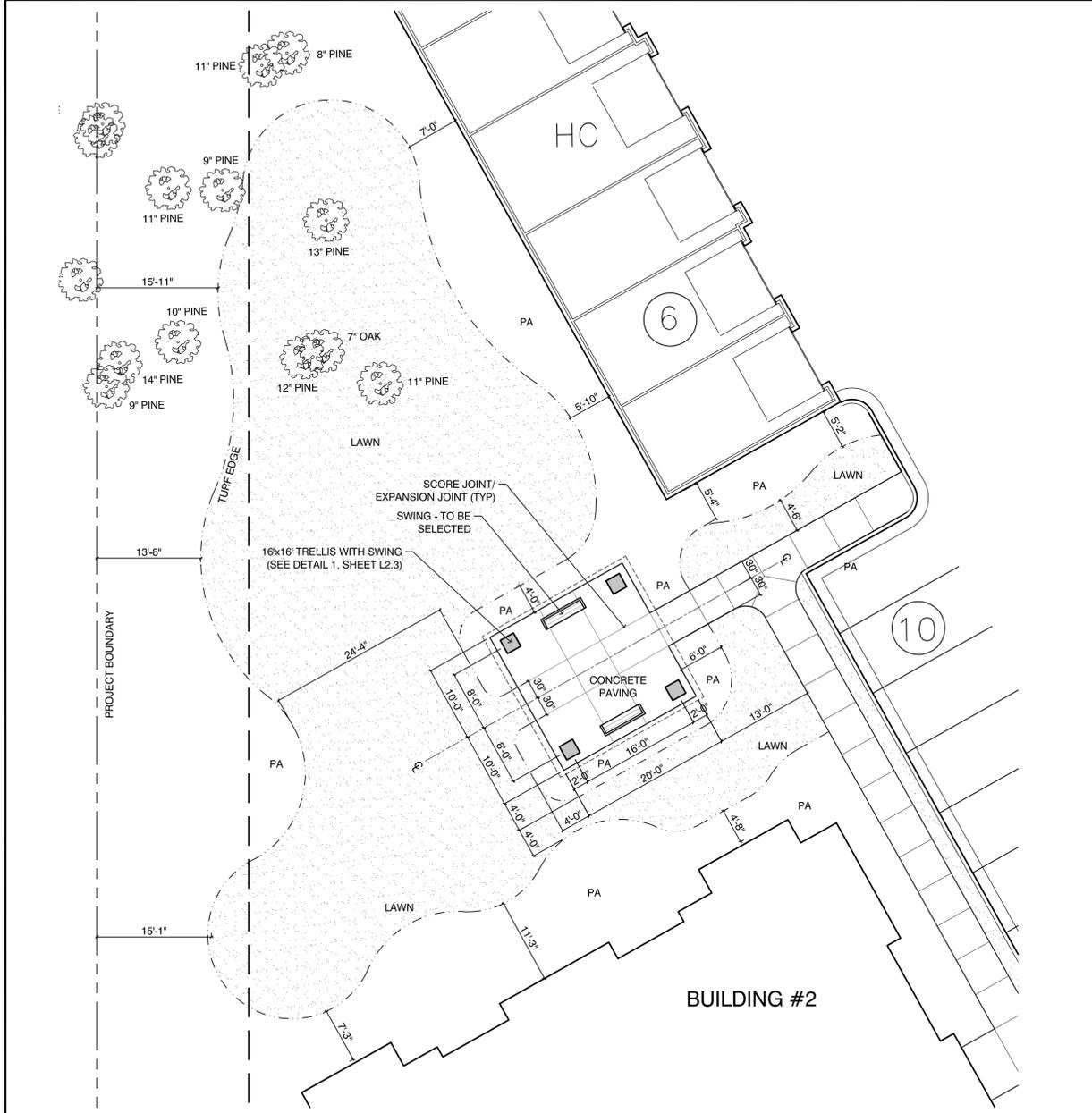
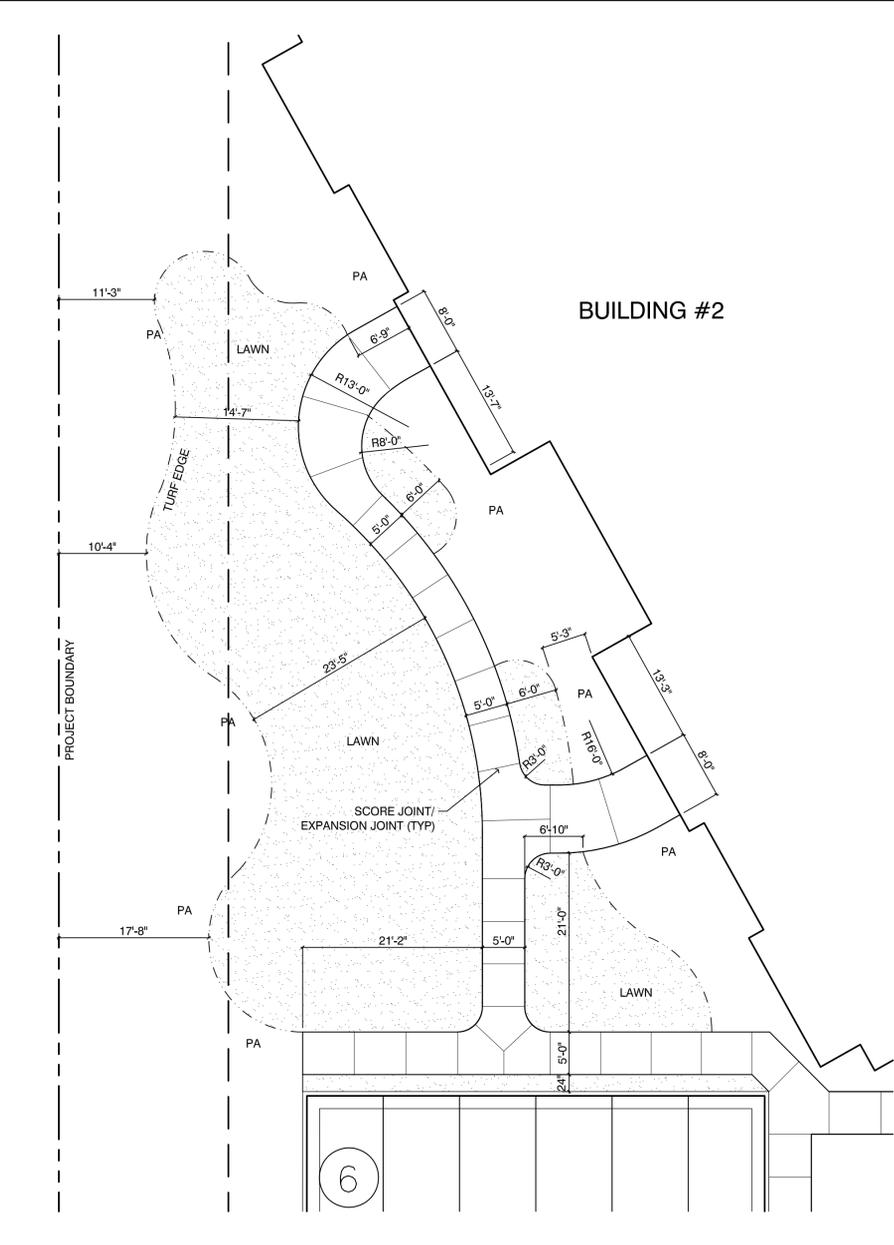


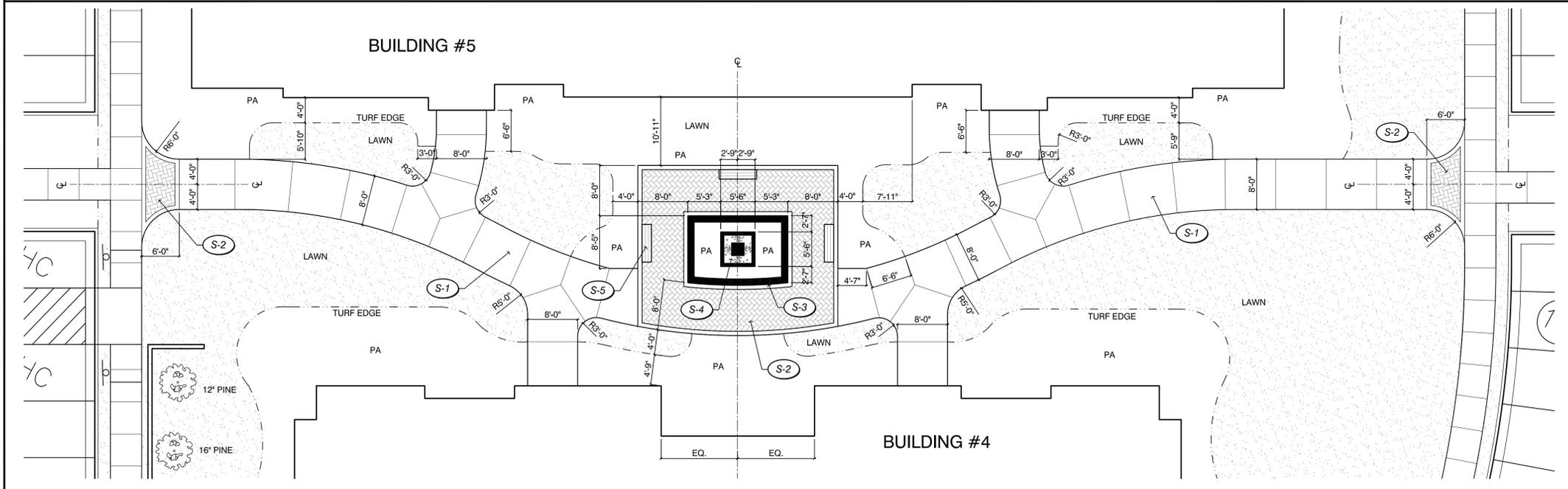
PARK 'A' LAYOUT PLAN



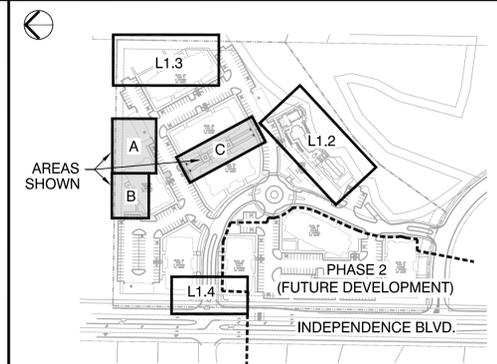
PARK 'B' LAYOUT PLAN



PARK 'C' LAYOUT PLAN



SITE MAP NOT TO SCALE



SYMBOL LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
PA	PLANTING AREA	CL	CENTER LINE
BOC	BEGINNING OF CURVE	AL	ALIGN
EJ	EXPANSION JOINT	S-1	CALL OUT

