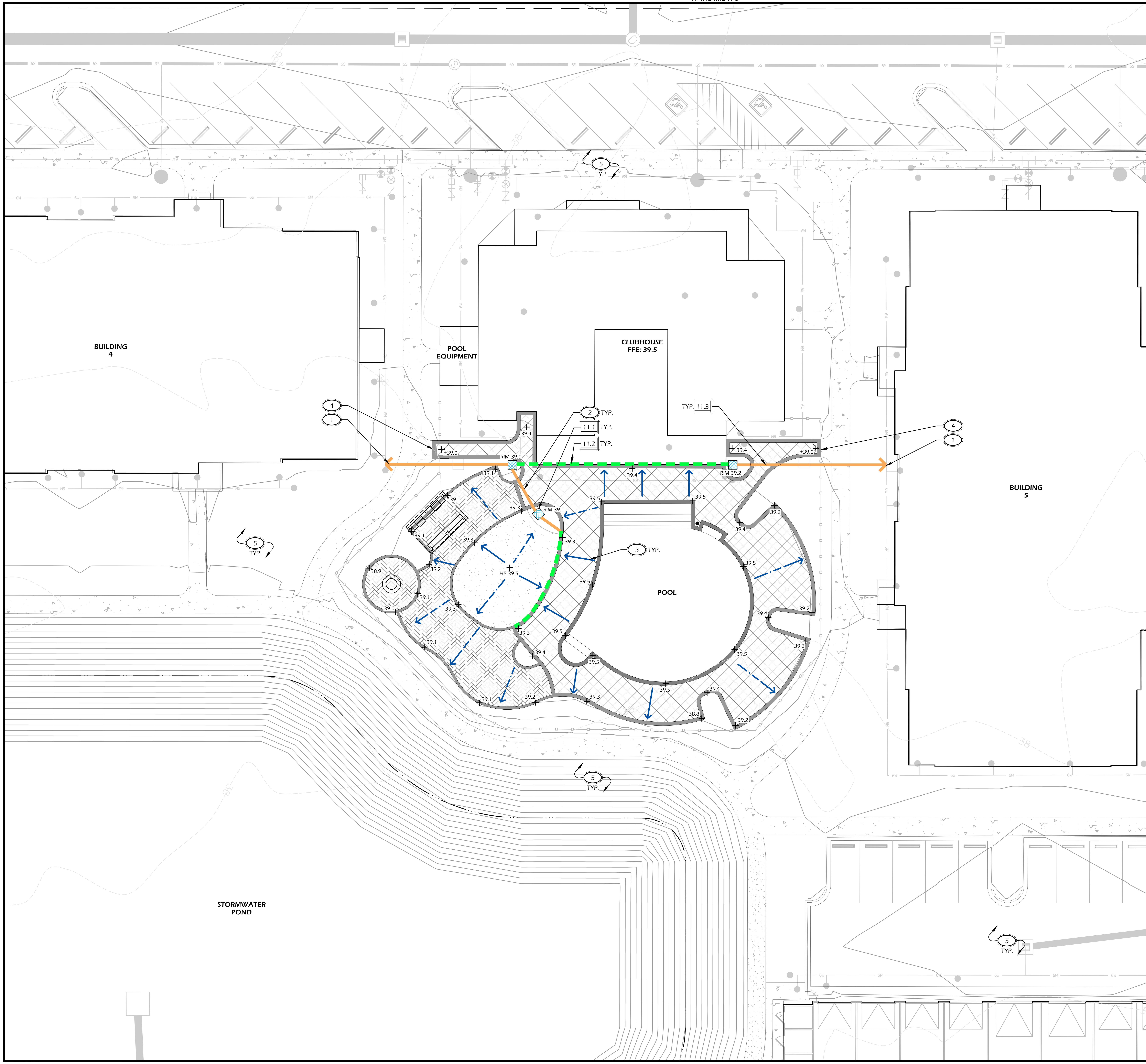
KEY SHEET - 02

DRAWING NUMBER
L101

ATTACHMENT 6



DRAINAGE LEGEND			
CALL-OUT	SYMB.	DESCRIPTION	DETAIL
11.1		9" AREA DRAIN	8/L601
11.2		TRENCH DRAIN	9/L601
11.3		6" SOLID HDPE PIPE	N/A

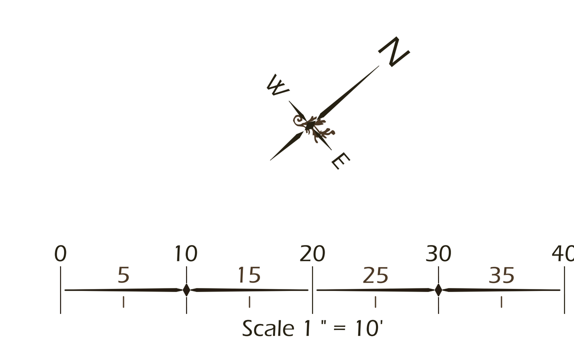
NOTE: DRAINAGE SYMBOLS ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO BE TO SCALE. REFER TO SITE DETAILS FOR SIZES AND DIMENSIONS.

GRADING LEGEND	
SYMB.	DESCRIPTION
+	SPOT GRADE
	DRAINAGE ARROW
	PROPOSED CONTOUR MAJOR
	PROPOSED CONTOUR MINOR
	EXISTING GRADE

GRADING ABBREVIATIONS			
ABBR.	DESCRIPTION	ABBR.	DESCRIPTION
BC	BOTTOM OF CURB	HP	HIGH POINT
BS	BOTTOM OF STEP	RIM	TOP OF DRAIN
BW	BOTTOM OF WALL	TC	TOP OF CURB
FFE	FINISHED FLOOR ELEVATION	TS	TOP OF STEP
FG	FINISHED GRADE	TW	TOP OF WALL
LP	LOW POINT		

GRADING REFERENCE NOTES:

1. CONNECT DRAINS TO ENGINEER'S DRAINAGE STRUCTURES, REFER TO CIVIL ENGINEERS PLANS.
2. ALL PIPING UNDER HARDSCAPE SHALL BE SOLID H.D.P.E. PIPES.
3. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND POOL.
4. TIE POOL DECK INTO CONCRETE SIDEWALKS SMOOTHLY AND EVENLY. REFER TO CIVIL ENGINEER PLANS.
5. REFER TO CIVIL ENGINEER PLANS FOR GRADING OUTSIDE OF POOL DECK.



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REVISIONS:

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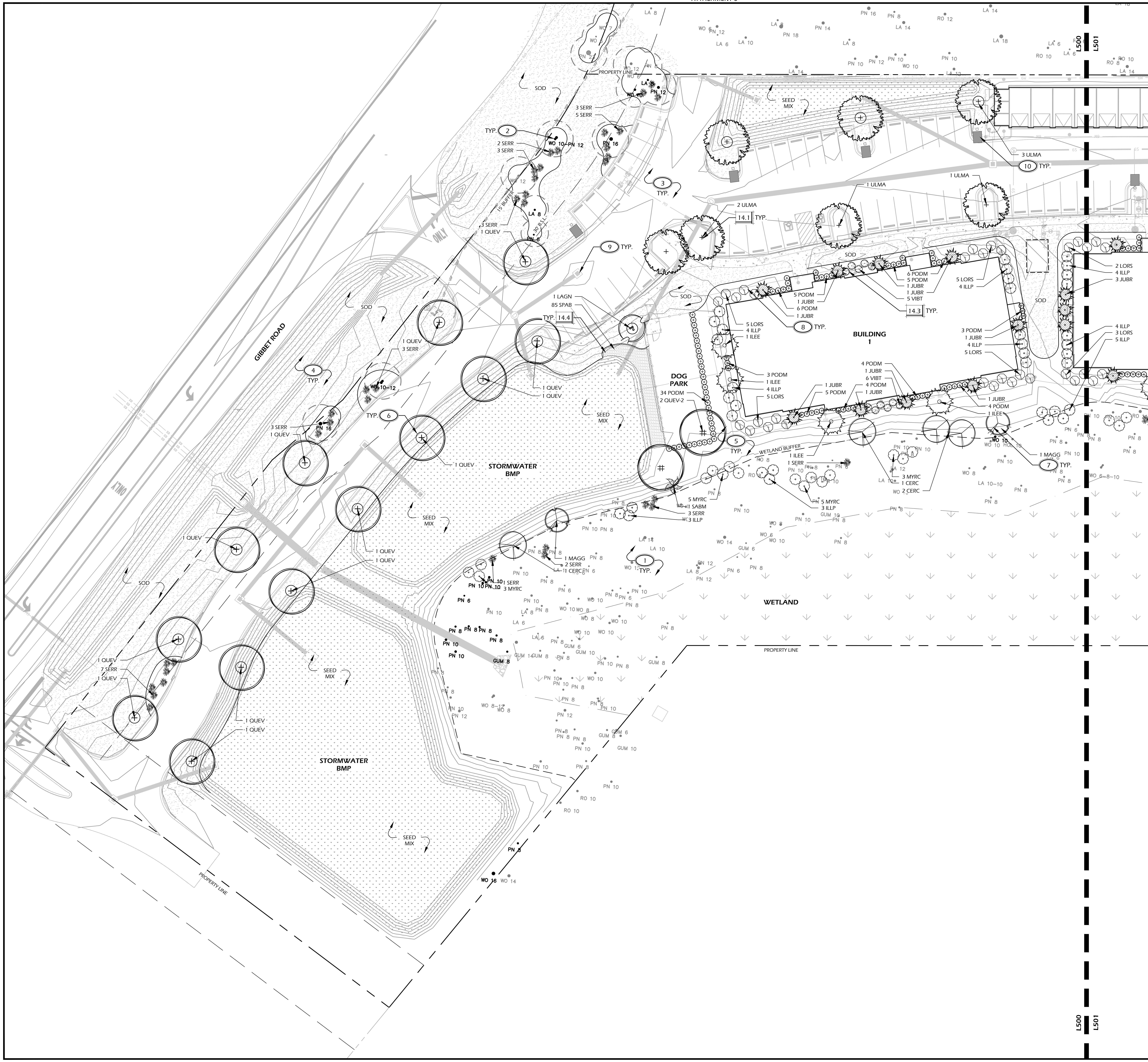
POOL DECK GRADING PLAN

DRAWING NUMBER
L300

ATTACHMENT 6



CALL-OUT	DESCRIPTION	DETAIL
14.1	TREE PLANTING	1/L504
14.2	PALM TREE PLANTING	2/L504
14.3	SHRUB PLANTING	3/L504
14.4	GROUND COVER PLANTING	4/L504

PLANTING DETAILS

PLANT KEY LEGEND

Abbrev	Botanical Name	Common Name
TREES		
MAGG	Magnolia grandiflora	Southern Magnolia
SABP	Sabal palmetto	Cabbage Palm
QUEV	Quercus virginiana	Live Oak
ULMA	Ulmus parvifolia 'UPMTF' PP 11,295	Bosque Elm
UNDERSTORY TREES		
CERC	Cercis canadensis	Eastern Redbud
ILEE	Ilex x attenuata 'Eagleston'	Eagleston Holly
JUBR	Juniperus virginiana 'Brodie'	Brodie Juniper
LAGN	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle
MAGA	Magnolia grandiflora 'Alta"	Alta Magnolia
SABM	Sabal minor	Dwarf Palmetto
SHRUBS		
ILLP	Illicium parviflorum	Yellow Anise
LORS	Loropetalum chinense 'Sizzling Pink'	Sizzling Pink Loropetalum
MYRC	Myrica cerifera	Wax Myrtle
OSMF	Osmanthus fragrans	Fragrant Tea Olive
PHIB	Philodendron selloum	Cut-Leaf Philodendron
PODM	Podocarpus macrophyllus	Podocarpus
PODP	Podocarpus macrophyllus 'Pringles Dwarf'	Dwarf Podocarpus
SERR	Serenoa repens	Saw Palmetto
VIBS	Viburnum suspensum	Sandankwa Viburnum
VIBT	Viburnum tinus 'Spring Bouquet'	Spring Bouquet Laurustinus Viburnum
ORNAMENTAL GRASSES & FERNS		
MUHC	Muhlenbergia capillaris	Pink Muhly Grass
SPAB	Spartina bakerii	Sand Cordgrass
GROUND COVERS, VINES & PERENNIALS		
EVOB	Evolvulus hybrid 'Blue My Mind'	Blue My Mind
LANC	Lantana 'Chapel Hill Yellow' PP19548	Chapel Hill Yellow Lantana
LIRE	Liriope muscari 'Evergreen Giant'	Evergreen Giant Liriope
SOD & MULCH		
SOD-SF	-	TifTuf' Bermuda Sod
MULCH-SF	Pine Straw - all disturbed areas	Pine Straw
SEED-SF	Pennington Reclaim Wetland Mix	Bioretention Seed Mix

PLANTING REFERENCE NOTES:

1. EXISTING VEGETATION TO REMAIN.
2. EXISTING TREES TO REMAIN.
3. REFER TO CIVIL ENGINEER PLANS FOR TREE REMOVAL INFORMATION.
4. CONTRACTOR SHALL REPAIR OR REPLACE ANY AND ALL GRASS DAMAGED DURING CONSTRUCTION.
5. MULCH ALL DISTURBED AREAS NOT SHOWN AS SEED OR SOD. NO BARE DIRT SHALL BE LEFT UNTREATED AFTER CONSTRUCTION.
6. MULCH RING, TYP.
7. CAREFULLY EXCAVATE SHRUB PITS IN VICINITY OF EXISTING TREES, WITHOUT DISTURBING TREE ROOTS.
8. COORDINATE SHRUB LAYOUT WITH EXISTING UTILITIES. REPORT ANY CONFLICTS TO LANDSCAPE ARCHITECT.
9. PROTECT AREA DRAIN FROM CLOGGING DURING INSTALLATION OF PLANTS AND MULCH. MAINTAIN FUNCTIONALITY AND POSITIVE PITCH TO DRAIN.
10. REFER TO LIGHTING PLAN FOR DETAILED STREET LIGHT INFORMATION.

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SITE DEVELOPMENT PLANS FOR VENTURE AT OKATIE BLUFFS

APARTMENTS

BLUFFTON, SOUTH CAROLINA

DATE:	OCT 23, 2024
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DRAWN BY:	AK / ER
CHECKED BY:	BW / CK

FINAL SUBMITTAL

State of South Carolina
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No. 1037
BRIAN WITMER

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REVISIONS:

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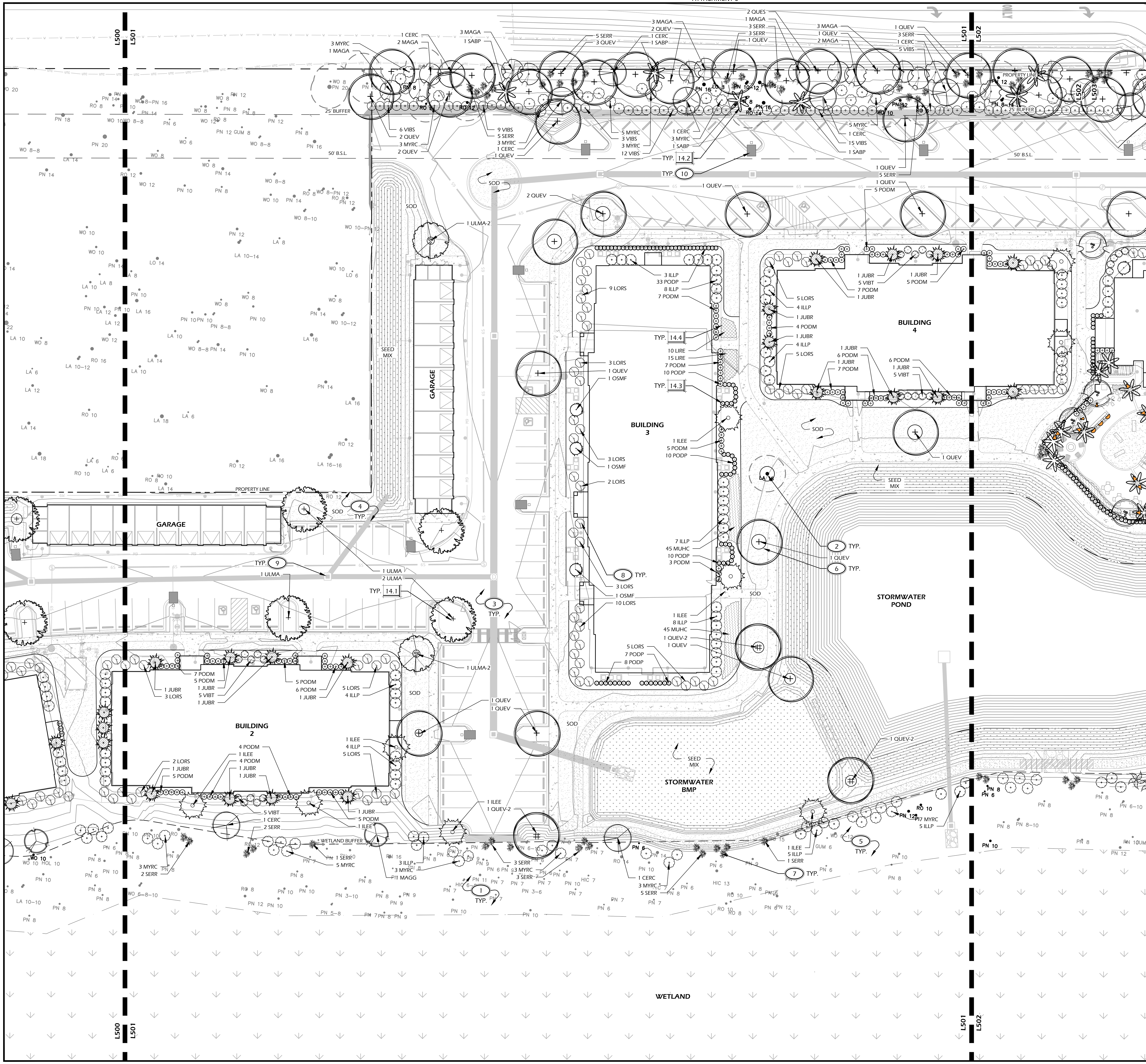
PLANTING PLAN - 01

DRAWING NUMBER

L500



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0 10 20 30 40 50 60 70 80

Scale 1 " = 20'