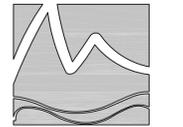
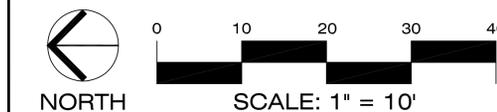
FINISH SCHEDULE

SYMBOL	DESCRIPTION	DETAIL	SHEET
S-1	CONCRETE SIDEWALK		
S-2	BRICK PAVING	2	L2.1
S-3	LOW PLANTER WALL	4	L2.1
S-4	FOUNTAIN - TO BE SELECTED		
S-5	BENCH - TO BE SELECTED		



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PLANNING + LANDSCAPE ARCHITECTURE
330 Military Cutoff Rd. Suite A3
Wilmington, NC 28403 910.392.4355



Revisions

- 06/11/13 - ADDED EXISTING TREES TO BE PRESERVED; ADJUSTED LAYOUT ACCORDINGLY

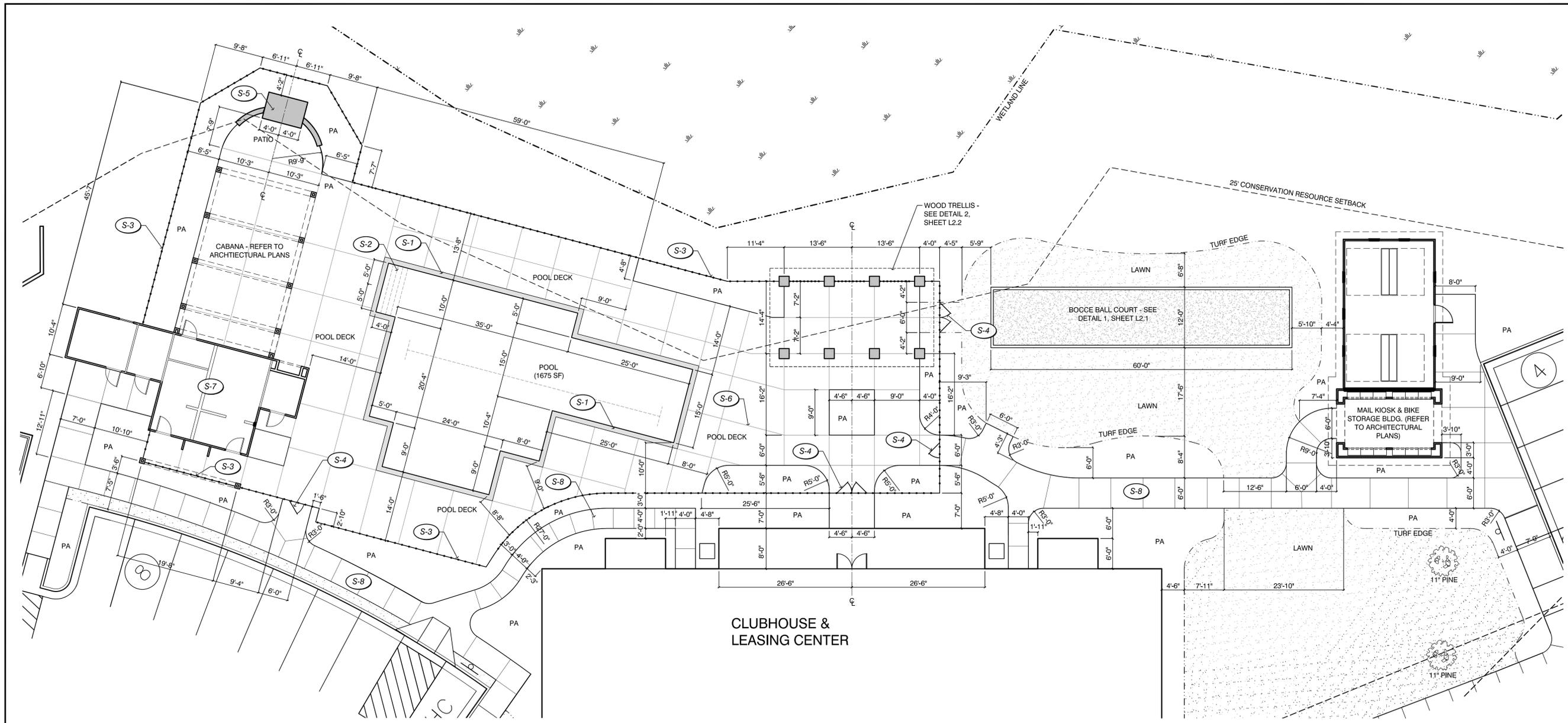
CLIENT
The Oleander Company, Inc.
P.O. Box 3145
Wilmington, North Carolina
Phone: 910.392.3300

PROJECT
Tiburon Parc Apartment Homes
Wilmington, North Carolina

Date: 05.21.2013
Phase: CD
Job Number: 530-01
Designed by: JWM
Drawn by: MWL
Checked by: JWM

Sheet Title:
CONSTRUCTION LAYOUT PLAN - PARKS A,B,C

Sheet Number
L1.1
of 10 sheets



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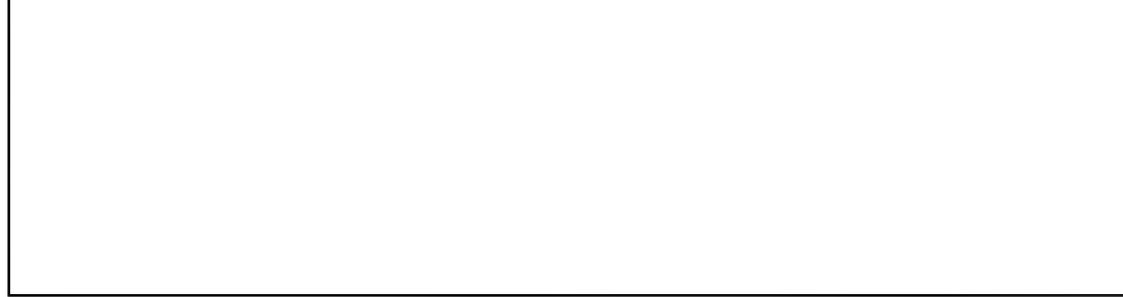
PROJECT

Tiburon Parc Apartment Homes
Wilmington, North Carolina

Date: 05.21.2013
Phase: CD
Job Number: 530-01
Designed by: JWM
Drawn by: MWL
Checked by: JWM
Sheet Title: CONSTRUCTION LAYOUT PLAN - AMENITY AREA
Sheet Number
L1.2
of 10 sheets

FINISH SCHEDULE

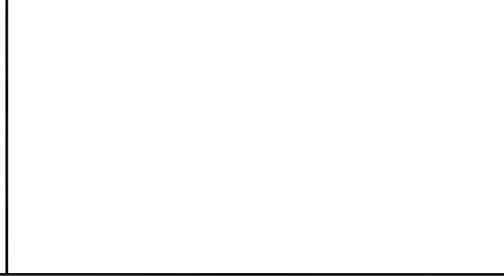
SYMBOL	DESCRIPTION	DETAIL	SHEET
S-1	POOL COPING	7	L2.1
S-2	POOL STEPS		
S-3	ALUMINUM POOL FENCE	5	L2.1
S-4	ALUMINUM POOL GATE	6	L2.1
S-5	FIREPLACE	1	L2.2
S-6	SCORE JOINT / EXPANSION JOINT		
S-7	POOL HOUSE (REFER TO ARCHITECTURAL PLANS)		
S-8	CONCRETE SIDEWALK		



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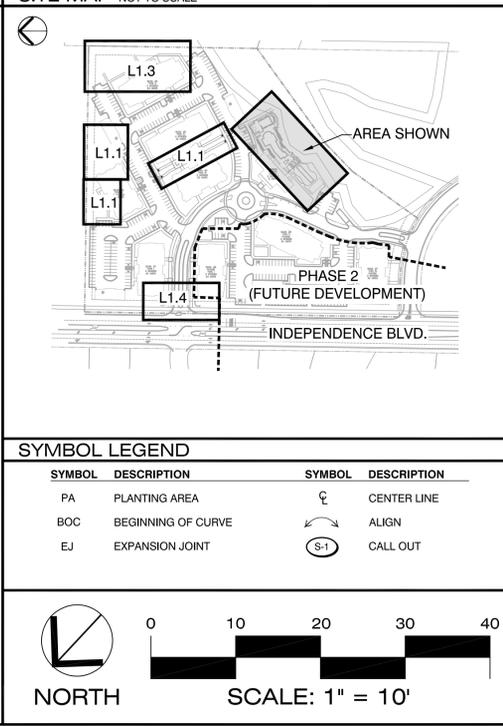
SITE MAP NOT TO SCALE



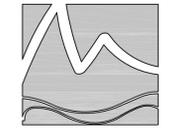
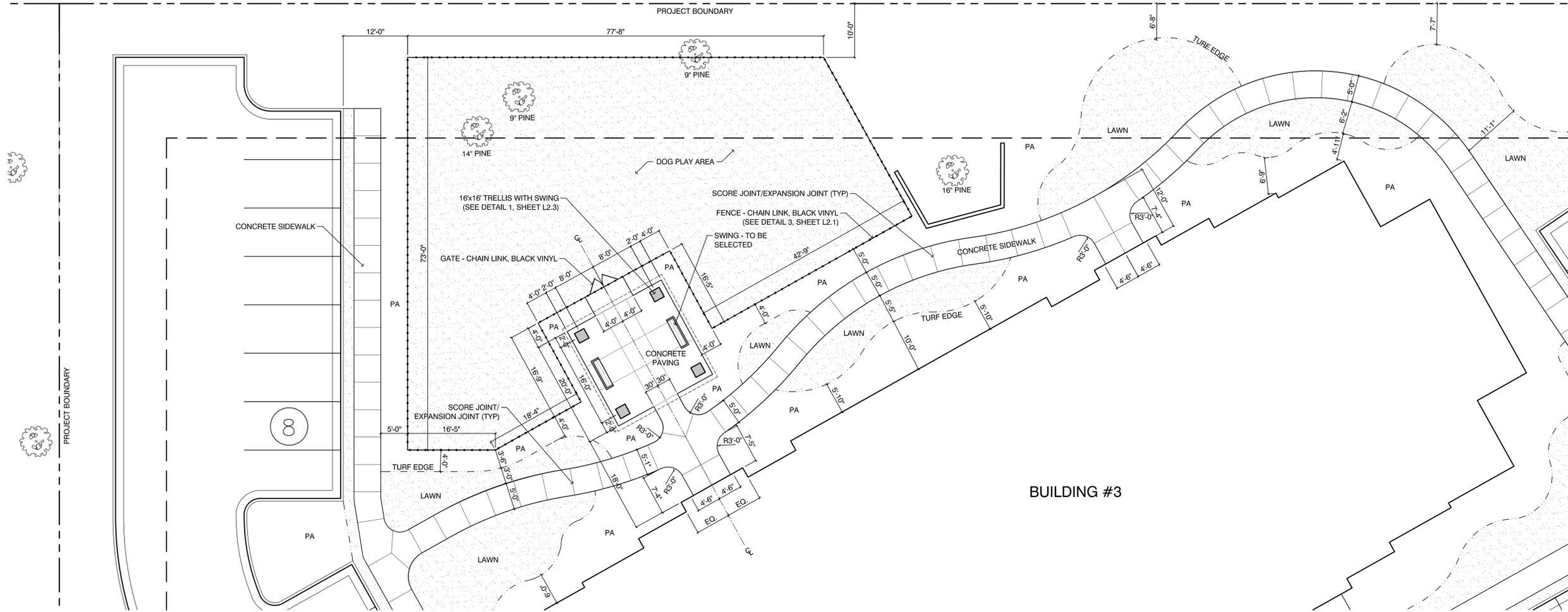
SYMBOL LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
PA	PLANTING AREA	⊥	CENTER LINE
BOC	BEGINNING OF CURVE	↪	ALIGN
EJ	EXPANSION JOINT	(S-1)	CALL OUT

SCALE: 1" = 10'



H.U.D. / PERMIT SET

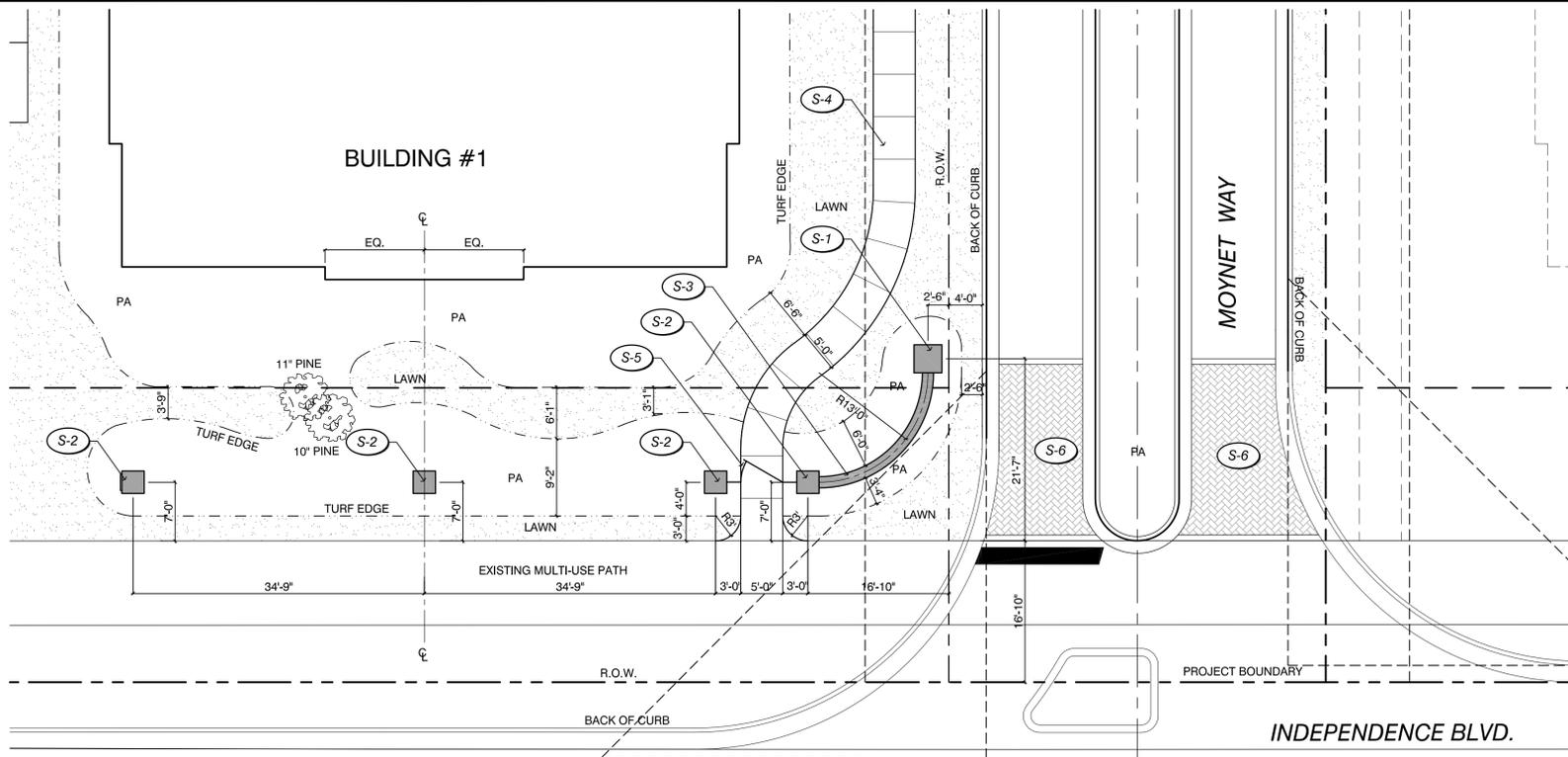


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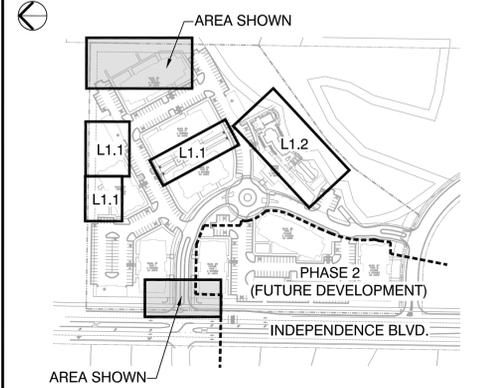
CLIENT
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SITE MAP NOT TO SCALE



FINISH SCHEDULE

SYMBOL	DESCRIPTION	DETAIL	SHEET
S-1	12" BRICK PILASTER WITH PRE-CAST CAP	1	L2.4
S-2	8" BRICK PILASTER WITH PRE-CAST CAP	2	L2.4
S-3	ENTRY WALL WITH SIGN	3	L2.4
S-4	CONCRETE SIDEWALK		
S-5	IRON ENTRY GATE		
S-6	BRICK PAVING	2	L2.1

SYMBOL LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
PA	PLANTING AREA	⊙	CENTER LINE
BOC	BEGINNING OF CURVE	↔	ALIGN
EJ	EXPANSION JOINT	(S-1)	CALL OUT

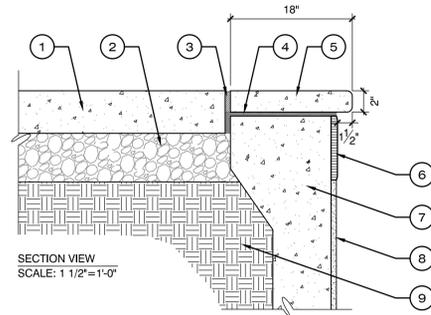
EXISTING TREE TO BE PRESERVED
11" PINE



PROJECT
Tiburon Parc Apartment Homes
Wilmington, North Carolina

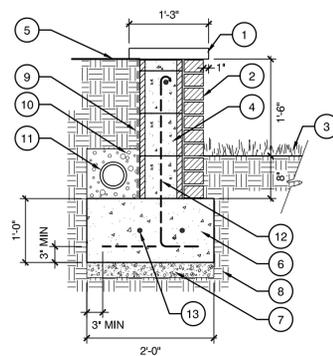
Date: 05.21.2013
Phase: CD
Job Number: 530-01
Designed by: JWM
Drawn by: MWL
Checked by: JWM
Sheet Title: CONSTRUCTION LAYOUT PLAN - DOG PARK AND MAIN ENTRY
Sheet Number
L1.3
of 10 sheets

H.U.D. / PERMIT SET



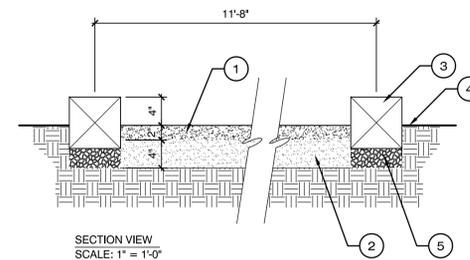
LEGEND

1. ADJACENT CONCRETE PAVING
 2. AGGREGATE SUB-BASE - REFER TO SOILS REPORT FOR DEPTH REQUIREMENTS
 3. EXPANSION JOINT
 4. BOND BREAKER ABOVE AND BEHIND BOND BEAM
 5. POURED-IN-PLACE CONCRETE COPING
COLOR: TO BE SELECTED
FINISH: SELECTED
 6. WATERLINE TILE
TILE: TO BE SELECTED
AVAILABLE FROM: TO BE SELECTED
 7. BOND BEAM - REFER TO POOL CONTRACTOR'S SHOP DRAWINGS
 8. PLASTER FINISH
COLOR: TO BE SELECTED
FINISH: SMOOTH
 9. COMPACTED SUBGRADE - REFER TO STRUCTURAL ENGINEER'S DRAWING FOR REQUIREMENTS
- NOTE:
 • DETAIL IS CONCEPTUAL ONLY. POOL CONTRACTOR SHALL SUBMIT COMPLETE STRUCTURAL AND MECHANICAL DRAWINGS TO CONFORM TO LOCAL CODES.