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BRIAN WITMER

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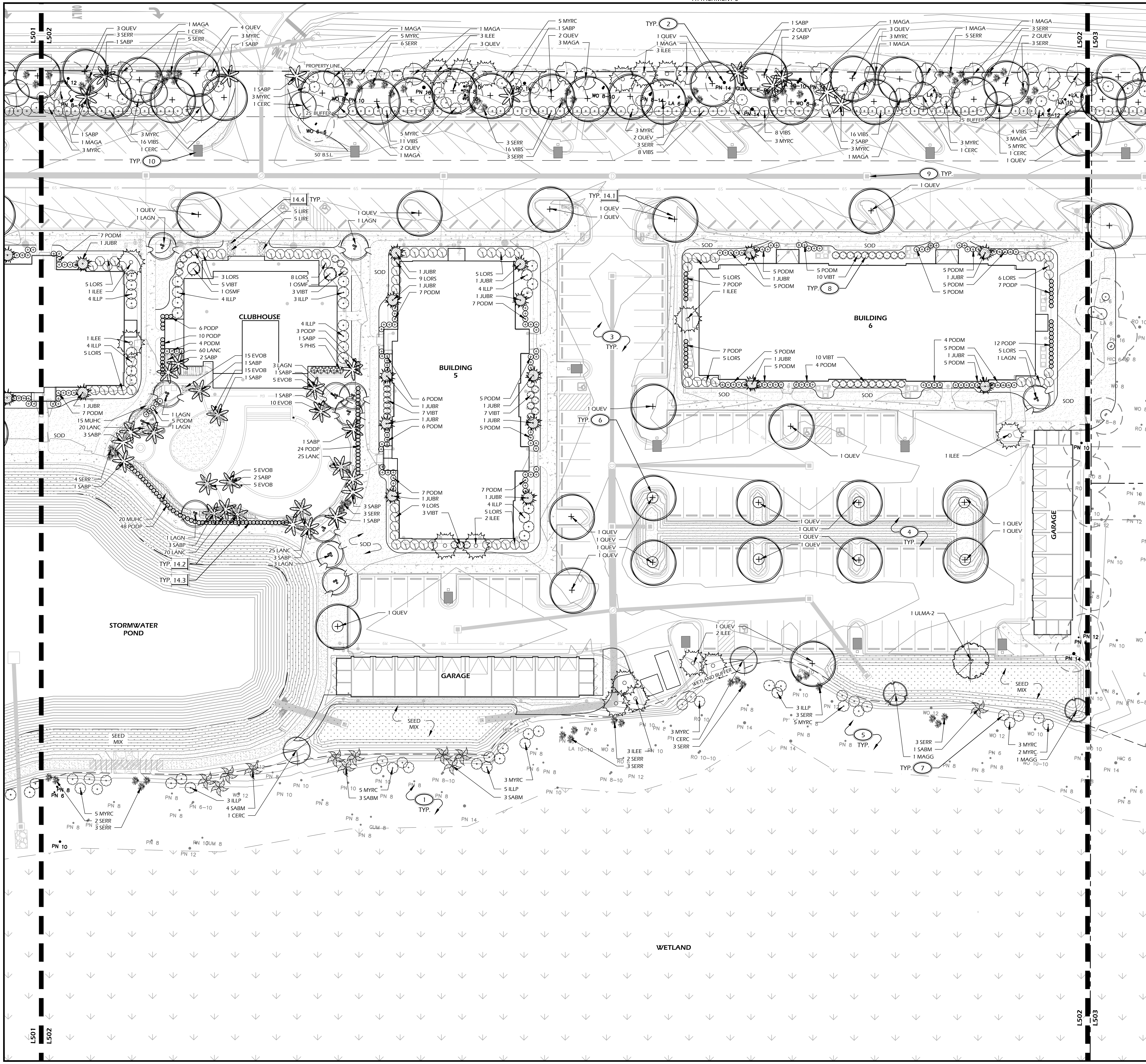
PLANTING PLAN - 02

DRAWING NUMBER
L501

ATTACHMENT 6



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GROUND COVERS, VINES & PERENNIALS		
EVOB	Evolvulus hybrid 'Blue My Mind'	Blue My Mind
LANC	Lantana 'Chapel Hill Yellow' PP19548	Chapel Hill Yellow Lantana
LIRE	Liriope muscari 'Evergreen Giant'	Evergreen Giant Liriope
SOD & MULCH		
SOD-SF	-	TifTuf' Bermuda Sod
MULCH-SF	Pine Straw - all disturbed areas	Pine Straw
SEED-SF	Pennington Reclaim Wetland Mix	Bioretention Seed Mix

PLANTING REFERENCE NOTES:

1 EXISTING VEGETATION TO REMAIN.

2 EXISTING TREES TO REMAIN.

3 REFER TO CIVIL ENGINEER PLANS FOR TREE REMOVAL INFORMATION.

4 CONTRACTOR SHALL REPAIR OR REPLACE ANY AND ALL GRASS DAMAGED DURING CONSTRUCTION.

5 MULCH ALL DISTURBED AREAS NOT SHOWN AS SEED OR SOD. NO BARE DIRT SHALL BE LEFT UNTREATED AFTER CONSTRUCTION.

6 MULCH RING, TYP.

7 CAREFULLY EXCAVATE SHRUB PITS IN VICINITY OF EXISTING TREES, WITHOUT DISTURBING TREE ROOTS.

8 COORDINATE SHRUB LAYOUT WITH EXISTING UTILITIES. REPORT ANY CONFLICTS TO LANDSCAPE ARCHITECT.

9 PROTECT AREA DRAIN FROM CLOGGING DURING INSTALLATION OF PLANTS AND MULCH. MAINTAIN FUNCTIONALITY AND POSITIVE PITCH TO DRAIN.

10 REFER TO LIGHTING PLAN FOR DETAILED STREET LIGHT INFORMATION.

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THIS SHEET TO SCALE AT: 30"X42"

SITE DEVELOPMENT PLANS
FOR
VENTURE AT OKATIE BLUFFS
APARTMENTS
BLUFFTON, SOUTH CAROLINA

DATE:	OCT 23, 2024
PROJECT NO.:	22212.01
DRAWN BY:	AK / ER
CHECKED BY:	BW / CK

FINAL SUBMITTAL

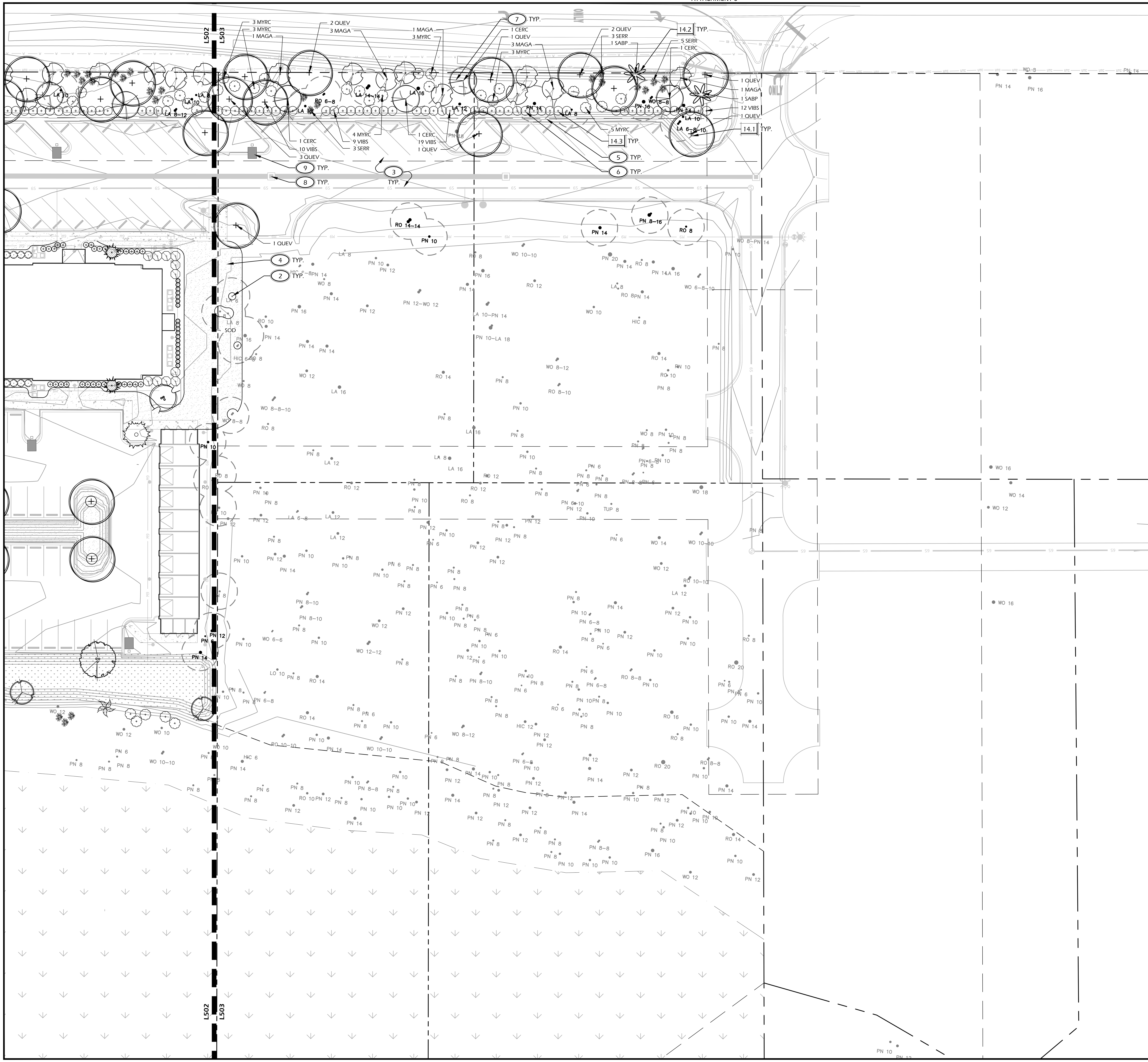
State of South Carolina
REGISTERED LANDSCAPE ARCHITECT
No. 1037
BRIAN WITMER

NOT FOR CONSTRUCTION

REVISIONS:

DRAWING TITLE
PLANTING PLAN - 03

DRAWING NUMBER
L502



PLANTING DETAILS

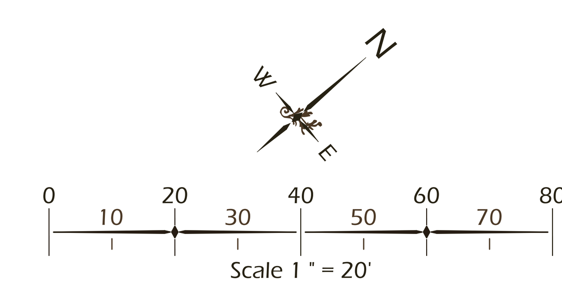
CALL-OUT	DESCRIPTION	DETAIL
14.1	TREE PLANTING	1/L504
14.2	PALM TREE PLANTING	2/L504
14.3	SHRUB PLANTING	3/L504
14.4	GROUND COVER PLANTING	4/L504

PLANT KEY LEGEND

Abbrev	Botanical Name	Common Name
TREES		
MAGG	Magnolia grandiflora	Southern Magnolia
SABP	Sabal palmetto	Cabbage Palm
QUEV	Quercus virginiana	Live Oak
ULMA	Ulmus parvifolia 'UPMTF' PP 11,295	Bosque Elm
UNDERSTORY TREES		
CERC	Cercis canadensis	Eastern Redbud
ILEE	Ilex x attenuata 'Eagleston'	Eagleston Holly
JUBR	Juniperus virginiana 'Brodie'	Brodie Juniper
LAGN	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle
MAGA	Magnolia grandiflora 'Alta"	Alta Magnolia
SABM	Sabal minor	Dwarf Palmetto
SHRUBS		
ILLP	Illicium parviflorum	Yellow Anise
LORS	Loropetalum chinense 'Sizzling Pink'	Sizzling Pink Loropetalum
MYRC	Myrica cerifera	Wax Myrtle
OSMF	Osmanthus fragrans	Fragrant Tea Olive
PHIB	Philodendron selloum	Cut-Leaf Philodendron
PODM	Podocarpus macrophyllus	Podocarpus
PODP	Podocarpus macrophyllus 'Pringles Dwarf'	Dwarf Podocarpus
SERR	Serenoa repens	Saw Palmetto
VIBS	Viburnum suspensum	Sandankwa Viburnum
VIBT	Viburnum tinus 'Spring Bouquet'	Spring Bouquet Laurustinus Viburnum
ORNAMENTAL GRASSES & FERNS		
MUHC	Muhlenbergia capillaris	Pink Muhly Grass
SPAB	Spartina bakerii	Sand Cordgrass
GROUND COVERS, VINES & PERENNIALS		
EVOB	Evolvulus hybrid 'Blue My Mind'	Blue My Mind
LANC	Lantana 'Chapel Hill Yellow' PP19548	Chapel Hill Yellow Lantana
LIRE	Liriope muscari 'Evergreen Giant'	Evergreen Giant Liriope
SOD & MULCH		
SOD-SF	-	TifTuf' Bermuda Sod
MULCH-SF	Pine Straw - all disturbed areas	Pine Straw
SEED-SF	Pennington Reclaim Wetland Mix	Bioretention Seed Mix

PLANTING REFERENCE NOTES:

1. EXISTING VEGETATION TO REMAIN.
2. EXISTING TREES TO REMAIN.
3. REFER TO CIVIL ENGINEER PLANS FOR TREE REMOVAL INFORMATION.
4. CONTRACTOR SHALL REPAIR OR REPLACE ANY AND ALL GRASS DAMAGED DURING CONSTRUCTION.
5. MULCH ALL DISTURBED AREAS NOT SHOWN AS SEED OR SOD. NO BARE DIRT SHALL BE LEFT UNTREATED AFTER CONSTRUCTION.
6. CAREFULLY EXCAVATE SHRUB PITS IN VICINITY OF EXISTING TREES, WITHOUT DISTURBING TREE ROOTS.
7. COORDINATE SHRUB LAYOUT WITH EXISTING UTILITIES. REPORT ANY CONFLICTS TO LANDSCAPE ARCHITECT.
8. PROTECT AREA DRAIN FROM CLOGGING DURING INSTALLATION OF PLANTS AND MULCH. MAINTAIN FUNCTIONALITY AND POSITIVE PITCH TO DRAIN.
9. REFER TO LIGHTING PLAN FOR DETAILED STREET LIGHT INFORMATION.



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SITE DEVELOPMENT PLANS
FOR
VENTURE AT OKATIE BLUFFS
APARTMENTS
BLUFFTON, SOUTH CAROLINA

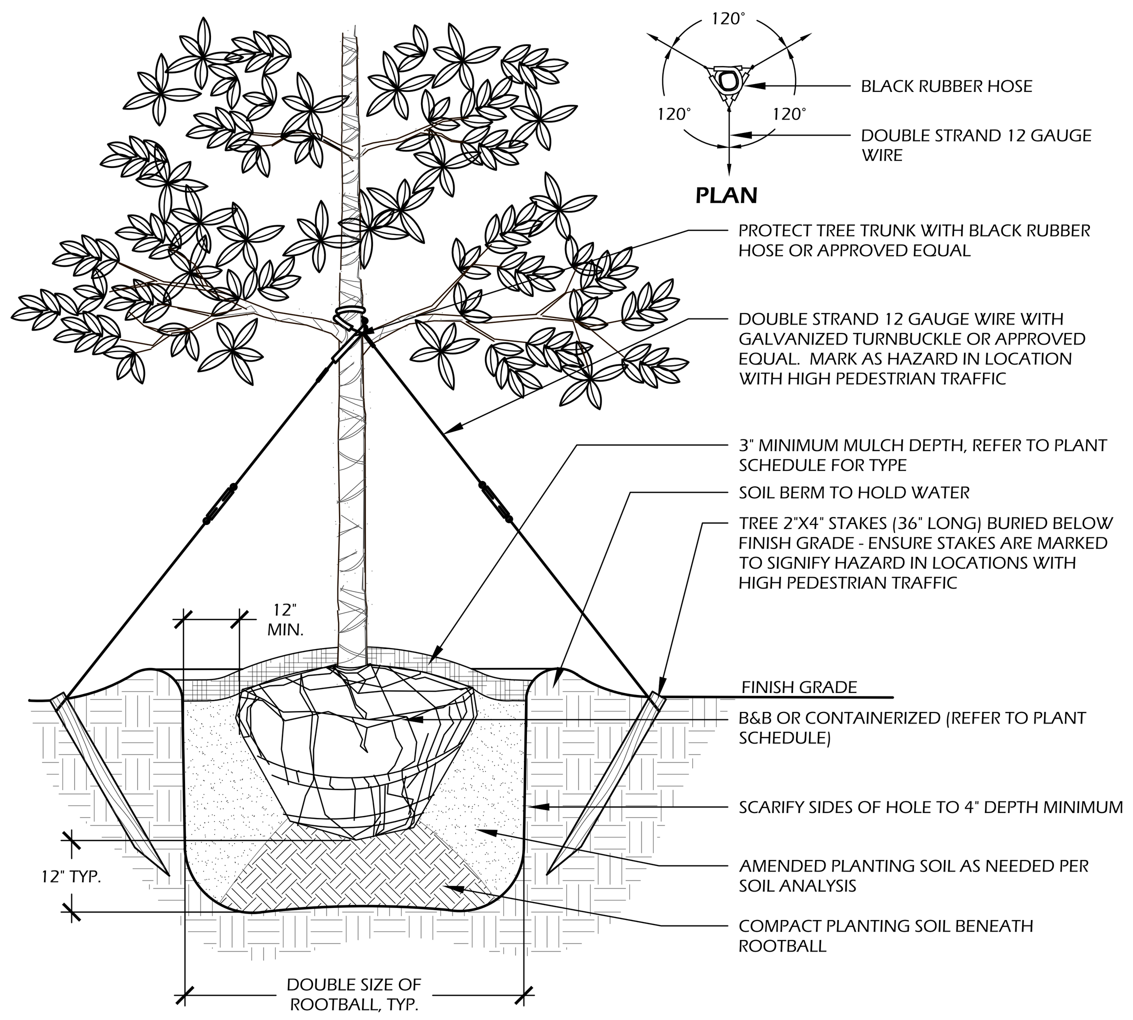
DATE:	OCT 23, 2024
PROJECT NO.:	22212.01
DRAWN BY:	AK / ER
CHECKED BY:	BW / CK

FINAL SUBMITTAL
NOT FOR CONSTRUCTION

REVISIONS:

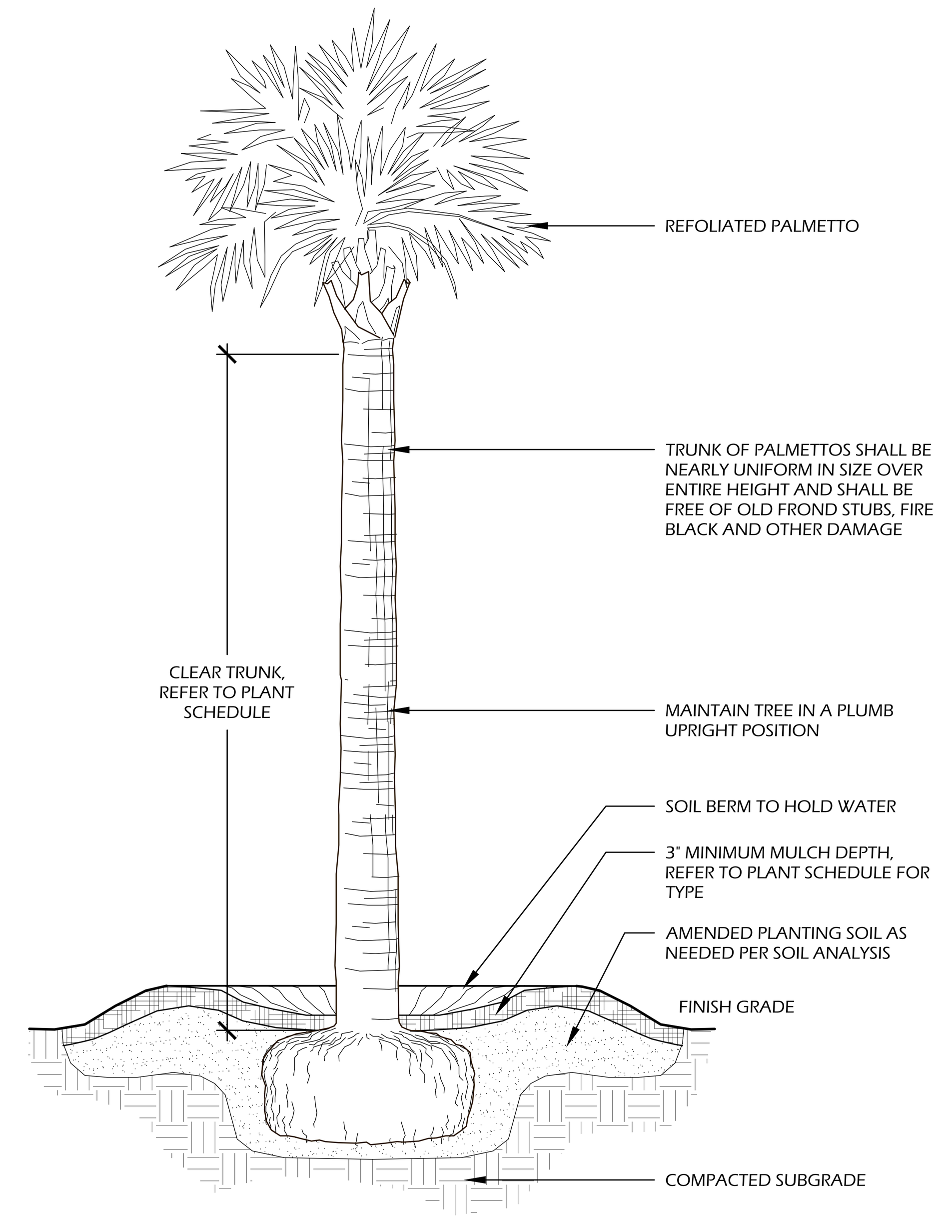
DRAWING TITLE
PLANTING PLAN - 04

DRAWING NUMBER
L503



NOTES:
1. TREE STAKING OPTIONAL, HOWEVER, LANDSCAPE CONTRACTOR RESPONSIBLE FOR MAINTAINING TREES IN AN UPRIGHT (90 DEGREE/ PERPENDICULAR) POSITION FOR 1 YEAR AFTER PLANTING IS COMPLETE OR UNTIL TREE ROOT SYSTEM IS FULLY ESTABLISHED AND STURDY. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER'S REPRESENTATIVE.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
3. IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE 2" ABOVE FINISH GRADE. COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO SETTING ROOTBALL ELEVATIONS.

1 // L504 TREE PLANTING
SCALE: N.T.S.



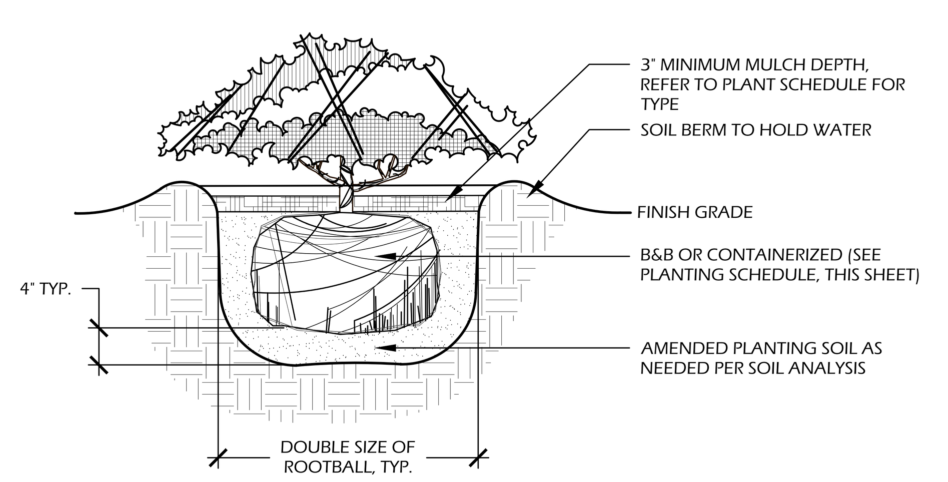
NOTES:
1. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
3. SABAL PALMETTOS SHALL BE REFOLIATED, PROTECT CABBAGE HEAD FROM DAMAGE.

2 // L504 PALM TREE PLANTING
SCALE: N.T.S.

PLANT SCHEDULE:

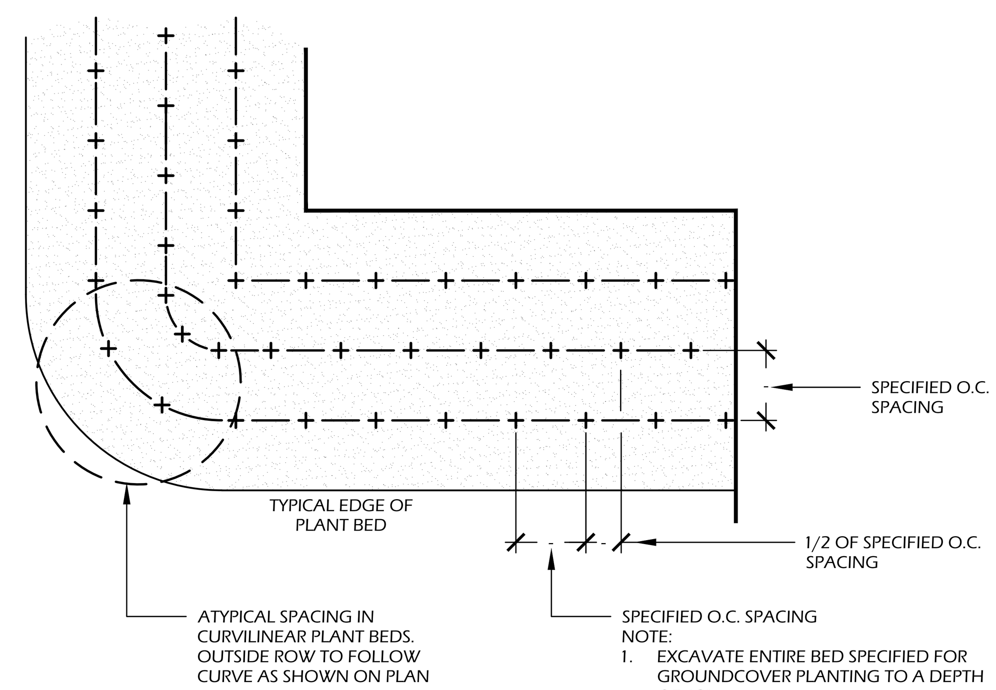
	Quantity	Abbrev	Botanical Name	Common Name	Height	Spread	Container	Cal./Spacing	Notes
	TREES								
★	5	MAGG	Magnolia grandiflora	Southern Magnolia	12'-14'	6'-7'	Cont.	4"	Full to ground
	40	SABP	Sabal palmetto	Cabbage Palm	12'-16'	-	Cont.	-	Refoliated, full clear trunk
★	94	QUEV	Quercus virginiana	Live Oak	12'-14'	5'-6'	Cont.	4"	Full
★	5	QUEV-2	Quercus virginiana	Live Oak	12' min.	4'-5'	Cont.	2.5"	Full
★	11	ULMA	Ulmus parvifolia 'UPMTF' PP 11,295	Bosque Elm	12'-14'	5'-6'	Cont.	4"	Full
★	3	ULMA-2	Ulmus parvifolia 'UPMTF' PP 11,295	Bosque Elm	12' min.	4'-5'	Cont.	2.5"	Full
	UNDERSTORY TREES								
★	23	CERC	Cercis canadensis	Eastern Redbud	8'-10'	6'-8'	30 gal.	2.5"	Full
★	28	ILEE	Ilex x attenuata 'Eagleston'	Eagleston Holly	6'-7'	3'-4'	15 gal.	2.5"	Full
	44	JUBR	Juniperus virginiana 'Brodie'	Brodie Juniper	5'-7'	2'-3'	30 gal.	-	Full to ground
★	13	LAGN	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle	10'-12'	5'-6'	45 gal.	2.5"	Full
★	40	MAGA	Magnolia grandiflora 'Alta"	Alta Magnolia	8'-10'	4'-5'	30 gal.	2.5"	Full
	12	SABM	Sabal minor	Dwarf Palmetto	4'-5'	4'-5'	15 gal.	-	Full
	SHRUBS								
	126	ILLP	Illicium parviflorum	Yellow Anise	30"-36"	24"-30"	7 gal.	-	Full
	157	LORS	Loropetalum chinense 'Sizzling Pink'	Sizzling Pink Loropetalum	30"-36"	24"-30"	7 gal.	-	Full
	160	MYRC	Myrica cerifera	Wax Myrtle	30"-36"	24"-30"	7 gal.	-	Full
	5	OSMF	Osmanthus fragrans	Fragrant Tea Olive	36"-42"	18"-24"	7 gal.	-	Full
	5	PHIB	Philodendron selloum	Cut-Leaf Philodendron	24"-30"	24"-30"	7 gal.	-	Full
	313	PODM	Podocarpus macrophyllus	Podocarpus	24"-30"	18"-24"	7 gal.	-	Full
	202	PODP	Podocarpus macrophyllus 'Pringles Dwarf'	Dwarf Podocarpus	18"-24"	16"-20"	7 gal.	-	Full
	152	SERR	Serenoa repens	Saw Palmetto	30"-36"	18"-24"	7 gal.	-	Full
	179	VIBS	Viburnum suspensum	Sandankwa Viburnum	30"-36"	24"-30"	7 gal.	-	Full
	76	VIBT	Viburnum tinus 'Spring Bouquet'	Spring Bouquet Laurustinus Viburnum	24"-30"	24"-30"	7 gal.	-	Full
	ORNAMENTAL GRASSES & FERNS								
	125	MUHC	Muhlenbergia capillaris	Pink Muhly Grass	14"-16"	10"-16"	1 gal.	30" O.C.	Full
	85	SPAB	Spartina bakerii	Sand Cordgrass	14"-16"	10"-16"	1 gal.	30" O.C.	Full
	GROUND COVERS, VINES & PERENNIALS								
	40	EVOB	Evolvulus hybrid 'Blue My Mind'	Blue My Mind	8"-12"	8"-12"	1 gal.	18" O.C.	Blue Flowers, Full
	200	LANC	Lantana 'Chapel Hill Yellow' PP19548	Chapel Hill Yellow Lantana	8"-12"	8"-12"	1 gal.	18" O.C.	Yellow Flowers, Full
	35	LIRE	Liriope muscari 'Evergreen Giant'	Evergreen Giant Liriope	12"-16"	8"-12"	1 gal.	24" O.C.	Full
	SOD & MULCH								
	75,225	SOD-SF	-	TifTuf' Bermuda Sod	-	-	-	-	-
	141,600	MULCH-SF	Pine Straw - all disturbed areas	Pine Straw	-	-	-	-	-
	57,867	SEED-SF	Pennington Reclaim Wetland Mix	Bioretention Seed Mix	-	-	-	-	-

★ DENOTES TREES USED FOR MITIGATION



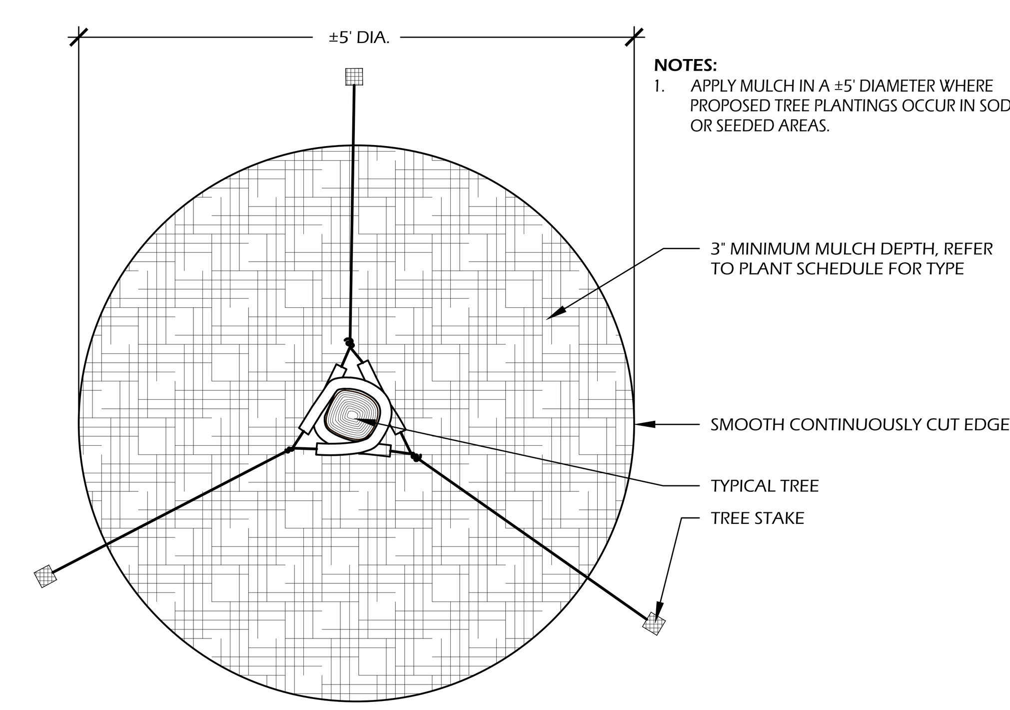
NOTES:
1. WHEN GROUNDCOVERS AND SHRUBS ARE USED IS MASSES, ENTIRE BED TO BE EXCAVATED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
3. IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE ±2" ABOVE FINISH GRADE. COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO SETTING ROOTBALL ELEVATIONS.

3 // L504 SHRUB PLANTING
SCALE: N.T.S.



NOTE:
1. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER PLANTING TO A DEPTH OF 12"

4 // L504 GROUND COVER PLANTING
SCALE: N.T.S.



NOTES:
1. APPLY MULCH IN A ±5' DIAMETER WHERE PROPOSED TREE PLANTINGS OCCUR IN SOD OR SEEDED AREAS.

5 // L504 TREE STAKING
SCALE: N.T.S.

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THIS SHEET TO SCALE AT: 30"X42"

SITE DEVELOPMENT PLANS
FOR
VENTURE AT OKATIE BLUFFS
APARTMENTS
BLUFFTON, SOUTH CAROLINA

DATE: OCT 23, 2024
PROJECT NO.: 22212.01
DRAWN BY: AK / ER
CHECKED BY: BW / CK

FINAL SUBMITTAL
State of South Carolina
REGISTERED LANDSCAPE ARCHITECT
No. 1037
BRIAN WITMER
NOT FOR CONSTRUCTION

REVISIONS:

DRAWING TITLE
PLANT SCHEDULE AND DETAILS

DRAWING NUMBER
L504

PROPOSED SITE COVERAGE TABLE

TOTAL LIMIT OF WORK	12.1 ACRES
REQUIRED MITIGATION	332 TREES
EXISTING TREES TO REMAIN	86 TREES
PROPOSED TREES	251 TREES
TOTAL TREES	**337 TREES**

TOTAL LIMIT OF WORK: 12.1 ACRES
EXISTING TREES TO REMAIN: 86 TREES

REPLACEMENT TREE CALCULATIONS:
4" CALIPER TREES: (94+11+5) X 2.0 = 220
2.5" CALIPER TREES: (5+3+23) X 1.0 = 31

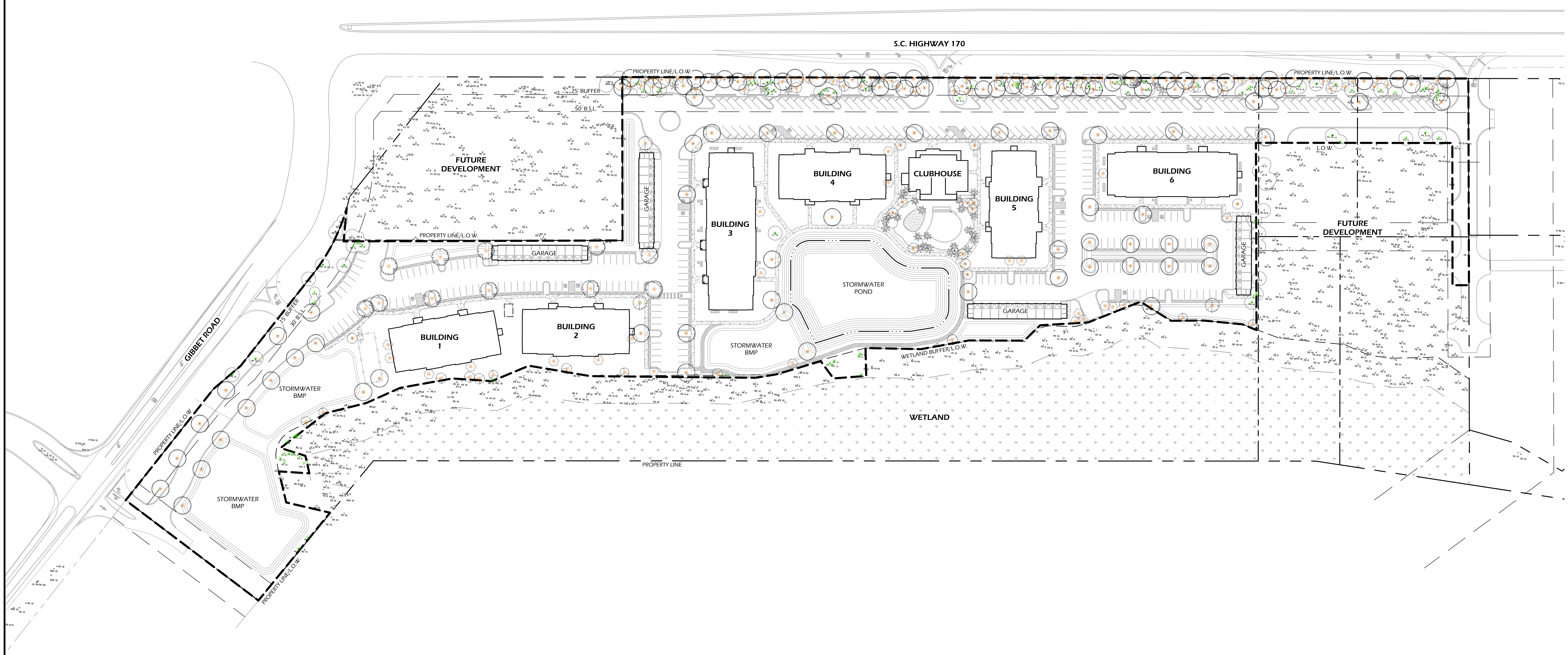
TOTAL POST-DEVELOPMENT TREES: 86 EX. + 220 + 31 = 337 TREES

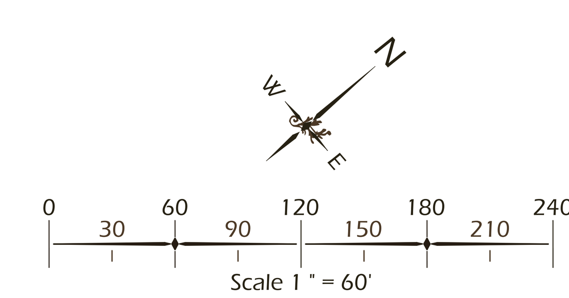
NOTE: REQUIRED TREE MITIGATION BASED ON UDO SECTION 5.3.3, AND WITMER JONES KEEFER TREE MITIGATION NARRATIVE DATED 9/20/2024

PLANT SCHEDULE:

Quantity	Abbrev	Botanical Name	Common Name	Height	Spread	Container	Cal./Spacing	Notes
TREES								
* 5	MAGG	Magnolia grandiflora	Southern Magnolia	12'-14'	6'-7'	Cont.	4"	Full to ground
40	SABP	Sabal palmetto	Cabbage Palm	12'-16'	-	Cont.	-	Refoliated, full clear trunk
* 94	QUEV	Quercus virginiana	Live Oak	12'-14'	5'-6'	Cont.	4"	Full
* 5	QUEV-2	Quercus virginiana	Live Oak	12' min.	4'-5'	Cont.	2.5"	Full
* 11	ULMA	Ulmus parvifolia 'UPMTF' PP 11,295	Bosque Elm	12'-14'	5'-6'	Cont.	4"	Full
* 3	ULMA-2	Ulmus parvifolia 'UPMTF' PP 11,295	Bosque Elm	12' min.	4'-5'	Cont.	2.5"	Full
UNDERSTORY TREES								
* 23	CERC	Cercis canadensis	Eastern Redbud	8'-10'	6'-8'	30 gal.	2.5"	Full
28	ILEE	Ilex x attenuata 'Eagleston'	Eagleston Holly	6'-7'	3'-4'	15 gal.	2.5"	Full
44	JUBR	Juniperus virginiana 'Brodie'	Brodie Juniper	5'-7'	2'-3'	30 gal.	-	Full to ground
13	LAGN	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle	10'-12'	5'-6'	45 gal.	2.5"	Full
40	MAGA	Magnolia grandiflora 'Alta"	Alta Magnolia	8'-10'	4'-5'	30 gal.	2.5"	Full
12	SABM	Sabal minor	Dwarf Palmetto	4'-5'	4'-5'	15 gal.	-	Full

* DENOTES TREES USED FOR MITIGATION





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THIS SHEET TO SCALE AT: 30"X42"

SITE DEVELOPMENT PLANS
FOR
VENTURE AT OKATIE BLUFFS
APARTMENTS
BLUFFTON, SOUTH CAROLINA

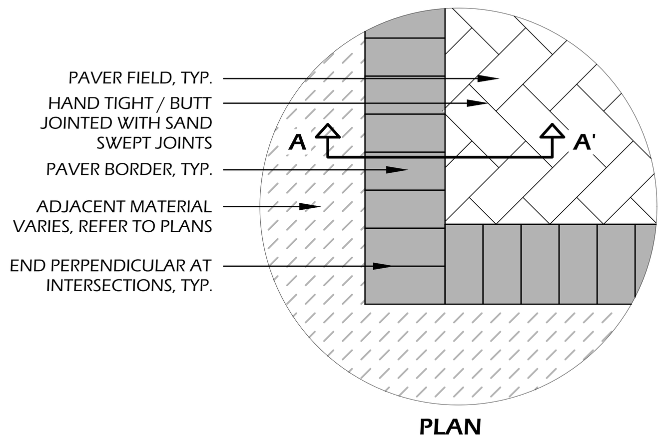
DATE:	OCT 23, 2024
PROJECT NO.:	22212.01
DRAWN BY:	AK / ER
CHECKED BY:	BW / CK

FINAL SUBMITTAL
State of South Carolina
REGISTERED LANDSCAPE ARCHITECT
No. 1037
BRIAN WITMER
NOT FOR CONSTRUCTION

REVISIONS:

DRAWING TITLE
TREE SAVE PLAN

DRAWING NUMBER
L505



PAVER MANUFACTURER INFORMATION:
MANUFACTURER: LOW COUNTRY PAVERS

PAVER: PLANTATION PAVER WITH TABBY FINISH
COLOR: BATTERY GRAY
PATTERN: HERRINGBONE FIELD (REFER TO PLAN, **SHEET L100 - L101**, FOR DIRECTION) WITH SINGLE HEADER COURSE BORDER
JOINTS: HAND TIGHT / BUTT JOINTED, SAND SWEPT

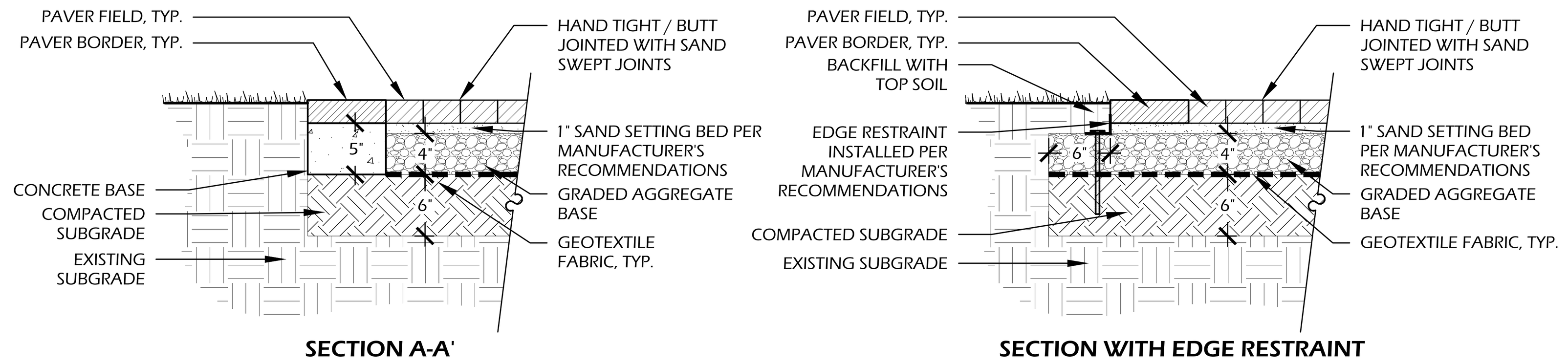
OTHER INFORMATION:
CONCRETE: 3,000 P.S.I. AT 28 DAYS
GEOTEXTILE FABRIC: TYPAR 3401 OR APPROVED EQUAL
COMPACTED SUBGRADE: 95% STANDARD PROCTOR

EDGE RESTRAINT MANUFACTURER INFORMATION:
MANUFACTURER: SEK
WWW.SEK.US.COM
(800)932.3343

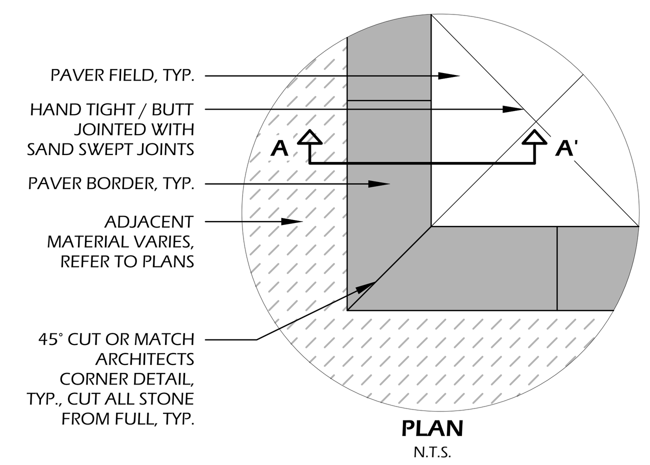
EDGE RESTRAINT: SNAP EDGE
MOUNTING: 3/8" X 8" BARRIER SPIKE SPACED EVERY 12"

OR APPROVED EQUAL

NOTES:
1. PROVIDE 1% MIN., 2% MAX. CROSS SLOPE ON ALL PAVED SURFACES FOR POSITIVE DRAINAGE.
2. REFER TO PLAN **(SHEET L100 – L101)** FOR WIDTHS OF DRIVE AND LOCATION OF BRICK BORDERS.
3. CONTRACTOR SHALL COORDINATE BORDERS AND PATTERN WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
4. UPON REQUEST, CONTRACTOR SHALL PROVIDE 4'X4' PAVING PANELS OF ALTERNATIVE COLORS PRIOR TO CONSTRUCTION FOR APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.



1 L600 PAVER WALK
SCALE: 1" - 1'-0"

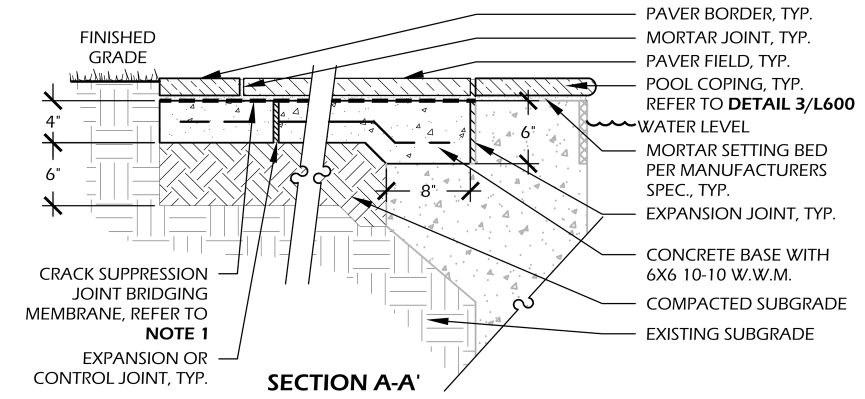


PAVER INFORMATION:
SAVANNAH SURFACES
46 MCDOWELL CIRCLE
HARDEEVILLE, SC 29927
PHONE: (843) 784-6060
WEB: WWW.SAVANNAHSURFACES.COM

STONE: 3/4"X24"X24" REEF PORCELAIN PAVER
COLOR: IVORY
PATTERN: DIAMOND
JOINTS: HAND TIGHT / BUTT JOINTED, SAND SWEPT, `

BORDER INFORMATION:
SAVANNAH SURFACES
46 MCDOWELL CIRCLE
HARDEEVILLE, SC 29927
PHONE: (843) 784-6060
WEB: WWW.SAVANNAHSURFACES.COM

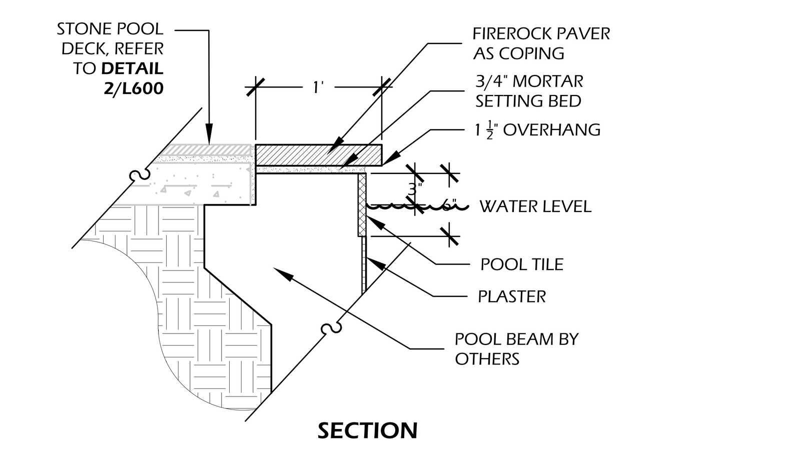
STONE: 1.75"X12"X24" FIREROCK PAVER
COLOR: CLAY
JOINTS: HAND TIGHT / BUTT JOINTED, SAND SWEPT,



OTHER INFORMATION:
CONCRETE: 3,000 P.S.I. AT 28 DAYS, CONTINUOUS POUR, BASE SHALL NOT PASS STONE BORDER EDGE
GEOTEXTILE FABRIC: TYPAR 3401 OR APPROVED EQUAL
SOIL COMPACTION: 98% STANDARD PROCTOR

NOTES:
1. CONTRACTOR TO PROVIDE FRACTURE MEMBRANE SPECIFICATIONS FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
2. PROVIDE 1% MIN., 2% MAX. CROSS SLOPE ON ALL PAVED SURFACES FOR POSITIVE DRAINAGE.
3. TURNDOWN CONCRETE 6" AT POOL COPING.
4. REFER TO PLAN **(SHEET L100 - L101)** FOR LOCATION OF BORDERS AND COPING.
5. CONTRACTOR SHALL COORDINATE PATTERN WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
6. CONTRACTOR SHALL PROVIDE A 4'X4' PAVING PANEL PRIOR TO CONSTRUCTION FOR APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.
7. CONTRACTOR TO ADD TWO COATS OF WATER SEALANT TO POOL DECK.

2 L600 POOL DECK
SCALE: 1" - 1'-0"



PAVER MANUFACTURER INFORMATION:
SAVANNAH SURFACES
46 MCDOWELL CIRCLE
HARDEEVILLE, SC 29927
PHONE: (843) 784-6060
WEB: WWW.SAVANNAHSURFACES.COM

COPING: 1.75"X24"X24" FIREROCK PAVER
COLOR: CLAY
MORTAR: IVORY BUFF

PLASTER MANUFACTURER INFORMATION:
PEBBLE TECHNOLOGY INTERNATIONAL
15540 NORTH 77TH ST.
SCOTTSDALE, AZ, 85260
PHONE: (800) 937-5058
WEB: WWW.PEBBLETEC.COM

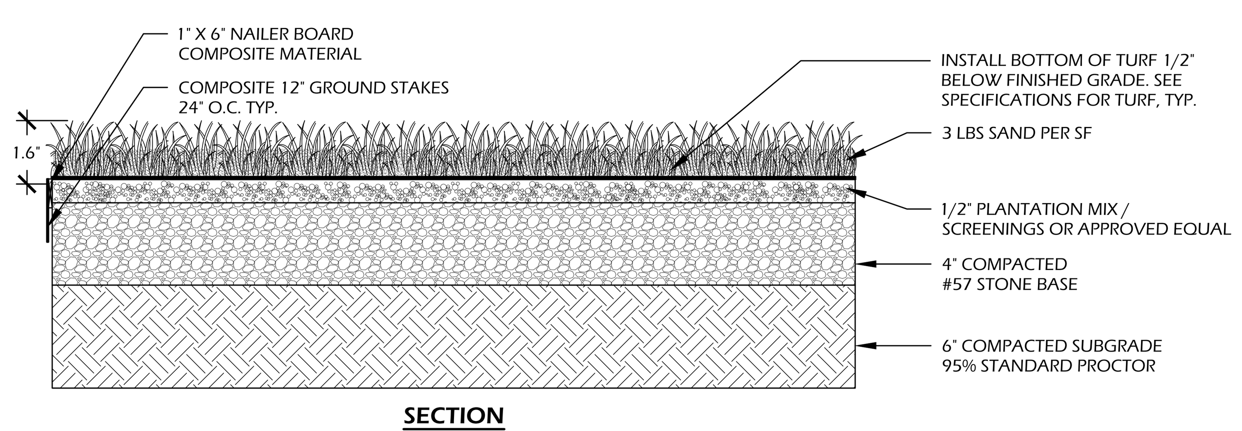
PLASTER: PEBBLESHEEN
COLOR: COOL BLUE

TILE MANUFACTURER INFORMATION:
FUJIWA TILES
2634 ANDJON DRIVE
DALLAS, TX 75220
PHONE: (972) 481-1988
WEB: WWW.FUJIWATILES.COM

TILE: GLASSTEL 7/8" X 1 7/8"
COLOR: AMBER
PRODUCT #: GLASSTEL-12

NOTES:
1. CONTRACTOR SHALL OBTAIN MANUFACTURERS SPECIFICATIONS TO ENSURE PROPER LOADS, COURSE DEPTHS AND INSTALLATION.
2. PROVIDE MIN. 1% CROSS SLOPE ON ALL PAVED SURFACES FOR POSITIVE DRAINAGE AWAY FROM POOL.