LEGEND

1. PRECAST CONCRETE CAP
2. BRICK VENEER
3. ADJACENT TURF
4. 8" CMU - GROUT CELLS SOLID W/ REINFORCEMENT
5. FINISH GRADE
6. CONCRETE FOOTING
7. AGGREGATE SUB-BASE
8. COMPACTED SUBGRADE
9. WATERPROOF MEMBRANE
10. DRAIN ROCK WRAPPED IN FILTER FABRIC
11. 4" DIAMETER PERFORATED PVC DRAIN LINE
12. #4 VERTICAL REBAR @ 48" O.C. - ALTERNATE BENDS IN FOOTING
13. #4 HORIZONTAL REBAR



LEGEND

1. 2" DEEP COMPACTED OYSTER SHELL PLAYING SURFACE
2. 4" DEEP COMPACTED SAND
3. PRESSURE TREATED 8x8
4. FINISH GRADE
5. COMPACTED ABC STONE BASE

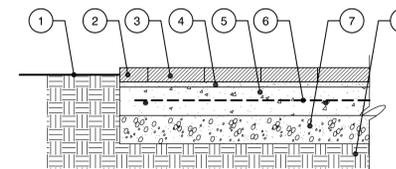
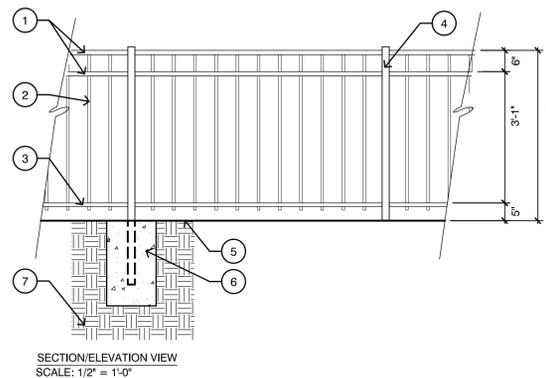
7 POOL COPING

4 PLANTER RETAINING WALL

1 BOCCE BALL COURT

LEGEND

1. 2" x 2" TOP RAILS
 2. 3/4" x 3/4" PICKETS
 3. 1" x 1" BOTTOM RAIL
 4. 2" x 2" POST
 5. FINISH GRADE
 6. CONCRETE FOOTING
 7. COMPACTED SUBGRADE
- NOTE:
 • PRIME AND PAINT (2) COATS
 COLOR: BLACK
 • FENCE MODEL: COMMERCIAL ASCOT 48"
 AVAILABLE FROM: ALUMI-GUARD (877.258.6448)



LEGEND

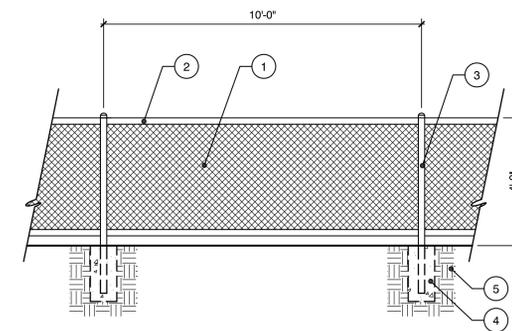
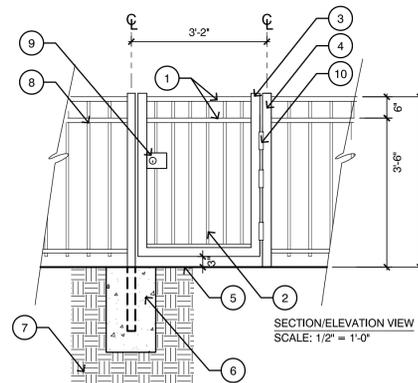
1. ADJACENT FINISH GRADE
2. BRICK BAND AT EDGE - REFER TO CONSTRUCTION LAYOUT PLAN FOR LAYOUT
3. BRICK FIELD - REFER TO CONSTRUCTION LAYOUT PLAN FOR PATTERN
4. MORTAR SETTING BEND
5. 4" MINIMUM CONCRETE SLAB
6. STEEL REINFORCEMENT - REFER TO SOILS REPORT
7. AGGREGATE SUB-BASE MATERIAL
8. COMPACTED SUBGRADE

5 ALUMINUM POOL FENCE

2 BRICK PAVERS WITH BRICK BAND

LEGEND

1. 1" x 1" TOP RAILS
 2. 3/4" x 3/4" PICKETS
 3. 2" x 2" FRAME
 4. 2" x 2" POST
 5. FINISH GRADE
 6. CONCRETE FOOTING
 7. COMPACTED SUBGRADE
 8. ADJACENT FENCING - REFER TO DETAIL 5, THIS SHEET
 9. GATE LATCH WITH KEYED ENTRY - INSTALL PER MANUFACTURER'S SPECIFICATIONS AND PER LOCAL HEALTH DEPARTMENT CODE
 10. HEAVY-DUTY SELF CLOSING LATCHES
- NOTE:
 • PRIME AND PAINT (2) COATS
 COLOR: BLACK
 • FENCE MODEL: COMMERCIAL ASCOT 48"
 AVAILABLE FROM: ALUMI-GUARD (877.258.6448)

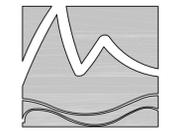


LEGEND

1. 1 3/4" MESH GALVANIZED ALUMINUM CHAIN LINK FENCE WITH BLACK VINYL COATING
2. 1 5/8" GALVANIZED ALUMINUM RAIL
3. 2 3/8" GALVANIZED ALUMINUM POST
4. CONCRETE FOOTING
5. COMPACTED SUBGRADE

6 ALUMINUM POOL GATE

3 CHAIN LINK FENCE AT DOG PARK



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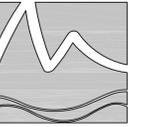
PROJECT
 Tiburon Parc Apartment Homes
 Wilmington, North Carolina

Date: 05.21.2013
 Phase: CD
 Job Number: 530-01
 Designed by: JWM
 Drawn by: MWL
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Sheet Title:
 Details - Landscape

Sheet Number

L2.1
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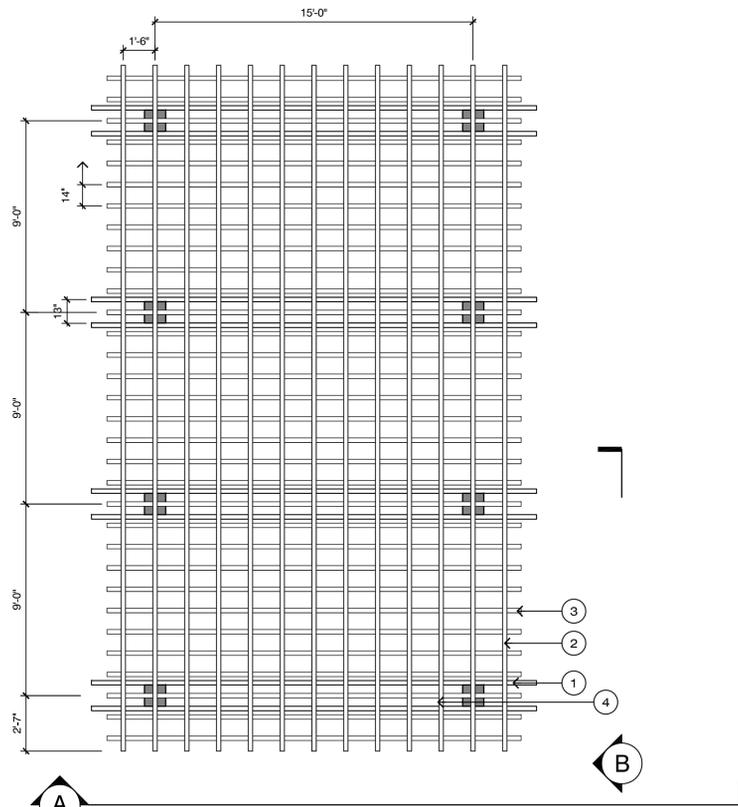
H.U.D. / PERMIT SET

LEGEND

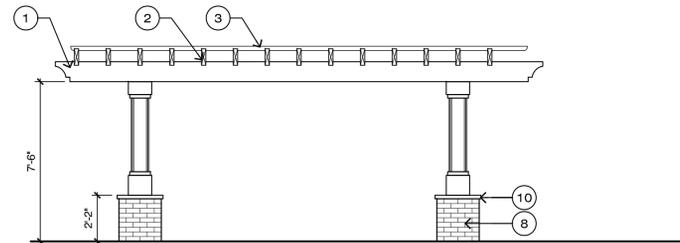
1. 3x12 GRAB BEAM
2. 3x10 JOIST
3. 3x3 LATTICE
4. 8x8 POST
5. 1x PLANT-ON
6. 2x PLANT-ON
7. SIMPSON POST BASE CONNECTION
8. BRICK BASE
9. CMU TO FIT
10. BRICK CAP - HEADER
11. BRICK VENEER - RUNNING BOND
12. CONCRETE FOOTING
13. COMPACTED SUBGRADE
14. EXPANSION JOINT
15. FINISH GRADE

NOTES:

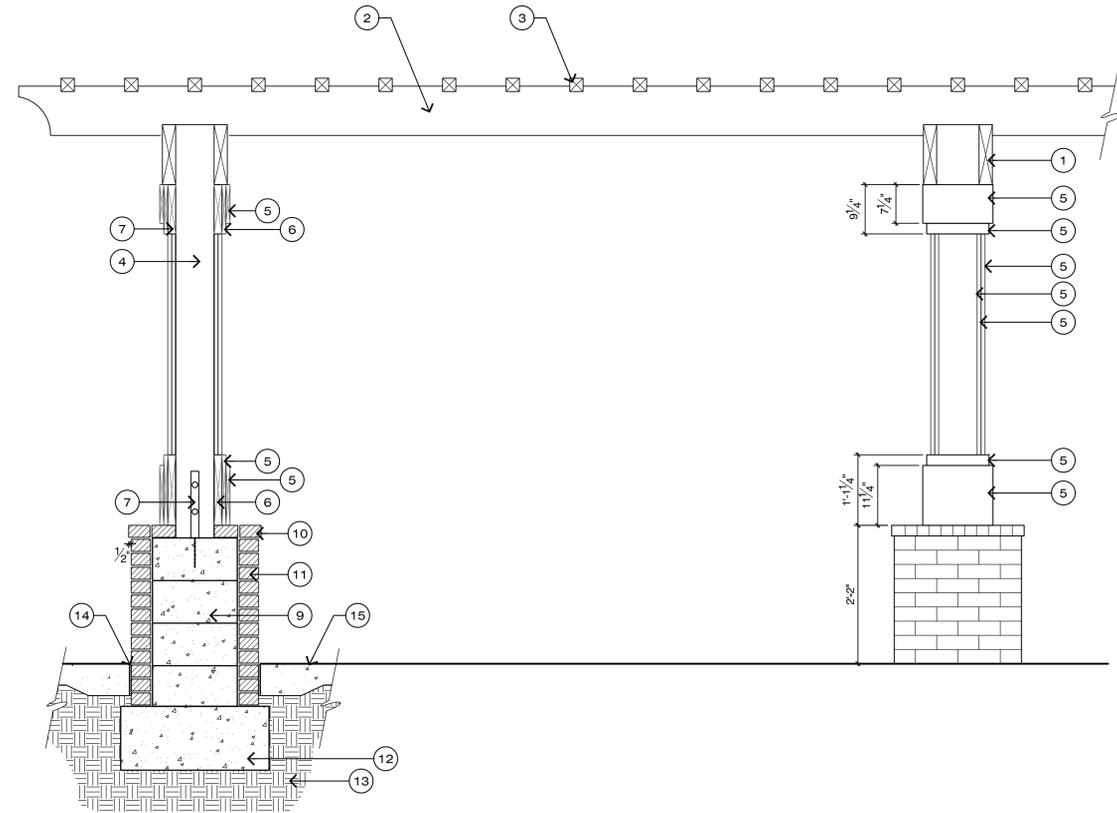
- REFER TO STRUCTURAL ENGINEER'S DETAIL FOR ALL INFORMATION PERTAINING TO CONNECTIONS, FOOTING AND REINFORCEMENT
- ALL LUMBER SHALL BE KILN DRIED PRESSURE TREATED
- PAINT ALL LUMBER WITH (1) COAT MOISTURE PROOF PRIMER AND (2) FINISH COATS
- ALL CONNECTORS, FASTENERS AND OTHER HARDWARE SHALL BE HOT DIPPED GALVANIZED



PLAN VIEW
SCALE: 1/4" = 1'-0"

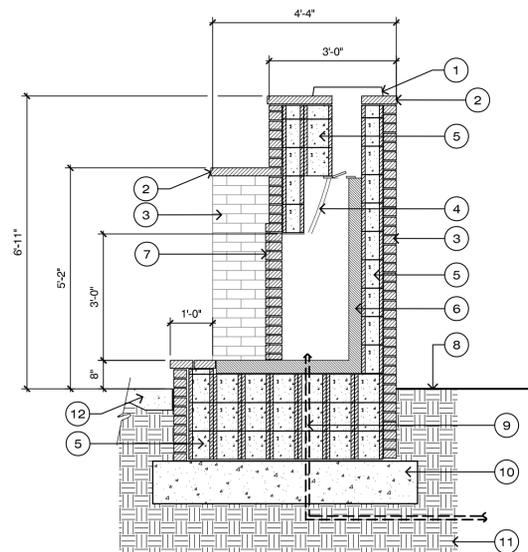


ELEVATION VIEW 'A'
SCALE: 1/4" = 1'-0"



SECTION / ELEVATION VIEW 'B'
SCALE: 3/4" = 1'-0"

2 WOOD TRELLIS AT AMENITY AREA



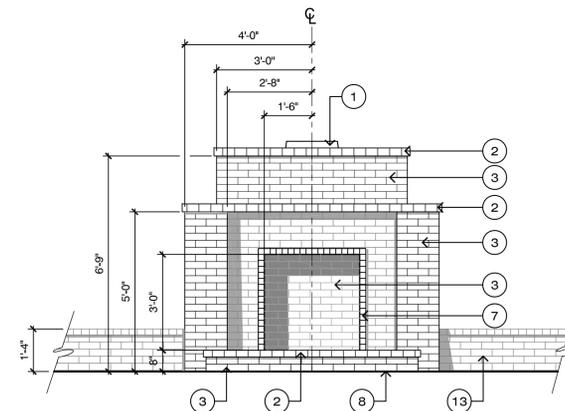
SECTION VIEW
SCALE: 1/2" = 1'-0"

LEGEND

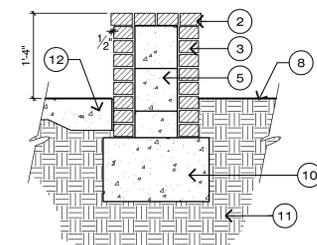
1. SPARK ARRESTOR
2. BRICK CAP (HEADER) - REFER TO FINISH SCHEDULE, SHEET L1.1
3. BRICK VENEER (RUNNING BOND STRETCHER) - REFER TO FINISH SCHEDULE, SHEET L1.1
4. FLUE LINER
5. CMU TO FIT
6. FIRE BRICK
7. FIRE BOX SURROUND - HEADER BRICK, CUT SQUARE
8. FINISH GRADE
9. GAS LINE
10. CONCRETE FOOTING
11. COMPACTED SUBGRADE
12. ADJACENT PAVING AND EXPANSION JOINT - REFER TO DETAIL 1, SHEET L2.1
13. WING WALL - REFER TO SECTION

NOTES:

- DETAILS ARE DIAGRAMMATIC ONLY AND NOT INTENDED FOR CONSTRUCTION. FINAL DETAILS AND STRUCTURAL INFORMATION SHALL BE REQUIRED PRIOR TO CONSTRUCTION.

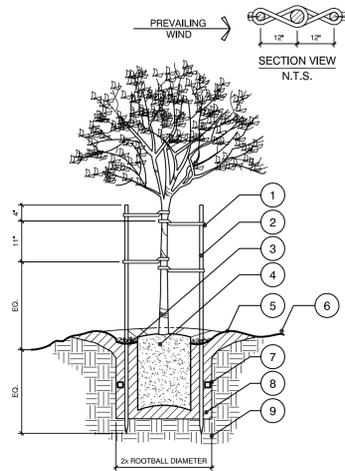


ELEVATION VIEW
SCALE: 3/8" = 1'-0"



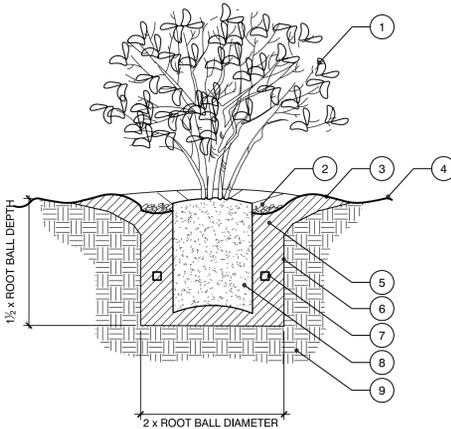
WING WALL SECTION VIEW
SCALE: 3/4" = 1'-0"

1 BRICK FIREPLACE AT AMENITY AREA



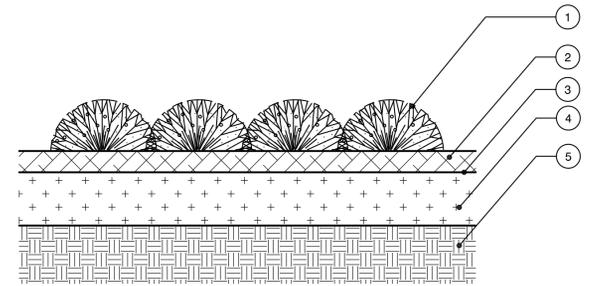
- LEGEND**
- 24" CORDED BLACK RUBBER TREE TIE. LOOP AT TRUNK AND NAIL TO STAKE
 - 2 1/2" DIA. x 12' LONG TREATED LODGEPOLE PINE STAKE
 - 3" LAYER OF MULCH
 - ROOT BALL
 - 3" WATER BASIN
 - FINISH GRADE
 - FERTILIZER TABLET - REFER TO SCHEDULE FOR QUANTITY, THIS SHEET
 - TOPSOIL & NATIVE BACKFILL MIXTURE
 - NATIVE SUBGRADE
- NOTES:**
- SCARIFY ROOT BALLS OF PLANTS WITH CIRCLING ROOTS.
 - HEAVILY ROOT BOUND SHRUBS WILL NOT BE ACCEPTED

2 TREE STAKING & PLANTING



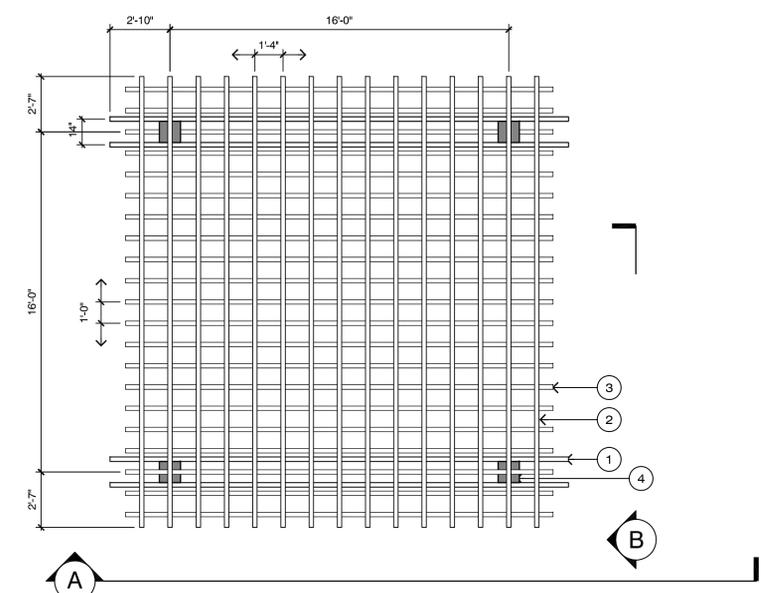
- LEGEND**
- SHRUB
 - 3" LAYER OF MULCH
 - 3" WATER BASIN
 - FINISH GRADE
 - TOPSOIL & NATIVE BACKFILL MIXTURE
 - SCARIFY EDGE OF PIT
 - FERTILIZER TABLETS - REFER TO SCHEDULE FOR QUANTITY
 - ROOT BALL
 - NATIVE SUBGRADE
- NOTES:**
- SCARIFY ROOT BALLS OF PLANTS WITH CIRCLING ROOTS.
 - HEAVILY ROOT BOUND SHRUBS WILL NOT BE ACCEPTED