3 L600 POOL COPING
SCALE: 1" - 1'-0"

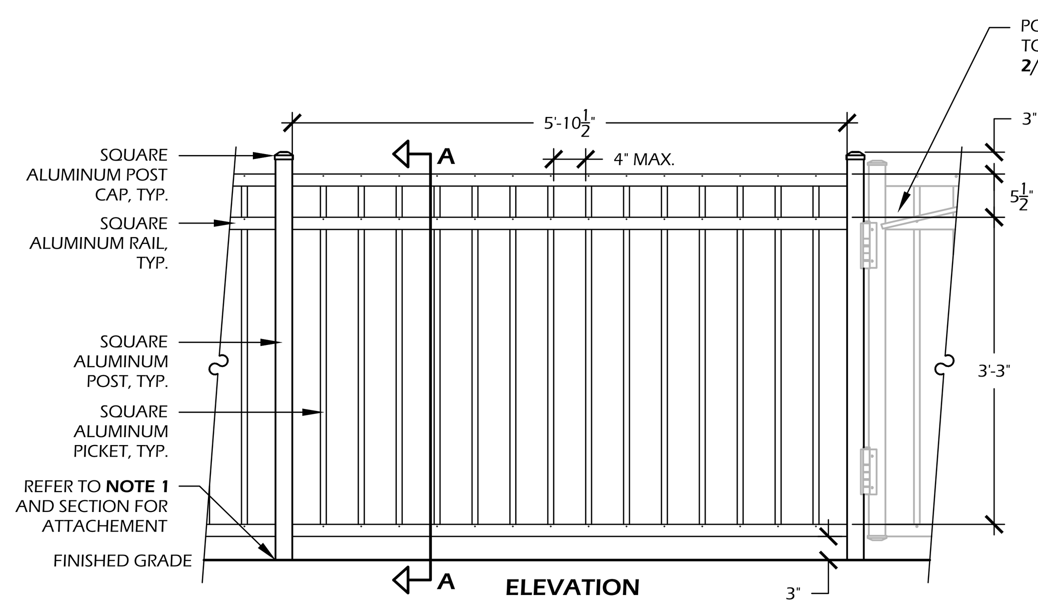


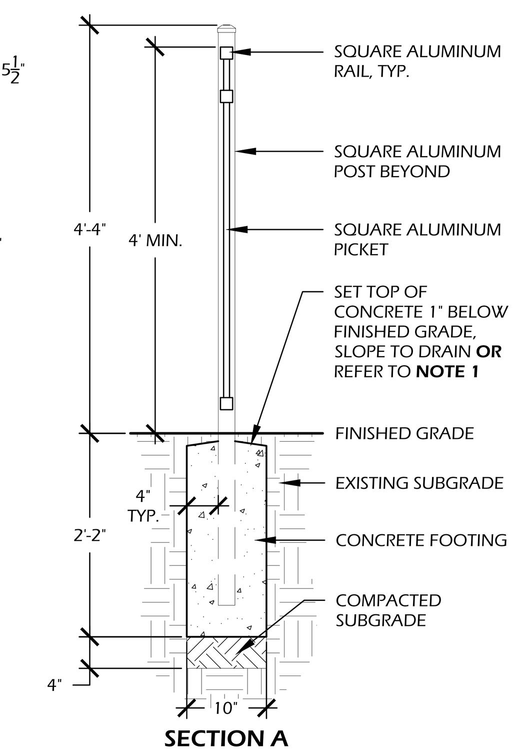
TURF MANUFACTURER INFORMATION:
MANUFACTURER:
CHALLENGER TURF
1(888) 368.9596
WWW.CHALLENGERTURF.COM

MODEL: CG PLAY
PILE: 1.5"
COLOR: FIELD GREEN / CLOVER
THATCH: FIELD GREEN / TAN
BACKING: ULTRA-FLO

NOTES:
EDGE RESTRAINT INCLUDES NAILER BOARD AND GROUND STAKES

4 L600 SYNTHETIC TURF
SCALE: 1/2" - 1'-0"





FENCE MANUFACTURER INFORMATION:
MANUFACTURER:
JERITH MANUFACTURING LLC
14400 MCNULTY RD,
PHILADELPHIA, PA, 19154
PHONE: (800) 344.2242
WEB: WWW.JERITH.COM

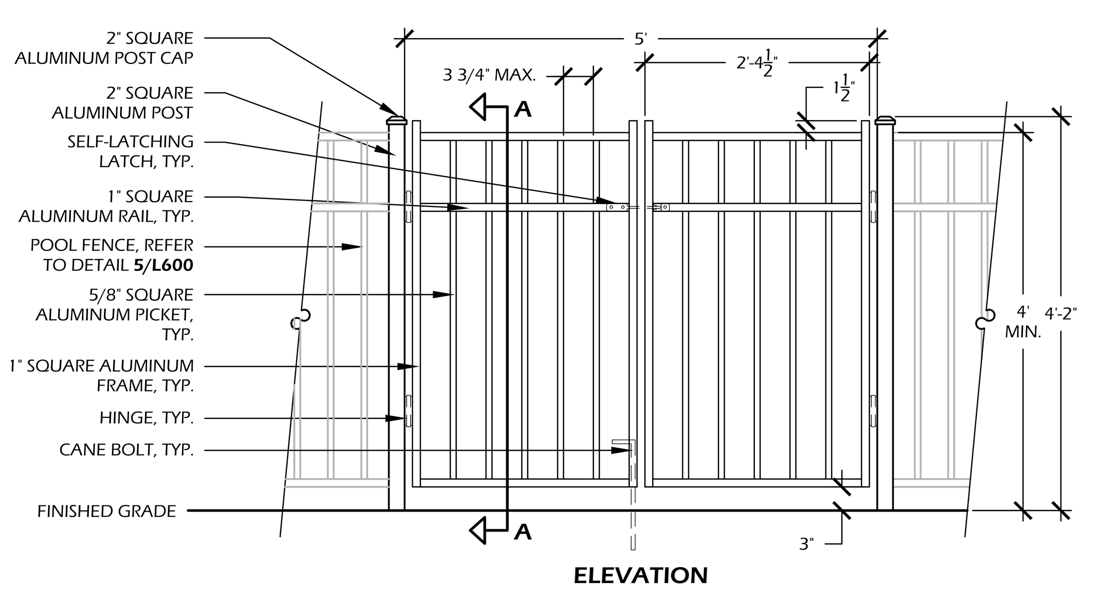
OR APPROVED EQUAL

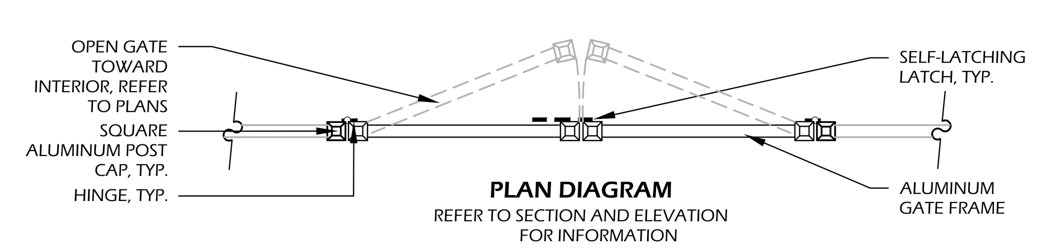
FENCE: COMMERCIAL GRADE FENCE, REGENCY WINDSOR, 48" HEIGHT
MATERIAL: ALUMINUM
COLOR: POWDER COATED BLACK

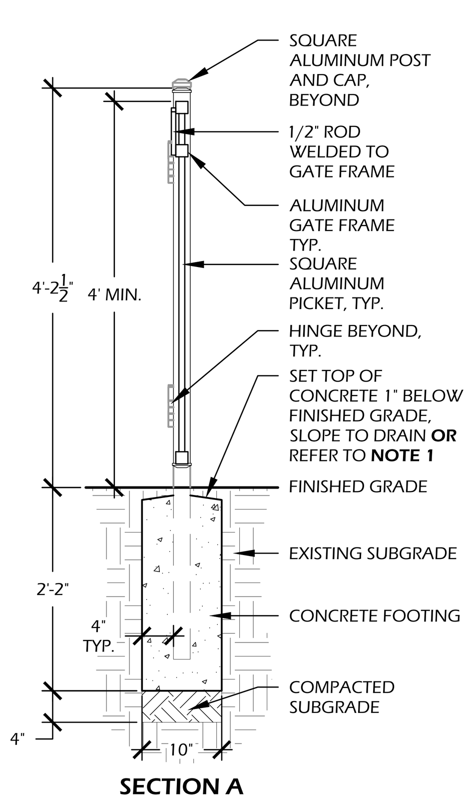
OTHER INFORMATION:
CONCRETE: 3,000 P.S.I. AT 28 DAYS
SOIL COMPACTION: 95% STANDARD PROCTOR

NOTES:
1. IF FENCE POST(S) LAND ON POOL DECK OR CONCRETE WALK, POST(S) SHALL BE SURFACE MOUNTED PER MANUFACTURERS SPEC. REFER TO PLAN SHEETS **L100 AND L101** FOR LOCATIONS. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF SURFACE MOUNTING ATTACHMENTS FOR APPROVAL BY LANDSCAPE ARCHITECT AND/OR OWNER/OWNER'S REPRESENTATIVE.
2. INSTALLATION TO BE COMPLETED PER MANUFACTURERS SPECIFICATIONS.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
4. CONTRACTOR SHALL PROVIDE COLOR SAMPLES PRIOR TO CONSTRUCTION FOR APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.

5 L600 FENCE TYPE 1 (ALUMINUM)
SCALE: 3/4" - 1'-0"







GATE MANUFACTURER INFORMATION:
MANUFACTURER:
JERITH MANUFACTURING LLC
14400 MCNULTY RD,
PHILADELPHIA, PA, 19154
PHONE: (800) 344.2242
WEB: WWW.JERITH.COM

GATE: COMMERCIAL GRADE GATE, REGENCY WINDSOR STANDARD GATE, 48" HEIGHT
MATERIAL: ALUMINUM
COLOR: POWDER COATED BLACK

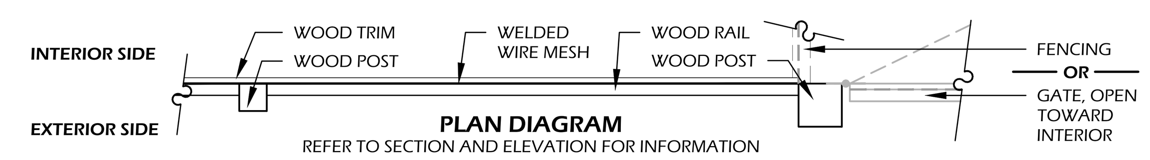
LATCH, HINGE AND CANE BOLT INFORMATION:
LATCH: SELF LATCHING, METAL MATERIAL, POWDER COATED BLACK
HINGE: METAL MATERIAL, POWDER COATED BLACK
CANE BOLT: METAL MATERIAL, POWDER COATED BLACK

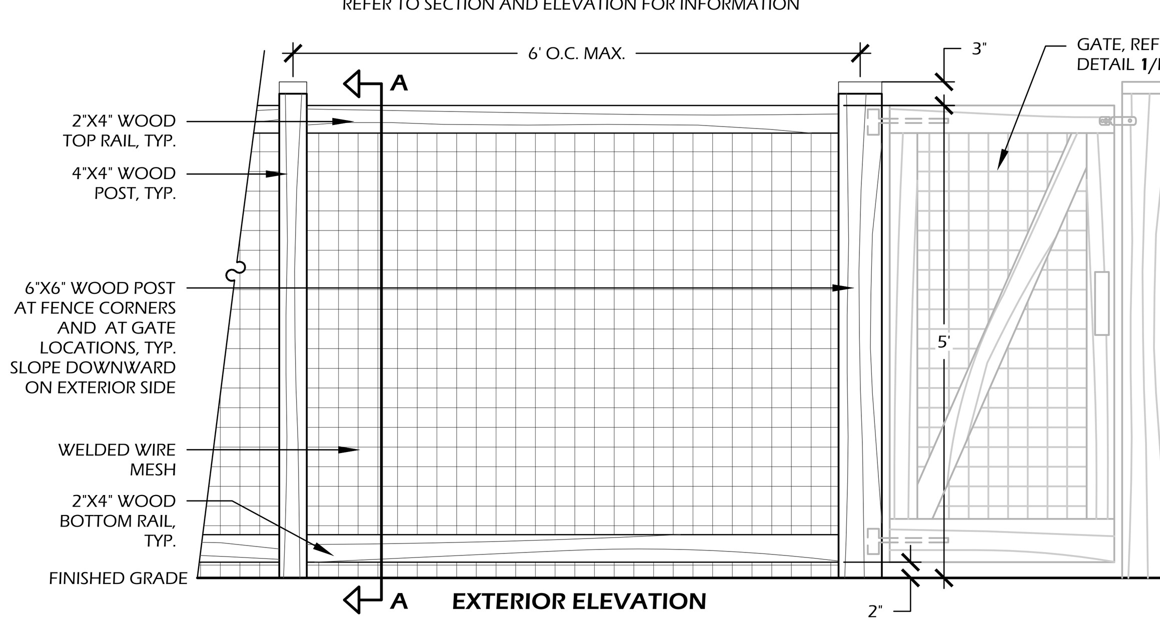
OWNER TO APPROVE LATCH, HINGE AND CANE BOLT MODELS AND COLOR PRIOR TO ORDERING.

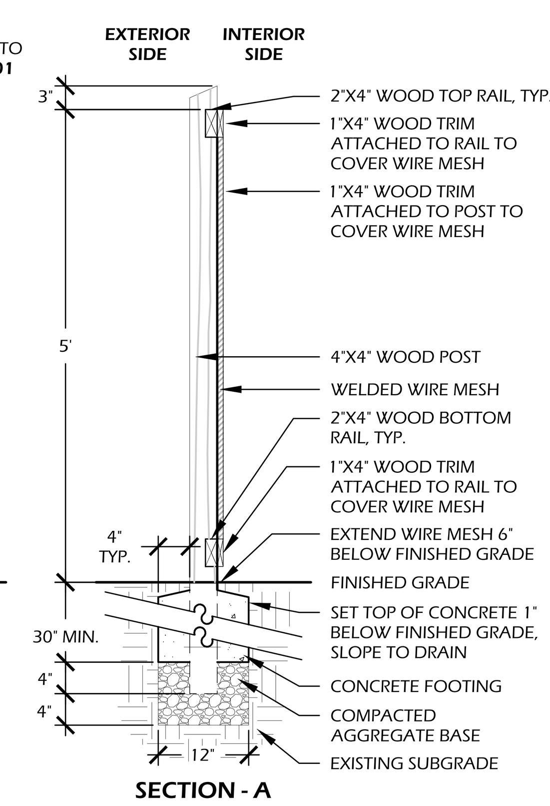
OTHER INFORMATION:
CONCRETE: 3,000 P.S.I. AT 28 DAYS
SOIL COMPACTION: 95% STANDARD PROCTOR

NOTES:
1. IF FENCE / GATE POSTS LAND ON POOL DECK OR CONCRETE WALK, POSTS SHALL BE SURFACE MOUNTED PER MANUFACTURERS SPEC. REFER TO PLAN SHEET **L100 & L101** FOR LOCATIONS. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF SURFACE MOUNTING ATTACHMENTS.
2. INSTALLATION TO BE COMPLETED PER MANUFACTURERS SPECIFICATIONS.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
4. CONTRACTOR SHALL CONFIRM GATE OPENING AND HINGE ATTACHMENTS TO ALUMINUM POSTS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO OWNER , OWNER'S REPRESENTATIVE OF LANDSCAPE ARCHITECT.
5. CONTRACTOR SHALL PROVIDE COLOR SAMPLES PRIOR TO CONSTRUCTION FOR APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.

6 L600 GATE TYPE 1 (ALUMINUM)
SCALE: 3/4" - 1'-0"







MATERIAL SPECIFICATION:
WOOD: NO. 1 PRESSURE TREATED SOUTHERN YELLOW PINE
WOOD COLOR: SW 7048 URBAN BRONZE

WELDED WIRE MESH: 14 GAUGE, 2"X2" GRID
MESH COLOR: PAINTED CHARLESTON GREEN

CONCRETE: 3,000 P.S.I. @ 28 DAYS

NOTES:
1. REFER TO PLANS FOR GATE / CORNER LOCATIONS.
2. SLOPE ALL WOOD POSTS DOWNWARD ON EXTERIOR SIDE TO DRAIN.
3. WELDED WIRE MESH SHALL RUN CONTINUOUS ON INTERIOR SIDE OF FENCE. SEAMS, IF ANY SHALL BE COVERED BY WOOD TRIM PER DETAIL.
4. CONTRACTOR SHALL PROVIDE COLOR SAMPLES TO BE APPROVED BY OWNER AND PALMETTO BLUFF D.R.B. PRIOR TO CONSTRUCTION.
5. ALL ATTACHMENTS SHALL BE WITH STAINLESS STEEL SCREWS SUITABLE FOR PRESSURE TREATED WOOD, NO NAILS SHALL BE USED.