3 SHRUB PLANTING

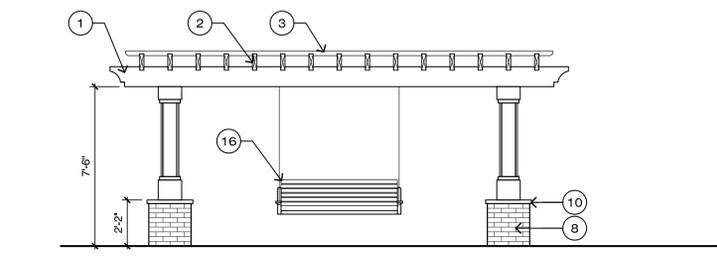


- LEGEND**
- GROUND COVER PLANT FROM FLAT - REFER TO PLANTING PLAN AND TO DETAIL 1, THIS SHEET FOR SPACING INFORMATION
 - 3" LAYER OF MULCH
 - FINISH GRADE
 - TOPSOIL AND NATIVE BACKFILL - REFER TO PLANTING SPECIFICATIONS, SHEET L7.1 FOR TYPE AND DEPTH
 - COMPACTED SUBGRADE

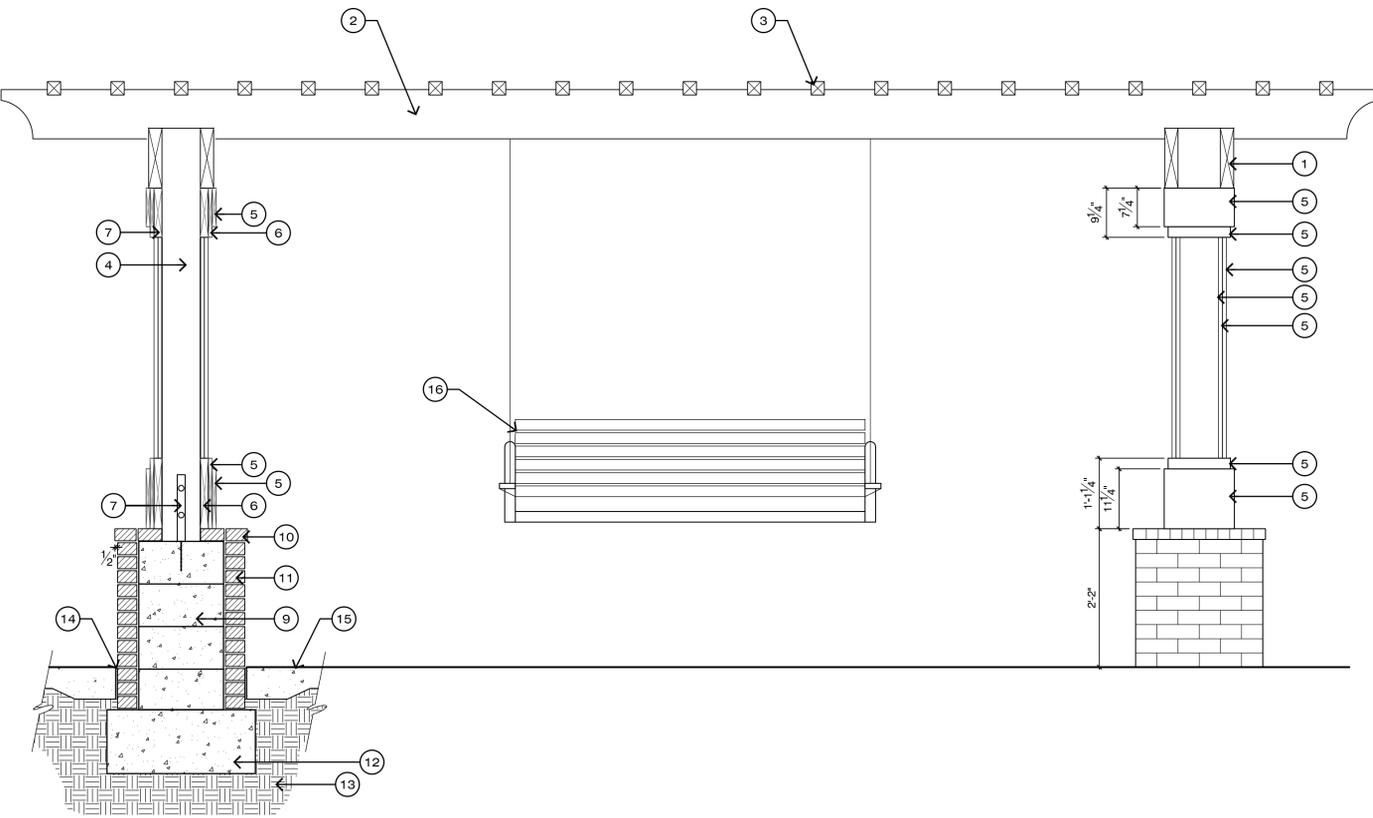
4 GROUND COVER PLANTING



PLAN VIEW
SCALE: 1/4" = 1'-0"



ELEVATION VIEW 'A'
SCALE: 1/4" = 1'-0"



SECTION / ELEVATION VIEW 'B'
SCALE: 3/4" = 1'-0"

1 WOOD TRELLIS WITH PORCH SWING AT POCKET PARKS

- LEGEND**
- 3x12 GRAB BEAM
 - 3x10 JOIST
 - 3x3 LATTICE
 - 8x8 POST
 - 1x PLANT-ON
 - 2x PLANT-ON
 - SIMPSON POST BASE CONNECTION
 - BRICK BASE
 - CMU TO FIT
 - BRICK CAP - HEADER
 - BRICK VENEER - RUNNING BOND
 - CONCRETE FOOTING
 - COMPACTED SUBGRADE
 - EXPANSION JOINT
 - FINISH GRADE
 - PORCH SWING - TO BE SELECTED

- NOTES:**
- REFER TO STRUCTURAL ENGINEER'S DETAIL FOR ALL INFORMATION PERTAINING TO CONNECTIONS, FOOTING AND REINFORCEMENT
 - ALL LUMBER SHALL BE KILN DRIED PRESSURE TREATED
 - PAIN ALL LUMBER WITH (1) COAT MOISTURE PROOF PRIMER AND (2) FINISH COATS
 - ALL CONNECTORS, FASTENERS AND OTHER HARDWARE SHALL BE HOT DIPPED GALVANIZED



Revisions

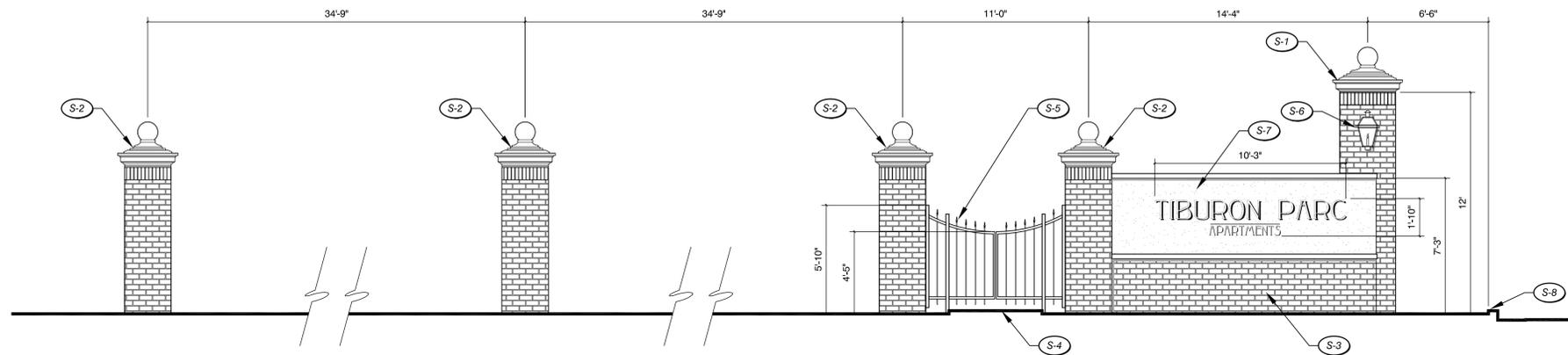
CLIENT
The Oleander Company, Inc.
P.O. Box 3145
Wilmington, North Carolina
Phone: 910.392.3300

PROJECT
Tiburon Parc Apartment Homes
Wilmington, North Carolina

Date: 05.21.2013
Phase: CD
Job Number: 530-01
Designed by: JWM
Drawn by: MWL
Checked by: JWM

Sheet Title:
Details - Landscape
Sheet Number
L2.3
of 10 sheets

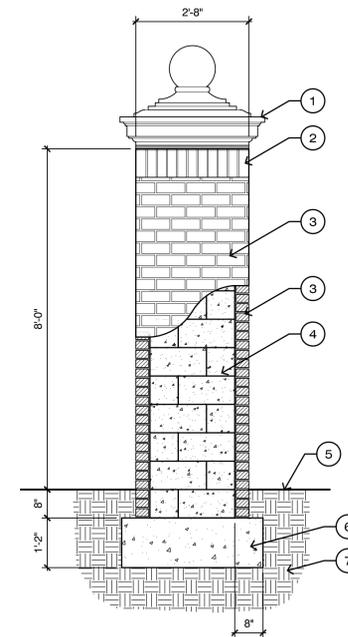
H.U.D. / PERMIT SET



SECTION VIEW
SCALE: 1/4" = 1'-0"