7 L600 FENCE TYPE 2 (WIRE MESH)
SCALE: 3/4" - 1'-0"

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landscape architecture
land planning
www.wjkltd.com

SITE DEVELOPMENT PLANS
FOR
VENTURE AT OKATIE BLUFFS
APARTMENTS
BLUFFTON, SOUTH CAROLINA

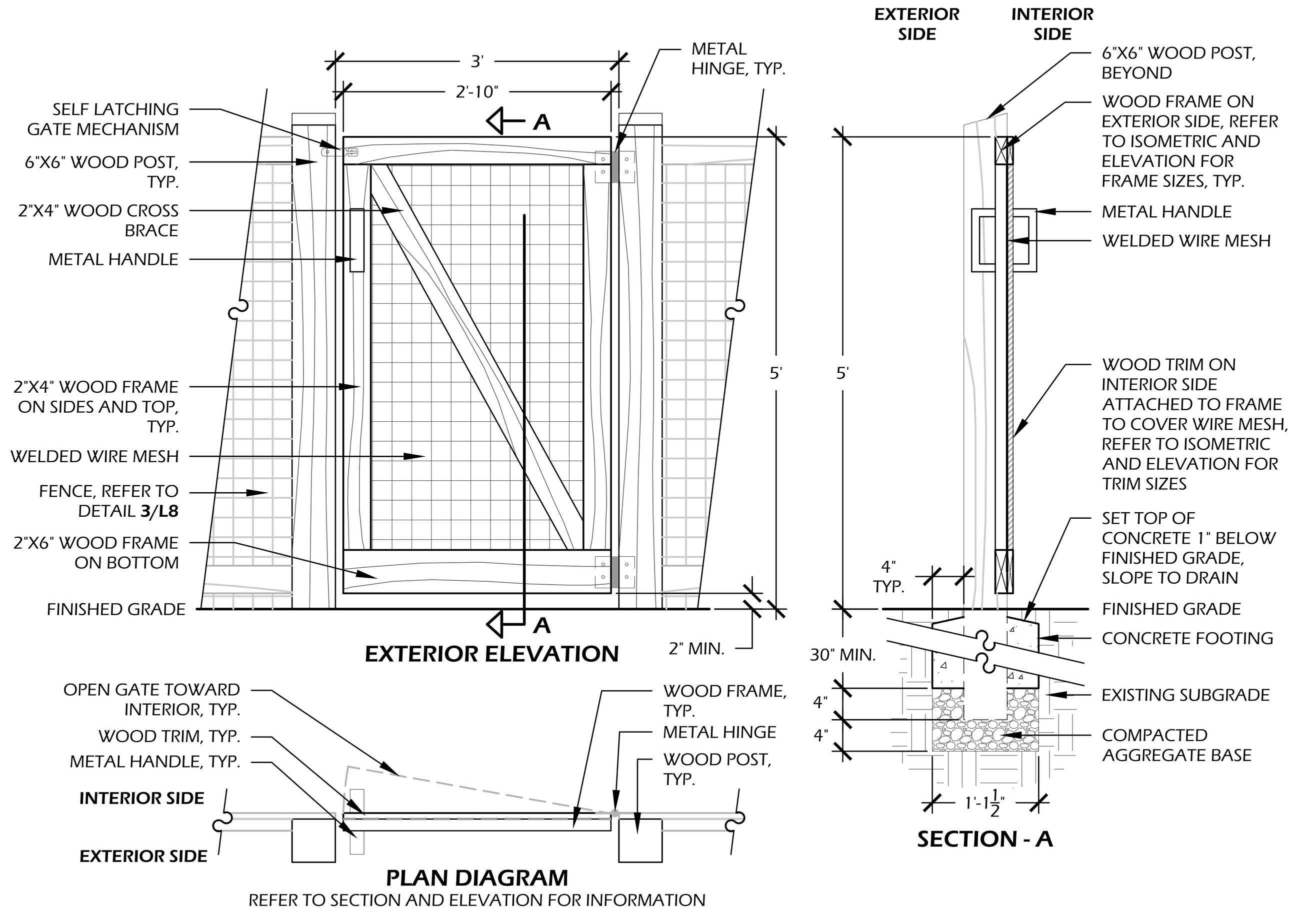
DATE:	OCT 23, 2024
PROJECT NO.:	22212.01
DRAWN BY:	AK / ER
CHECKED BY:	BW / CK

FINAL SUBMITTAL
NOT FOR CONSTRUCTION

REVISIONS:

DRAWING TITLE
SITE DETAILS - 01

DRAWING NUMBER
L600



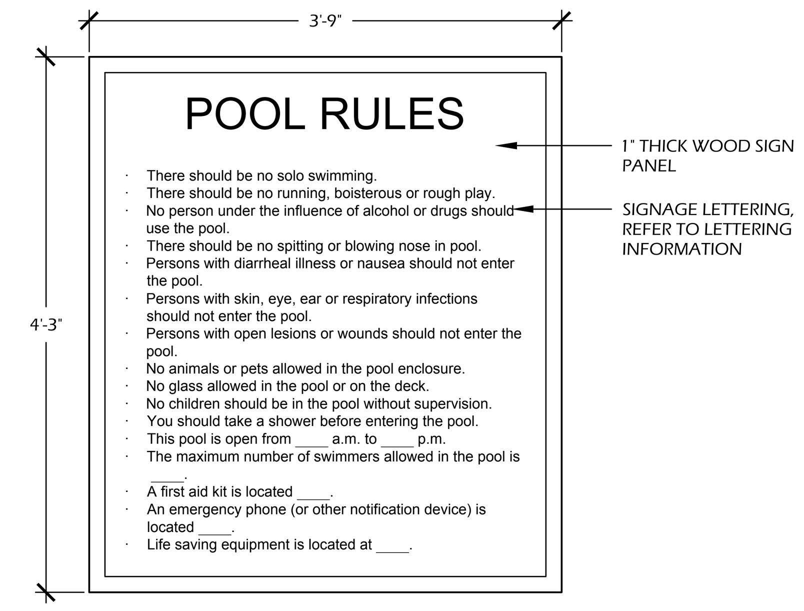
MATERIAL SPECIFICATION:
WOOD: NO. 1 PRESSURE TREATED SOUTHERN YELLOW PINE
WOOD COLOR: STAINED CHARLESTON GREEN
WELDED WIRE MESH: 14 GAUGE, 2"X2" GRID
MESH COLOR: PAINTED CHARLESTON GREEN

CONCRETE: 3,000 P.S.I. @ 28 DAYS

LATCH AND HINGE INFORMATION:
LATCH: (METAL) SELF LATCHING, BLACK IN COLOR, MODEL BY OWNER, MOUNT ON INTERIOR SIDE OF FENCE
HINGE: (METAL) BLACK IN COLOR, MODEL BY OWNER, MOUNT ON INTERIOR SIDE OF FENCE / GATE
HANDLE: (METAL), BLACK IN COLOR, MODEL BY OWNER, MOUNT ON BOTH SIDES OF GATE

NOTES:
1. REFER TO PLANS FOR GATE LOCATIONS.
2. SLOPE WOOD POSTS DOWNWARD ON EXTERIOR SIDE TO DRAIN.
3. CONTRACTOR SHALL PROVIDE SAMPLES OF LATCH, HINGE AND HANDLE FOR APPROVAL BY OWNER PRIOR TO ORDERING.
4. CONTRACTOR SHALL PROVIDE COLOR SAMPLES TO BE APPROVED BY OWNER AND PALMETTO BLUFF D.R.B. PRIOR TO CONSTRUCTION.
5. CONTRACTOR SHALL CONFIRM GATE OPENING AND HINGE ATTACHMENTS TO WOOD POST PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO OWNER AND / OR LANDSCAPE ARCHITECT.
6. ALL ATTACHMENTS SHALL BE WITH STAINLESS STEEL SCREWS SUITABLE FOR PRESSURE TREATED WOOD, NO NAILS SHALL BE USED.

1 // L601 GATE TYPE 2 (WIRE MESH)
SCALE: 3/4" - 1'-0"



SIGN PANEL INFORMATION:
WOOD: NO. 1 PRESSURE TREATED SOUTHERN YELLOW PINE
COLOR: T.B.D.

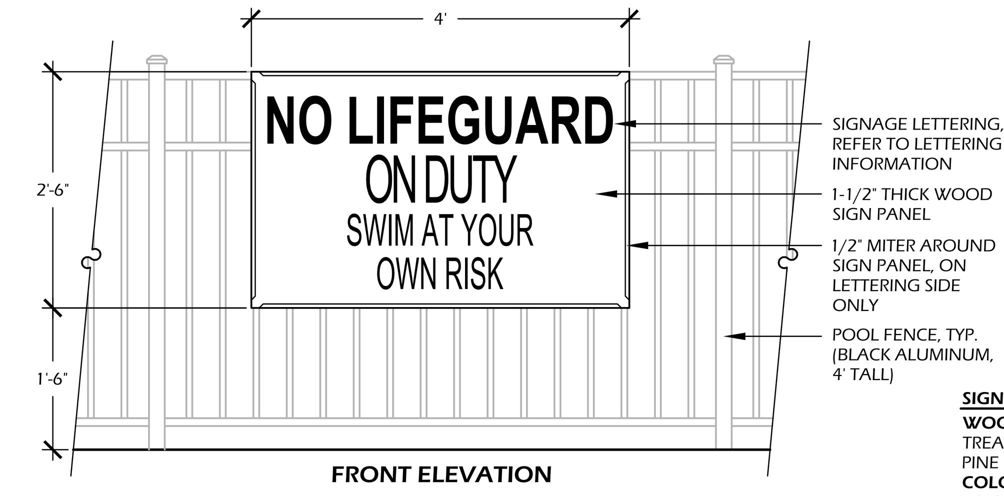
LETTERING INFORMATION:
FONT: POOL CONTRACTOR TO CONFIRM VERBIAGE W/ OWNERS REPRESENTATIVE
SIZE: "POOL RULES" 3" MIN., GENERAL TEXT 1" MIN.
COLOR: T.B.D.

ATTACHMENT INFORMATION:
ATTACH SIGN PANEL TO BUILDING WITH 1/4" CARRIAGE BOLT WASHER AND NUT. COUNTER SINK BOLT ON SIGN PANEL. REFER TO NOTE 5 THIS DETAIL.

OTHER INFORMATION:
CONCRETE: 3,000 P.S.I. AT 28 DAYS
SOIL COMPACTION: 95% STANDARD PROCTOR

NOTES:
1. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL SIGNAGE APPLICATIONS AND PERMITTING PROCESS. ANY DISCREPANCY IN DESIGN MUST BE REPORTED TO LANDSCAPE ARCHITECT AND OWNER OR OWNER'S REPRESENTATIVE.
2. SIGN VERBIAGE SHALL CONFORM TO ALL SOUTH CAROLINA D.H.E.C. POOL SIGNAGE REQUIREMENTS AND SHALL BE FINALIZED WITH POOL CONTRACTOR AND OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
3. SIGN FABRICATOR SHALL PROVIDE SAMPLES OF PAINT COLORS AND FONT FOR APPROVAL BY LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
4. SIGN FABRICATOR SHALL PROVIDE MOCKUP OF SIGN PANEL WITH APPROVED COLOR(S) AND FONT(S) FOR FINAL APPROVAL BY LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
5. ALL ATTACHMENTS SHALL BE STAINLESS STEEL SUITABLE FOR PRESSURE TREATED WOOD, NO NAILS SHALL BE USED. SHALL BE FENCE MOUNTED.

2 // L601 POOL RULES SIGNAGE
SCALE: 1" - 1'-0"



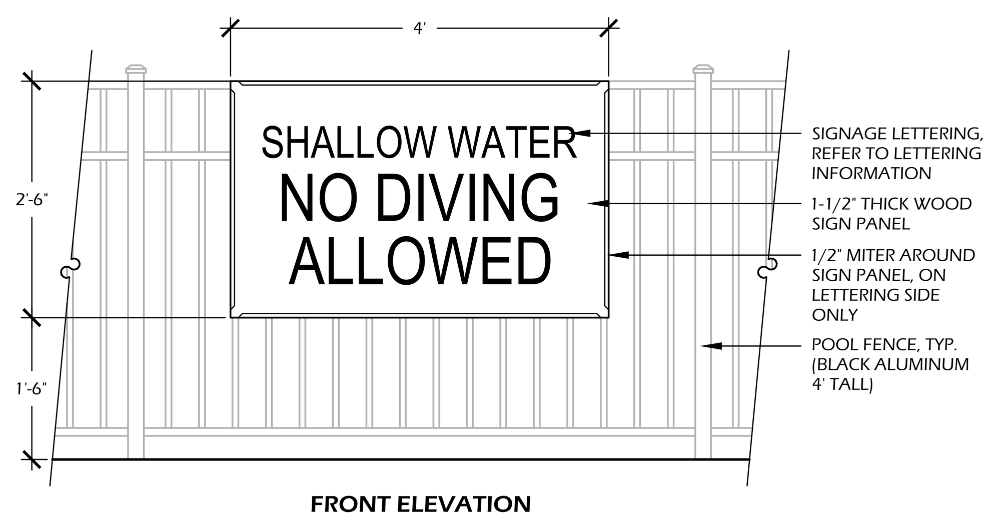
NOTES:
1. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL SIGNAGE APPLICATIONS AND PERMITTING PROCESS. ANY DISCREPANCY IN DESIGN MUST BE REPORTED TO LANDSCAPE ARCHITECT AND OWNER OR OWNER'S REPRESENTATIVE.
2. SIGN VERBIAGE SHALL CONFORM TO ALL SOUTH CAROLINA D.H.E.C. POOL SIGNAGE REQUIREMENTS AND SHALL BE FINALIZED WITH POOL CONTRACTOR AND OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
3. SIGN FABRICATOR SHALL PROVIDE SAMPLES OF PAINT COLORS AND FONT FOR APPROVAL BY LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
4. SIGN FABRICATOR SHALL PROVIDE MOCKUP OF SIGN PANEL WITH APPROVED COLOR(S) AND FONT(S) FOR FINAL APPROVAL BY LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
5. ALL ATTACHMENTS SHALL BE STAINLESS STEEL SUITABLE FOR PRESSURE TREATED WOOD, NO NAILS SHALL BE USED.

SIGN PANEL INFORMATION:
WOOD: NO. 1 PRESSURE TREATED SOUTHERN YELLOW PINE
COLOR: POOL CONTRACTOR TO CONFIRM VERBIAGE W/ OWNERS REPRESENTATIVE.

LETTERING INFORMATION:
FONT: T.B.D.
SIZE: "NO LIFEGUARD ON DUTY" 6" MIN., "SWIM AT YOUR OWN RISK" 4" MIN.
COLOR: POOL CONTRACTOR TO CONFIRM VERBIAGE W/ OWNERS REPRESENTATIVE.

ATTACHMENT INFORMATION:
CONTRACTOR SHALL REVIEW ATTACHMENT OPTIONS WITH CLIENT AND LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.

3 // L601 LIFEGUARD SIGNAGE
SCALE: 3/4" - 1'-0"



SIGN PANEL INFORMATION:
WOOD: NO. 1 PRESSURE TREATED SOUTHERN YELLOW PINE
COLOR: POOL CONTRACTOR TO CONFIRM VERBIAGE W/ OWNERS REPRESENTATIVE.

LETTERING INFORMATION:
FONT: T.B.D.
SIZE: "SHALLOW WATER" 4" MIN., "NO DIVING ALLOWED" 6" MIN.
COLOR: POOL CONTRACTOR TO CONFIRM VERBIAGE W/ OWNERS REPRESENTATIVE.

ATTACHMENT INFORMATION:
CONTRACTOR SHALL REVIEW ATTACHMENT OPTIONS WITH CLIENT AND LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.

NOTES:
1. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL SIGNAGE APPLICATIONS AND PERMITTING PROCESS. ANY DISCREPANCY IN DESIGN MUST BE REPORTED TO LANDSCAPE ARCHITECT AND OWNER OR OWNER'S REPRESENTATIVE.
2. SIGN VERBIAGE SHALL CONFORM TO ALL SOUTH CAROLINA D.H.E.C. POOL SIGNAGE REQUIREMENTS AND SHALL BE FINALIZED WITH POOL CONTRACTOR AND OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
3. SIGN FABRICATOR SHALL PROVIDE SAMPLES OF PAINT COLORS AND FONT FOR APPROVAL BY LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
4. SIGN FABRICATOR SHALL PROVIDE MOCKUP OF SIGN PANEL WITH APPROVED COLOR(S) AND FONT(S) FOR FINAL APPROVAL BY LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
5. ALL ATTACHMENTS SHALL BE STAINLESS STEEL SUITABLE FOR PRESSURE TREATED WOOD, NO NAILS SHALL BE USED.

4 // L601 NO DIVING SIGNAGE
SCALE: 3/4" - 1'-0"

MANUFACTURER INFORMATION:
CONCRETE CREATIONS

WEB: WWW.CONCRETECREATIONSLA.COM

MODEL: SIMPLICITY EDGE FIRE BOWL
SIZE: 60" DIA. 18" HT. 12" EDGE
COLOR: CAL-TAN C-63 3#
FINISH: SMOOTH #90
INTERIOR FILL: LAVA ROCK
FUEL: PROPANE

NOTE: INSTALL DRY WELL UNDER FIRE BOWL AT POINT OF DRAIN

OR APPROVED EQUAL

5 // L601 FIRE BOWL
SCALE: N.T.S.

MANUFACTURER INFORMATION:
MADRAX
1080 UNIEK DRIVE
WAUNAKEE, WI. 53597
PHONE: (800) 448.7931
WEB: WWW.MADRAX.COM

MODEL: MET-2-SF-P
COLOR: GALVANIZED STEEL
ATTACHMENT: BOLT TO CONCRETE PAD
QUANTITY: 3

OR APPROVED EQUAL

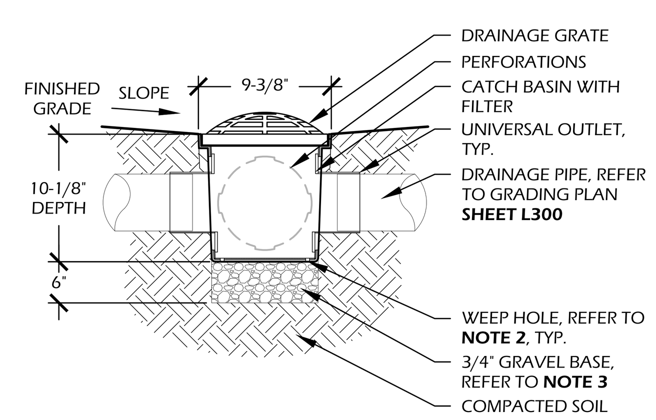
6 // L601 BIKE RACK
SCALE: N.T.S.

MANUFACTURER INFORMATION:
MOST DEPENDABLE FOUNTAINS, INC.
5705 COMMANDER DRIVE
ARLINGTON, TN, 38002
PHONE: (901) 867.0039
WEB: WWW.MOSTDEPENDABLE.COM

MODEL: BBQ GRILL
COLOR: BLACK
OTHER INFO: STAINLESS STEEL SURFACE MOUNT CARRIER. BOLT TO CONCRETE FOUNDATION OF PAVILLION.

OR APPROVED EQUAL

7 // L601 CHARCOAL GRILL
SCALE: N.T.S.



MANUFACTURER INFO:
NATIONAL DIVERSIFIED SALES, INC.
851 N. HARVARD AVE.
LINDSAY, CA. 93247
PHONE: (800) 726.1994
WEB: WWW.NDSPRO.COM

DRAINAGE GRATE: #981, 9"X9" ATRIUM GRATE
GRATE COLOR: BLACK
GRATE INFO: STRUCTURAL FOAM POLYOLEFIN DOME ATRIUM GRATE WITH U.V. INHIBITOR

CATCH BASIN: #900, 9"X9" CATCH BASIN, 2 OPENINGS
BASIN COLOR: BLACK
BASIN INFO: POLYOLEFIN TAPERED CATCH BASIN WITH U.V. INHIBITORS

FILTER: #900FF, 9" CATCH BASIN FILTER
FILTER COLOR: BLUE FRAME / BLACK BAG

UNIVERSAL OUTLET: #1243, 3" AND 4" UNIVERSAL LOCKING OUTLET AND #1206, 6" UNIVERSAL ADAPTER PLUG
OUTLET COLOR: BLACK
OUTLET INFO: STYRENE, USE ADAPTER PLUG AS REQUIRED (WHERE ONLY ONE DRAIN LINE RUNS INTO CATCH BASIN)

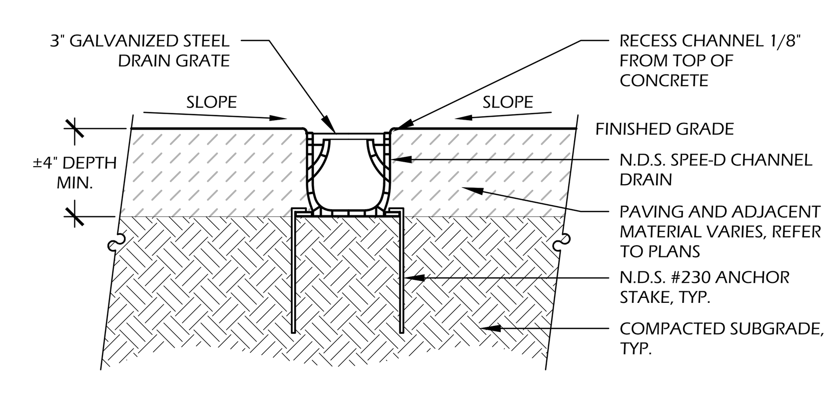
RISER: #916, 9"X9" CATCH BASIN RISER, BLACK, STYRENE, USE AS REQUIRED

NOTES:
1. THIS DETAIL IS USED FOR DESIGN INTENT ONLY. REFER TO TO MANUFACTURERS DETAIL AND SPECIFICATIONS FOR ACTUAL INSTALLATION.
2. DRILL 1/8" WEEP HOLE TYPICAL OF 4 PLACES AT BOTTOM CORNERS.
3. GRAVEL BASE SHALL BE USED TO PREVENT STANDING WATER.
4. GRATE TO BE ATTACHED TO CATCH BASIN WITH SCREW(S) PROVIDED AT TIME OF INSTALLATION.
5. RISER (IF NEEDED) CAN BE CUT TO ACHIEVE EXACT ELEVATION, DO NOT USE OVER FIVE (5) RISERS WITH CATCH BASIN.
6. N.D.S. ADAPTERS THAT FIT THIS CATCH BASIN ARE AS FOLLOWS: #1242, #1243, #1245, AND #1266, USE #1206 IF PLUGGING AN OUTLET.
7. PERFORATION ON NON OPEN SIDES AND BOTTOM TO BE CUT OUT WHEN ADDING EXTRA OUTLETS.
8. EXISTING SOILS SHOULD BE EVALUATED TO ENSURE PROPER STRUCTURAL AND PERMEABILITY PROPERTIES.
9. DO NOT SCALE DRAWING.
10. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
11. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
12. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT WWW.CADDETAILS.COM/INFO AND ENTER REFERENCE NUMBER 558-181 AND / OR 558-186.