LEGEND

SYMBOL	DESCRIPTION	DETAIL	SHEET
S-1	12' BRICK PILASTER WITH PRE-CAST CAP	1	L2.4
S-2	8' BRICK PILASTER WITH PRE-CAST CAP	2	L2.4
S-3	ENTRY WALL WITH SIGN	3	L2.4
S-4	CONCRETE SIDEWALK		
S-5	IRON ENTRY GATE		
S-6	LANTERN - TO BE SELECTED		
S-7	TABBY SHELL SIGN WALL	3	L2.4
S-8	BACK OF CURB		



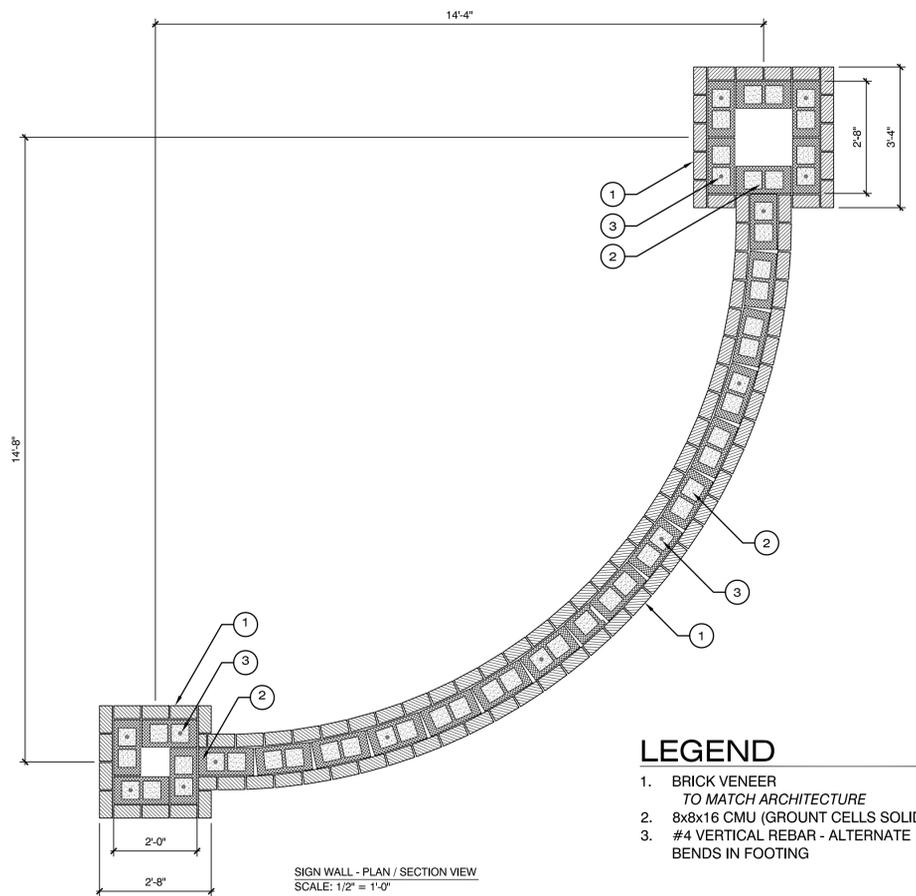
SECTION/ELEVATION VIEW
SCALE: 1/2" = 1'-0"

LEGEND

1. PRECAST CONCRETE CAP
MODEL: TO BE SELECTED
AVAILABLE FROM: TO BE SELECTED
2. BRICK BAND (SOLDIER)
3. BRICK VENEER
TO MATCH ARCHITECTURE
4. CMU (GROUT CELLS SOLID)
5. FINISH GRADE
6. CONCRETE FOOTING
7. COMPACTED SUBGRADE

5 ENTRY ELEVATION

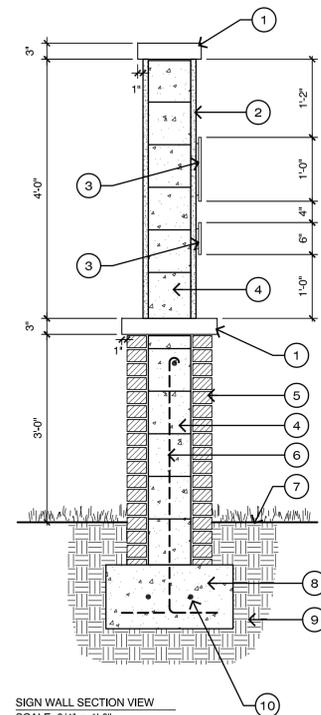
2 8' BRICK PILASTER



SIGN WALL - PLAN / SECTION VIEW
SCALE: 1/2" = 1'-0"

LEGEND

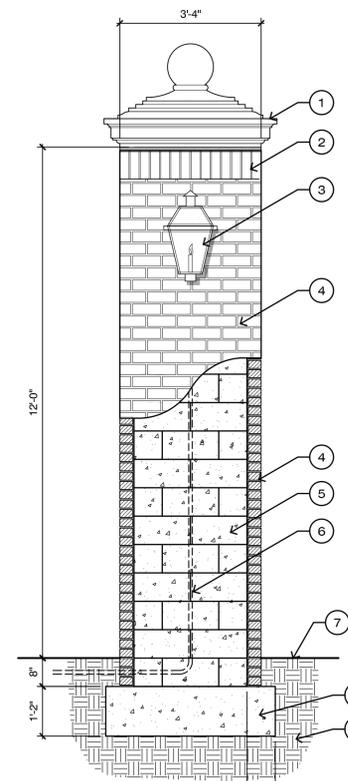
1. BRICK VENEER
TO MATCH ARCHITECTURE
2. 8x8x16 CMU (GROUT CELLS SOLID)
3. #4 VERTICAL REBAR - ALTERNATE BENDS IN FOOTING



SIGN WALL SECTION VIEW
SCALE: 3/4" = 1'-0"

LEGEND

1. PRECAST CONCRETE CAP
2. TABBY STUCCO VENEER
3. SIGN LETTERING
4. 8x8x16 CMU - GROUT CELLS SOLID
5. BRICK VENEER
TO MATCH ARCHITECTURE
6. #4 VERTICAL REBAR @ 48" O.C. - ALTERNATE BENDS IN FOOTING
7. FINISH GRADE
8. CONCRETE FOOTING
9. COMPACTED SUBGRADE
10. #4 HORIZONTAL REBAR



SECTION/ELEVATION VIEW
SCALE: 1/2" = 1'-0"

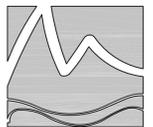
LEGEND

1. PRECAST CONCRETE CAP
MODEL: TO BE SELECTED
AVAILABLE FROM: TO BE SELECTED
2. BRICK BAND (SOLDIER)
3. LANTERN
MODEL: TO BE SELECTED
AVAILABLE FROM:
CAROLINA LANTERN
(877.881.4173)
4. BRICK VENEER
TO MATCH ARCHITECTURE
5. 8x8x16 CMU (GROUT CELLS SOLID)
6. ELECTRICAL CONDUIT FOR LANTERN
7. FINISH GRADE
8. CONCRETE FOOTING
9. COMPACTED SUBGRADE

4 ENTRY WALL AND PILASTERS - PLAN VIEW

3 ENTRY WALL WITH SIGN - SECTION VIEW

1 12' BRICK PILASTER



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330 Military Cutoff Rd., Suite A3
Wilmington, NC 28403 910.392.4355



Revisions

1. 06/12/13 - ADDED DIMENSIONS FOR SIGN, GATE.

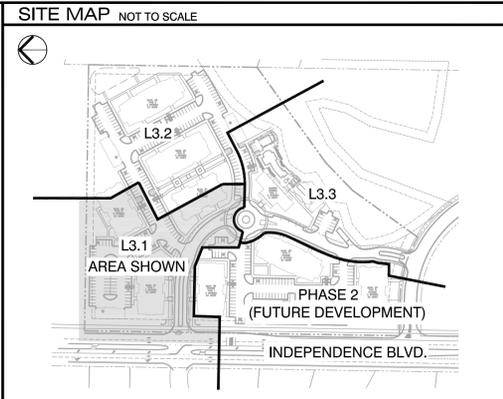
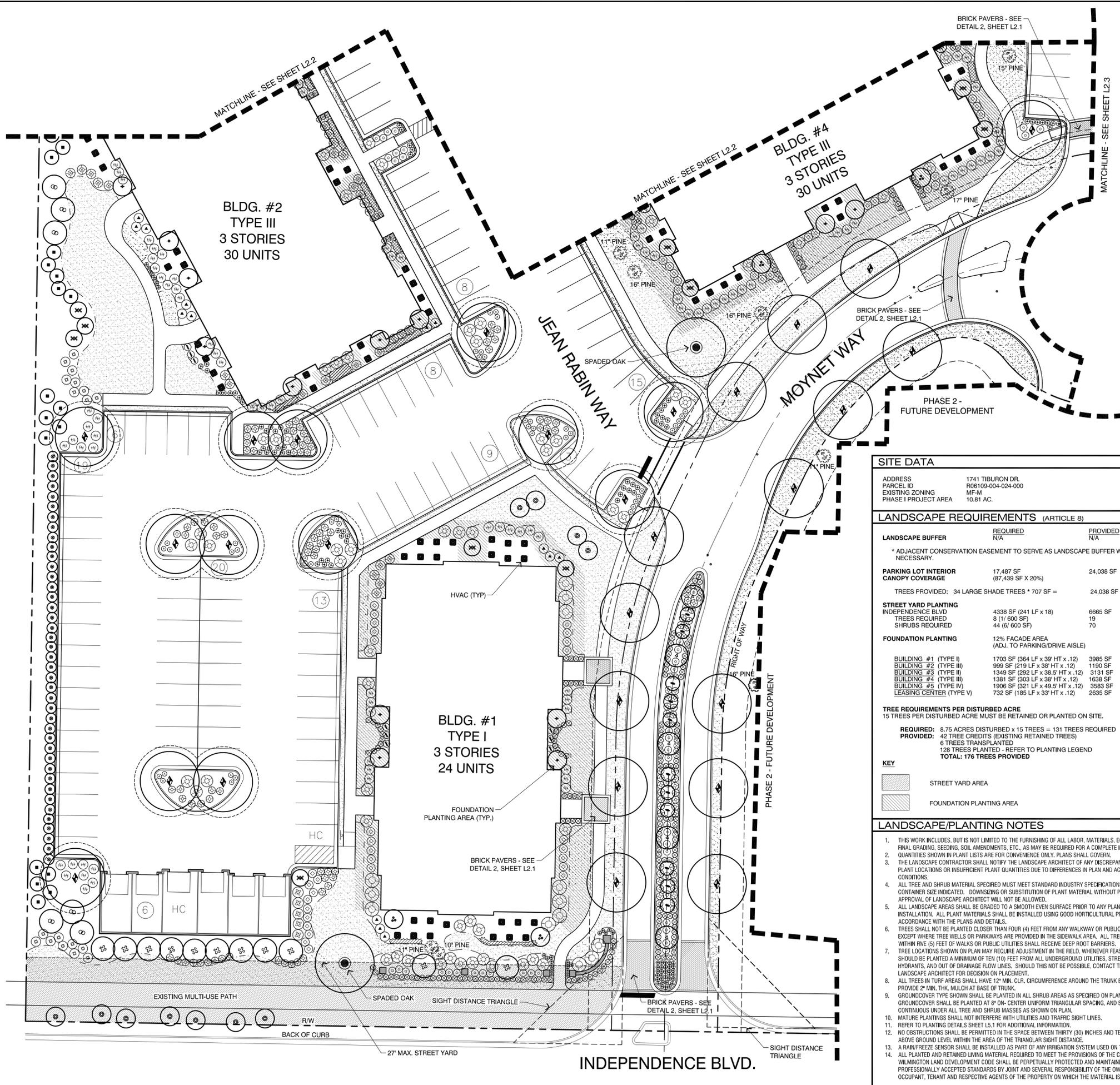
CLIENT
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PROJECT
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Designed by: JWM
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Sheet Title: Details - Landscape