NDS We put water in its place

KEY COMPONENT
www.ndspro.com/s5

8 // L601 9" AREA DRAIN
SCALE: N.T.S.



MANUFACTURER INFO:
NATIONAL DIVERSIFIED SALES, INC.
851 N. HARVARD AVE.
LINDSAY, CA. 93247
PHONE: (800) 726.1994
WEB: WWW.NDSPRO.COM

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KEY COMPONENT
www.ndspro.com/s5

NOTES:
1. THIS DETAIL IS USED FOR DESIGN INTENT ONLY. REFER TO TO MANUFACTURERS DETAIL AND SPECIFICATIONS FOR ACTUAL INSTALLATION
2. EXISTING SOILS SHOULD BE EVALUATED TO ENSURE PROPER STRUCTURAL AND PERMEABILITY PROPERTIES.
3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. DO NOT SCALE DRAWING.
5. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
6. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
7. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT WWW.CADDETAILS.COM/INFO AND ENTER REFERENCE NUMBER 558-173

9 // L601 TRENCH DRAIN
SCALE: N.T.S.

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SITE DEVELOPMENT PLANS
FOR
VENTURE AT OKATIE BLUFFS
APARTMENTS
BLUFFTON, SOUTH CAROLINA

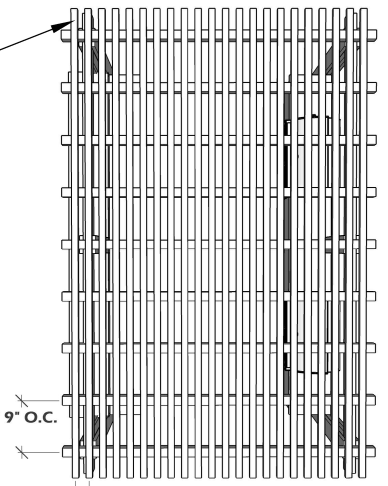
DATE:	OCT 23, 2024
PROJECT NO.:	22212.01
DRAWN BY:	AK / ER
CHECKED BY:	BW / CK

FINAL SUBMITTAL
NOT FOR CONSTRUCTION

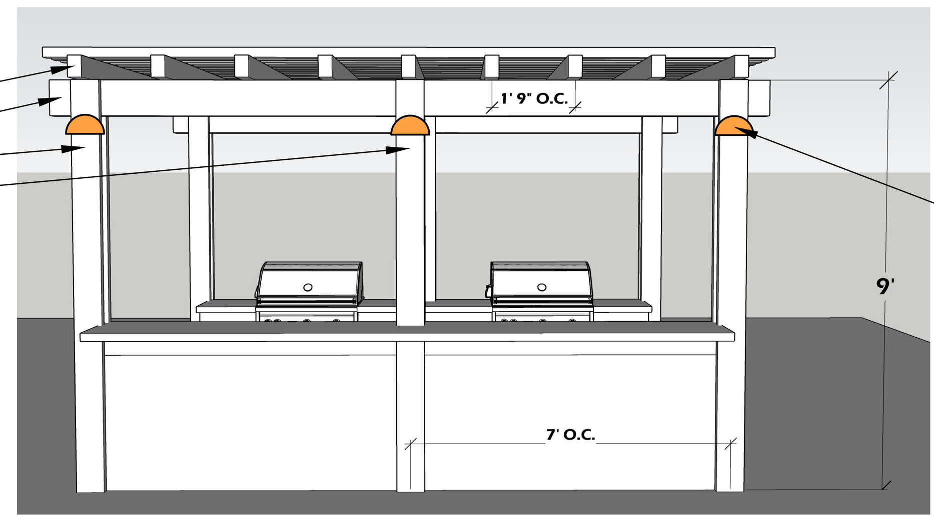
REVISIONS:

DRAWING TITLE
SITE DETAILS - 02

DRAWING NUMBER
L601



PLAN



SIDE ELEVATION

NOTES:
1. CONTRACTOR SHALL VERIFY ALL WOOD MEMBERS FOR APPROPRIATE SIZE, SPACING, ATTACHMENTS AND STRUCTURAL STABILITY PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT AND OWNER.
2. CONTRACTOR SHALL PROVIDE COLOR SAMPLES TO BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE.
3. ALL ATTACHMENTS SHALL BE STAINLESS STEAL SUITABLE FOR PRESSURE TREATED WOOD. NO NAILS SHALL BE USED.

MANUFACTURER INFORMATION:
COUNTERTOP GRANITE: COLOR BLACK OR APPROVE EQUAL
OTHER INFO: OTHER DESCRIPTORS

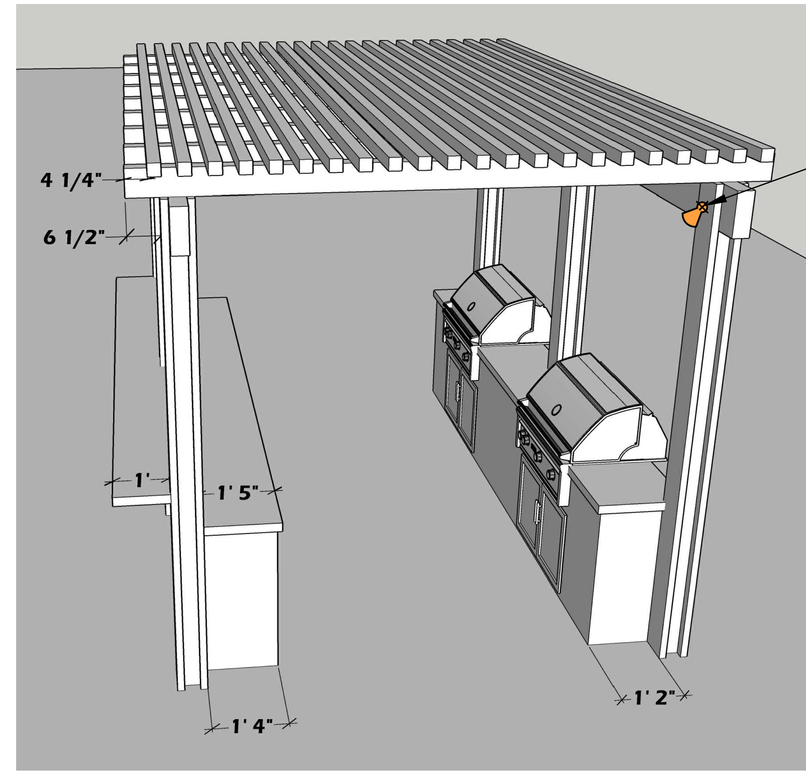
OR APPROVED EQUAL

NOTES:
1. GRILLS TO BE SELECTED BY OWNER REPRESENTATIVE< CONFIRM GRILL SIZE AND ADJUST FABRICATION OF COUNTERTOP TO ACCOMMODATE.

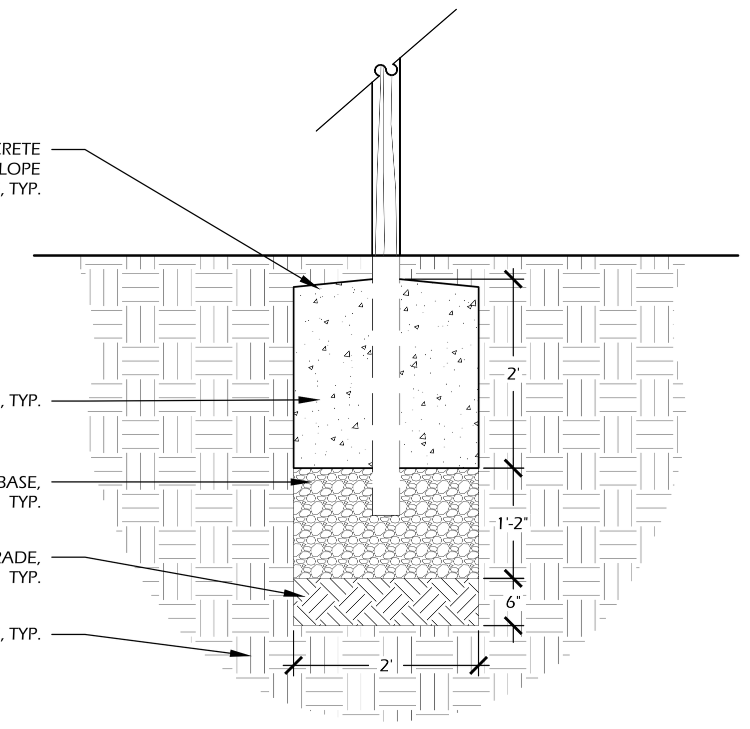
WOOD INFORMATION:
WOOD: NO. 1 PRESSURE TREATED SOUTHERN YELLOW PINE
COLOR: SW 7008 ALABASTER WHITE

OTHER INFORMATION:
CONCRETE: 3,000 P.S.I. AT 28 DAYS
SOIL COMPACTION: 95% STANDARD PROCTOR

SHADE CLOTH INFORMATION:
MANUFACTURER: T.B.D
ATTACHMENT: PER MANUFACTURER'S SPECIFICATION
COLOR: WHITE



FRONT PERSPECTIVE



FOOTING DETAIL

1 / L602 GRILLING PAVILION
SCALE: N.T.S.

MANUFACTURER INFORMATION:
NITELITES
6107 MARKET AVE.
FRANKLIN, OH 45005
PHONE: (513) 424.5510
WEB: WWW.NITELITES.COM

MODEL: NITE-085 NOSE LIGHT
FINISH: AGED BRASS
BULB: NITE-427 LED
WATTAGE: 1 WATTS
TEMPERATURE: 2700K
MOUNTING: SURFACE

OR APPROVED EQUAL

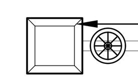
2 / L602 NOSE LIGHT
SCALE: N.T.S.

MANUFACTURER INFORMATION:
NITELITES
6107 MARKET AVE.
FRANKLIN, OH 45005
PHONE: (513) 424.5510
WEB: WWW.NITELITES.COM

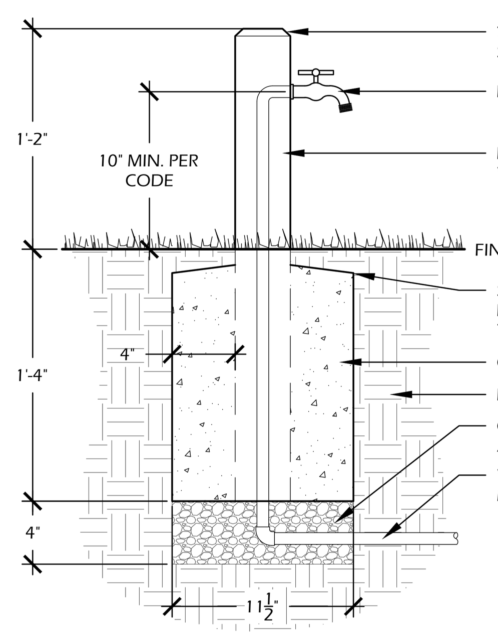
MODEL: NITE-004 BULLET
FINISH: AGED BRASS
BULB: NITE-429BRSW MR16 LED
WATTAGE: 5 WATTS
TEMPERATURE: 2700K
UP LIGHT MOUNTING: STAKE
DOWN LIGHT MOUNTING: SURFACE MOUNT TO PAVILION POST

OR APPROVED EQUAL

3 / L602 UP LIGHT/DOWN LICHT
SCALE: N.T.S.



PLAN DIAGRAM



SECTION

HOSE BIB INFORMATION:
MANUFACTURER:
MATCO-NORCA
1150 SILBER RD.
HOUSTON, TX 77055
PHONE: (800) 935.5456
WEB: WWW.MATCO-NORCA.COM

MODEL: 646R HOSE BIB
FINISH: CAST BRASS
NOTE: INSTALL PER MANUFACTURERS SPECIFICATION.

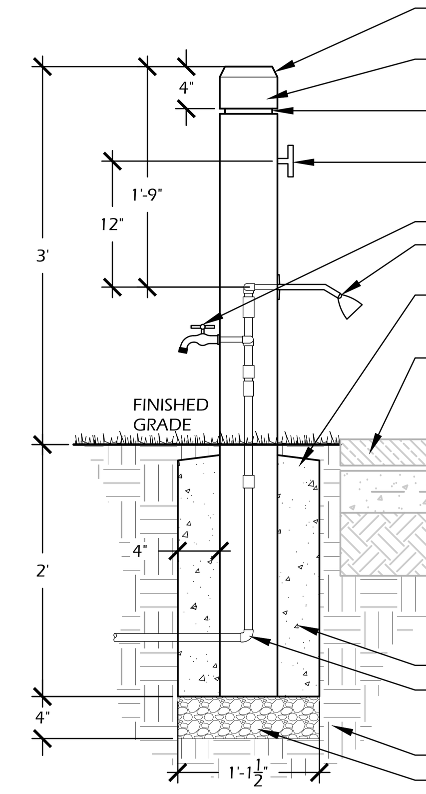
OR APPROVED EQUAL

WOOD INFORMATION:
WOOD: NO.1 PRESSURE TREATED SOUTHERN YELLOW PINE
COLOR: SW 7048 URBAN BRONZE

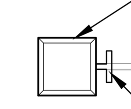
CONCRETE INFORMATION:
CONCRETE: 3,000 P.S.I. AT 28 DAYS

NOTES:
1. MANUFACTURER TO PROVIDE SPECIFICATIONS FOR CONTRACTOR REFERENCE.
2. CONTRACTOR SHALL PROVIDE DRAIN PLUG FOR HOSE BIB DURING FREEZING WEATHER.
3. ALL PIPING / PLUMBING SHALL BE CONCEALED WITHIN WOOD POST. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.

4 / L602 HOSE BIB
SCALE: 1-1/2" - 1'-0"



SECTION



PLAN DIAGRAM
N.T.S.

FOOT SHOWER INFORMATION:
MANUFACTURER:
T.B.D.

MODEL: T.B.D.
FINISH: T.B.D.
NOTE: INSTALL PER MANUFACTURERS SPECIFICATION.

WOOD INFORMATION:
WOOD: NO.1 PRESSURE TREATED SOUTHERN YELLOW PINE
COLOR: SW 7048 URBAN BRONZE

CONCRETE INFORMATION:
CONCRETE: 3,000 P.S.I. AT 28 DAYS

NOTES:
1. MANUFACTURER TO PROVIDE SPECIFICATIONS FOR CONTRACTOR REFERENCE.
2. TIMED AUTOMATIC SHUTOFF MECHANISM SHALL BE INSTALLED ON FOOT SHOWER UNITS.
3. ALL PIPING / PLUMBING SHALL BE CONCEALED WITHIN WOOD POST. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.

5 / L602 FOOT WASH
SCALE: 1" - 1'-0"

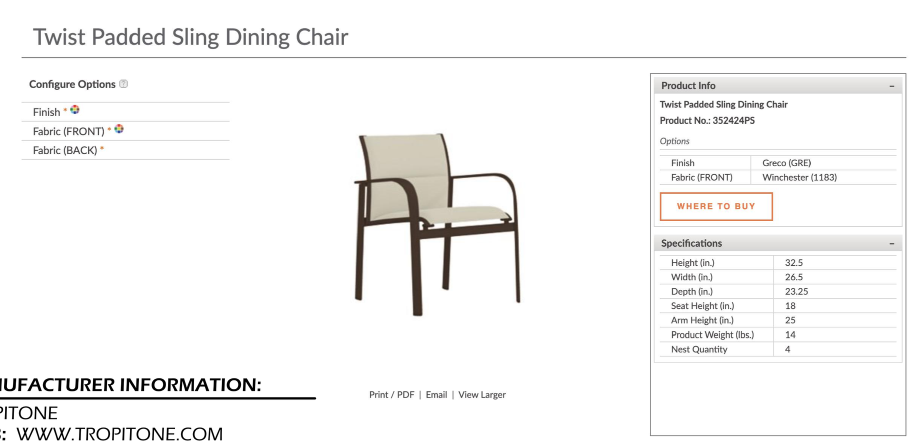
MANUFACTURER INFORMATION:
DOG WASTE DEPOT
12316 WORLD TRADE DRIVE STE 102
SAN DIEGO, CA 92128
PHONE: 800.678.1612
WEB: WWW.DOGWASTEDEPOT.COM

MODEL: DEPOT-401
COLOR: GREEN

OR APPROVED EQUAL

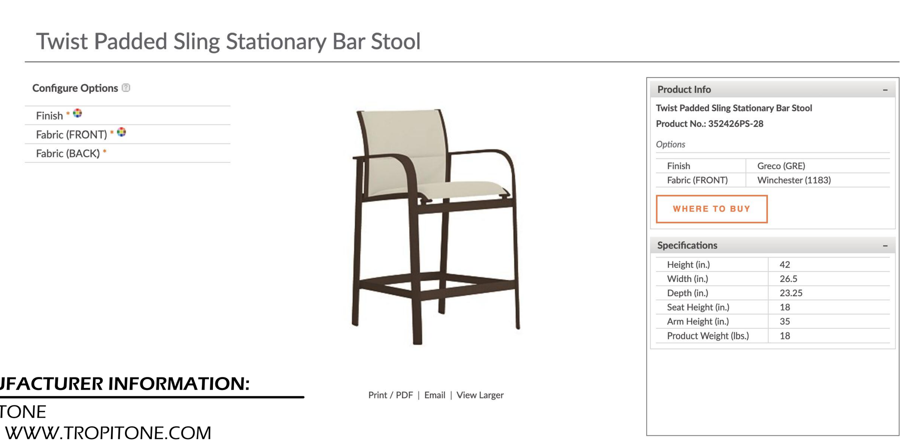
NOTES:
1. INSTALL PER MANUFACTURER RECOMMENDATIONS .

6 / L602 DOG WASTE STATION
SCALE: N.T.S.



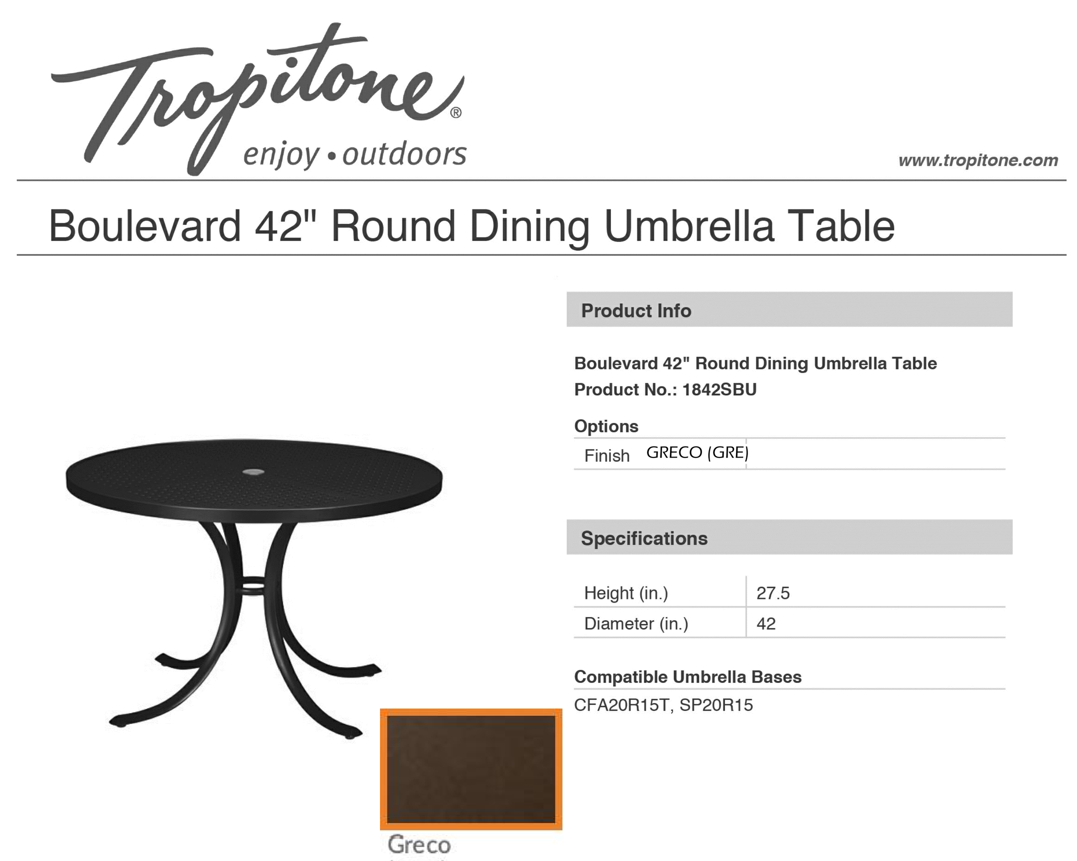
MANUFACTURER INFORMATION:
TROPITONE
WEB: WWW.TROPITONE.COM

7 / L602 DINING CHAIR
SCALE: N.T.S.

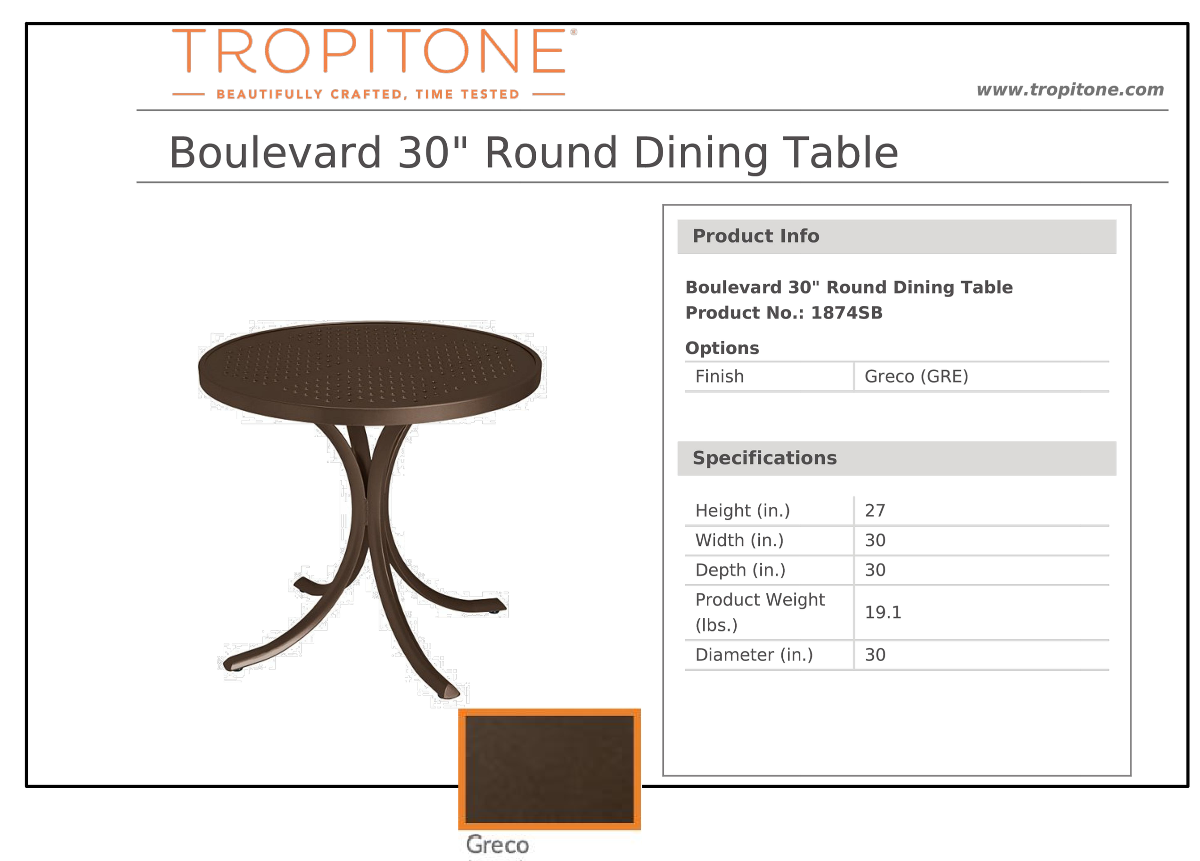


MANUFACTURER INFORMATION:
TROPITONE
WEB: WWW.TROPITONE.COM

8 / L602 BAR STOOL
SCALE: N.T.S.



9 / L602 DINING TABLE
SCALE: N.T.S.



10 / L602 CAFE TABLE
SCALE: N.T.S.

Witmer Jones Keefer Ltd.
landscape architecture
land planning
www.wjkltd.com

THIS SHEET TO SCALE AT: 30"X42"

SITE DEVELOPMENT PLANS
FOR
VENTURE AT OKATIE BLUFFS
APARTMENTS
BLUFFTON, SOUTH CAROLINA

DATE:	OCT 23, 2024
PROJECT NO.:	22212.01
DRAWN BY:	AK / ER
CHECKED BY:	BW / CK

FINAL SUBMITTAL
NOT FOR CONSTRUCTION

REVISIONS:

DRAWING TITLE
SITE DETAILS - 03

DRAWING NUMBER
L602

Tropitone
enjoy • outdoors
www.tropitone.com

Boulevard 20" Round Tea Table

Product Info

Boulevard 20" Round Tea Table
Product No.: 9382SB

Options

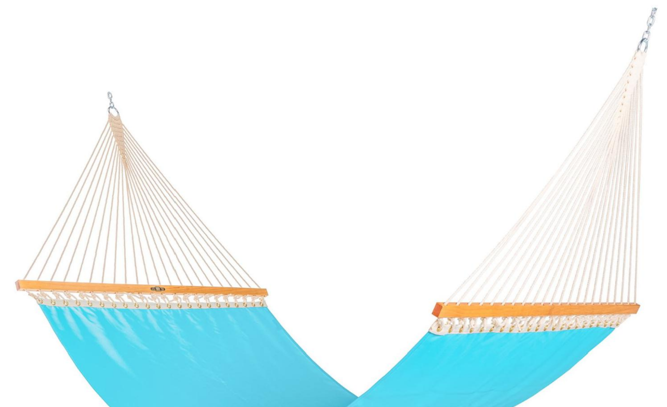
Finish	Greco (GRE)

Specifications

Height (in.)	16
Diameter (in.)	20

GRECO

1 / L603 SIDE TABLE
SCALE: N.T.S.



MANUFACTURER INFORMATION:
PAWLEY'S ISLAND HAMMOCKS
305 INDUSTRIAL BLVD
GREENVILLE, NC. 27835
PHONE: (252) 295.0407
WEB: WWW.PAWLEYSISLANDHAMMOCKS.COM

HAMMOCK STAND:
MODEL: DELUXE ROMAN ARC CYPRESS, 15 FT
(ITEM: #SAR)
COLOR: CANYON BROWN

HAMMOCK:
MODEL: LARGE SUNBRELLA QUICK-DRY HAMMOCK
(ITEM: #M-BOY)
COLOR: AUGUSTINE OYSTER

OR APPROVED EQUAL

QUANTITY: 3

2 / L603 HAMMOCKS
SCALE: N.T.S.

MANUFACTURER INFORMATION:
TROPITONE
WEB: WWW.TROPITONE.COM

Twist Padded Sling Chaise Lounge

Configure Options

- Finish *
- Fabric (FRONT) *
- Fabric (BACK) *

Print / PDF | Email | View Larger

Product Info

Twist Padded Sling Chaise Lounge
Product No.: 352433PS

Options

Finish	Greco (GRE)
Fabric (FRONT)	Winchester (1183)

WHERE TO BUY

Specifications

Height (in.)	42
Width (in.)	29.5
Depth (in.)	81.5
Seat Height (in.)	14
Product Weight (lbs.)	37
Nest Quantity	4

3 / L603 LOUNGE CHAIR
SCALE: N.T.S.

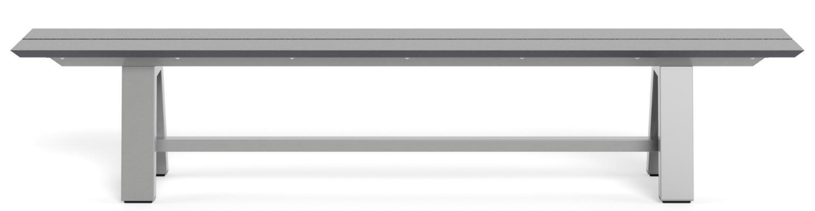
MANUFACTURER INFORMATION:
POLY-WOOD
1000 POLYWOOD WAY
SYRACUSE, IN, 46567
WEB: WWW.POLYWOOD.COM

MODEL: COUNTRY LIVING MODERN ADIRONDACK CHAIR (#CLAD451)
COLOR: SLATE GREY

OR APPROVED EQUAL

4 / L603 ADIRONDACK CHAIR
SCALE: N.T.S.

TABLE



BENCH

MANUFACTURER INFORMATION:
LANDSCAPE FORMS
WEB: WWW.LANDSCAPEFORMS.COM

TABLE MODEL: HARVEST RECTANGULAR TABLE
HEIGHT: DINING HEIGHT
COLOR: CHARCOAL/SILVER
QUANTITY: 2

BENCH MODEL: HARVEST 94" BENCH
HEIGHT: DINING HEIGHT
COLOR: CHARCOAL/SILVER
QUANTITY: 4

OR APPROVED EQUAL

5 / L603 PICNIC TABLE - TYPE 1
SCALE: N.T.S.

MANUFACTURER INFORMATION:
POLY-WOOD
1000 POLYWOOD WAY
SYRACUSE, IN, 46567
WEB: WWW.POLYWOOD.COM

MODEL: PARK 72" PICNIC TABLE (#PT172)
COLOR: TEAK
QUANTITY: 2

OR APPROVED EQUAL

6 / L603 PICNIC TABLE - TYPE 2
SCALE: N.T.S.

TROPITONE
BEAUTIFULLY CRAFTED, TIME TESTED
www.tropitone.com

Aluminum Cabana, 8' Square w/ Fabric Curtains & Vent

Product Info

Aluminum Cabana, 8' Square w/ Fabric Curtains & Vent
Product No.: NS008A238V

Specifications

Height (in.)	109
Width (in.)	96
Depth (in.)	96
Clearance Height (in.)	84
Product Weight (lbs.)	107
Shape	Square
Frame/Pole Construction	Aluminum, One Piece
Pole Diameter (in.)	2 3/8

Available Options

Directional Downlights (DD), Alternating Panels (AL), Different Color Air Vent (VC), Silk Screening (SS), Extended Pole (EPA), Leading Edge Curtain Trim (CT), Valance Trim (VT), TV mount (TV), Ceiling Fan Mount (CF)

Product Notes

Cabana is available in all umbrella suitable fabrics and marine grade fabrics.

Linen fabrics are not available on curtains.

Striped fabrics are not available on tops.

MANUFACTURER INFORMATION:
TROPITONE
WEB: WWW.TROPITONE.COM

MODEL: NS008A238
FINISH: GRECO (GRE)
FABRIC (COVER): CANVAS COCOA (5425)
FABRIC (CURTAIN): CANVAS ANTIQUE BEIGE (5422)

OR APPROVED EQUAL

7 / L603 CABANA
SCALE: N.T.S.

MANUFACTURER INFORMATION:
TUUCI
WEB: WWW.TUUCI.COM

MODEL: OCEAN MASTER MAX CLASSIC CANTILEVER
SIZE: 10' SQUARE
POLE FINISH: ASPEN WHITE ALUM-TEAK
CANOPY: SAHARA
QUANTITY: 1
OTHER INFO: MOUNTING REQUIRED, REFER TO MANUFACTURERS SPECIFICATIONS FOR IN-GROUND SECURITY MOUNT ANCHOR

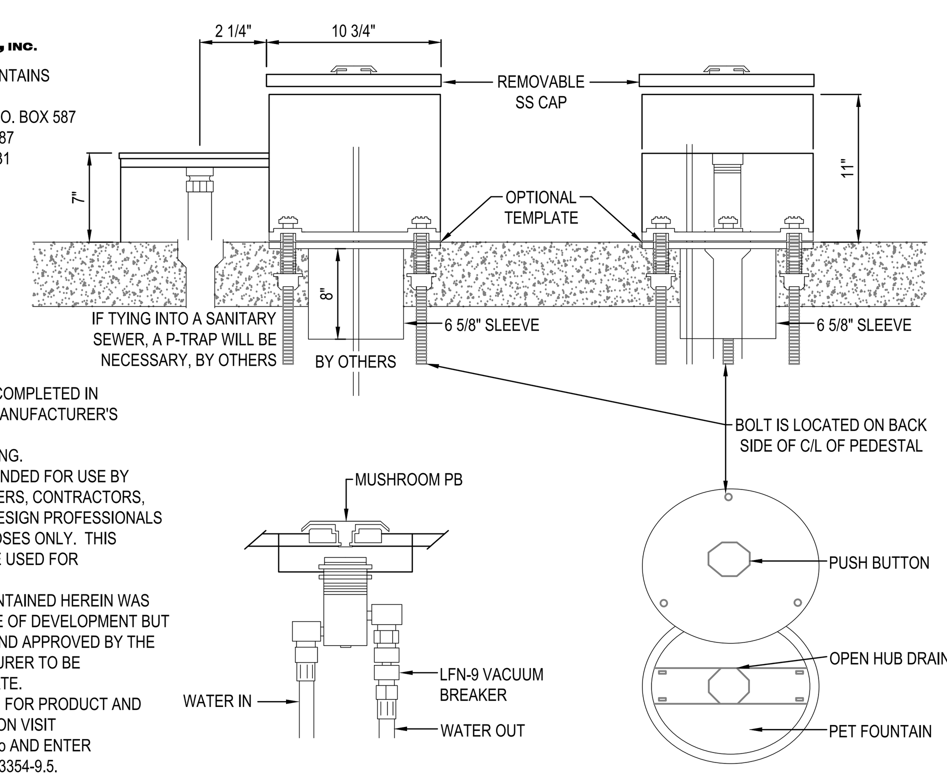
OR APPROVED EQUAL

8 / L603 CANTILEVER UMBRELLA
SCALE: N.T.S.

350 SM SS
SHOWN W/ OPTIONAL 10" SS SURFACE CARRIER

MDF
MOST DEPENDABLE FOUNTAINS, INC.

MOST DEPENDABLE FOUNTAINS INC.
5705 COMMANDER DR. P.O. BOX 587
ARLINGTON, TN 38002-0587
TOLL FREE: 1-800-552-6331
PHONE: (901) 867-0039
FAX: (901) 867-0159



NOTES:
1. COLOR TO BE GREEN.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. DO NOT SCALE DRAWING.
4. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
5. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
6. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 3354-9.5.

Brown

COLOR: BROWN

PHOTO EXAMPLE

9 / L603 CANTILEVER UMBRELLA
SCALE: N.T.S.

Witmer·Jones·Keefer Ltd.
landscape architecture
land planning
www.wjkltd.com
23 Promenade Street, Suite 201 • Bluffton, South Carolina • 29910 • ph 843.757.7411

SITE DEVELOPMENT PLANS
FOR
VENTURE AT OKATIE BLUFFS
APARTMENTS
BLUFFTON, SOUTH CAROLINA

DATE:	OCT 23, 2024
PROJECT NO.:	22212.01
DRAWN BY:	AK / ER
CHECKED BY:	BW / CK

FINAL SUBMITTAL
State of South Carolina
REGISTERED LANDSCAPE ARCHITECT
No. 1037
BRIAN WITMER
NOT FOR CONSTRUCTION

REVISIONS:

DRAWING TITLE
SITE DETAILS - 04

DRAWING NUMBER
L603