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L2.4
of 10 sheets



PLANTING LEGEND

TREES

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QUANTITY
⊙	CUPRESSUS ARIZ. 'CAROLINA SAPPHIRE' * CYPRESS	2.5' CAL 10-12' HT.	6
⊕	ERIOBOTRYA JAPONICA LOQUAT	7-8' 25 GAL.	4
⊕	ILEX C. 'BURFORDII' BURFORD HOLLY (TREE FORM)	B&B 8-10' HT.	13
⊕	ILEX x EAST PALATKA EAST PALATKA HOLLY	B&B 8-10' TREE FORM	11
⊕	ILEX x NELLIE R. STEVENS NELLIE STEVENS HOLLY	B&B 8-10' HT.	10
⊕	LAGERSTROEMIA INDICA 'NATCHEZ' 'NATCHEZ' CRAPE MYRTLE	B&B 10-12' HT.	5
⊕	MAGNOLIA G. 'D.D. BLANCHARD' * SOUTHERN MAGNOLIA	3' CAL. B&B 8-10' HT.	11
⊕	MYRICA CERIFERA (TREE FORM) WAX MYRTLE	5-6' HT. 15 GAL.	17
⊕	PINUS TAEDA * LOBLOLLY PINE	7-8' HT. 15 GAL.	11
⊕	QUERCUS VIRGINIANA * LIVE OAK	B&B - 3' CAL 10-12' HT.	27
⊕	THUJA OCCIDENTALIS GIANT ARBORVITAE	15 GAL. 5-6' HT.	41
⊕	SPADED OAK RELOCATED *		2

SHADE TREE CANOPY WITH 15' RADIUS TO BE USED FOR PARKING LOT SHADING REQUIREMENTS

EXISTING TREE TO BE PRESERVED *

* TREES COUNTED TOWARDS TREE PLANTING REQUIREMENTS

SITE DATA

ADDRESS	1741 TIBURON DR.
PARCEL ID	R06109-004-024-000
EXISTING ZONING	MIF-M
PHASE I PROJECT AREA	10.81 AC.

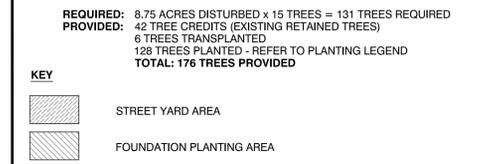
LANDSCAPE REQUIREMENTS (ARTICLE 8)

LANDSCAPE BUFFER	REQUIRED	PROVIDED
	N/A	N/A
* ADJACENT CONSERVATION EASEMENT TO SERVE AS LANDSCAPE BUFFER WHERE NECESSARY.		
PARKING LOT INTERIOR CANOPY COVERAGE	17,487 SF (87,439 SF X 20%)	24,038 SF
TREES PROVIDED:	34 LARGE SHADE TREES * 707 SF =	24,038 SF
STREET YARD PLANTING INDEPENDENCE BLVD	4338 SF (241 LF x 18)	6665 SF
TREES REQUIRED	8 (1/ 600 SF)	19
SHRUBS REQUIRED	44 (6/ 600 SF)	70
FOUNDATION PLANTING (ADJ. TO PARKING/DRIVE AISLE)	12% FACADE AREA	
BUILDING #1 (TYPE I)	1703 SF (364 LF x 39' HT x .12)	3985 SF
BUILDING #2 (TYPE III)	999 SF (219 LF x 38' HT x .12)	1190 SF
BUILDING #3 (TYPE II)	1349 SF (292 LF x 38.5' HT x .12)	3131 SF
BUILDING #4 (TYPE III)	1381 SF (303 LF x 38' HT x .12)	1638 SF
BUILDING #5 (TYPE IV)	1906 SF (321 LF x 49.5' HT x .12)	3583 SF
LEASING CENTER (TYPE V)	732 SF (185 LF x 33' HT x .12)	2635 SF

TREE REQUIREMENTS PER DISTURBED ACRE
15 TREES PER DISTURBED ACRE MUST BE RETAINED OR PLANTED ON SITE.

REQUIRED: 8.75 ACRES DISTURBED x 15 TREES = 131 TREES REQUIRED
PROVIDED: 42 TREE CREDITS (EXISTING RETAINED TREES)
6 TREES TRANSPLANTED
128 TREES PLANTED - REFER TO PLANTING LEGEND
TOTAL: 176 TREES PROVIDED

KEY



LANDSCAPE/PLANTING NOTES

- THIS WORK INCLUDES, BUT IS NOT LIMITED TO THE FURNISHING OF ALL LABOR, MATERIALS, EQUIPMENT, SOIL GRADING, SEEDING, SOIL AMENDMENTS, ETC., AS MAY BE REQUIRED FOR A COMPLETE INSTALLATION.
- QUANTITIES SHOWN IN PLANT LISTS ARE FOR CONVENIENCE ONLY. PLANS SHALL GOVERN.
- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANT LOCATIONS OR INSUFFICIENT PLANT QUANTITIES DUE TO DIFFERENCES IN PLAN AND ACTUAL FIELD CONDITIONS.
- ALL TREE AND SHRUB MATERIAL SPECIFIED MUST MEET STANDARD INDUSTRY SPECIFICATIONS FOR THE CONTAINER SIZE INDICATED. DOWNIZINGS OR SUBSTITUTION OF PLANT MATERIAL WITHOUT PRIOR APPROVAL OF LANDSCAPE ARCHITECT WILL NOT BE ALLOWED.
- ALL LANDSCAPE AREAS SHALL BE GRADED TO A SMOOTH EVEN SURFACE PRIOR TO ANY PLANT INSTALLATION. ALL PLANT MATERIALS SHALL BE INSTALLED USING GOOD HORTICULTURAL PRACTICES IN ACCORDANCE WITH THE PLANS AND DETAILS.
- TREES SHALL NOT BE PLANTED CLOSER THAN FOUR (4) FEET FROM ANY WALKWAY OR PUBLIC SIDEWALK EXCEPT WHERE TREE WELLS OR PARKWAYS ARE PROVIDED IN THE SIDEWALK AREA. ALL TREE PLANTED WITHIN FIVE (5) FEET OF WALKS OR PUBLIC UTILITIES SHALL RECEIVE DEEP ROOT BARRIERS.
- TREE LOCATIONS SHOWN ON PLAN MAY REQUIRE ADJUSTMENT IN THE FIELD, WHENEVER FEASIBLE, TREES SHOULD BE PLANTED A MINIMUM OF TEN (10) FEET FROM ALL UNDERGROUND UTILITIES, STREETLIGHTS, HYDRANTS, AND OUT OF DRAINAGE FLOW LINES. SHOULD THIS NOT BE POSSIBLE, CONTACT THE LANDSCAPE ARCHITECT FOR DECISION ON PLACEMENT.
- ALL TREES IN TURF AREAS SHALL HAVE 12" MIN. CLR. CIRCUMFERENCE AROUND THE TRUNK BASE. PROVIDE 2" MIN. THK. MULCH AT BASE OF TRUNK.
- GROUND COVER TYPE SHOWN SHALL BE PLANTED IN ALL SHRUB AREAS AS SPECIFIED ON PLANS. GROUND COVER SHALL BE PLANTED AT 8" ON-CENTER UNIFORM TRIANGULAR SPACING, AND SHALL BE CONTINUOUS UNDER ALL TREE AND SHRUB MASSES AS SHOWN ON PLAN.
- MATURE PLANTINGS SHALL NOT INTERFERE WITH UTILITIES AND TRAFFIC SIGHT LINES.
- REFER TO PLANTING DETAILS SHEET L3.1 FOR ADDITIONAL INFORMATION.
- NO OBSTRUCTIONS SHALL BE PERMITTED IN THE SPACE BETWEEN THIRTY (30) INCHES AND TEN (10) FEET ABOVE GROUND LEVEL WITHIN THE AREA OF THE TRIANGULAR SIGHT DISTANCE.
- A RAIN/FREEZE SENSOR SHALL BE INSTALLED AS PART OF ANY IRRIGATION SYSTEM USED ON THE SITE.
- ALL PLANTED AND RETAINED LIVING MATERIAL REQUIRED TO MEET THE PROVISIONS OF THE CITY OF WILMINGTON LAND DEVELOPMENT CODE SHALL BE PERPETUALLY PROTECTED AND MAINTAINED TO PROFESSIONALLY ACCEPTED STANDARDS BY JOINT AND SEVERAL RESPONSIBILITY OF THE OWNER, OCCUPANT, TENANT AND RESPECTIVE AGENTS OF THE PROPERTY ON WHICH THE MATERIAL IS LOCATED.

SHRUBS AND VINES

SYMBOL	BOTANICAL / COMMON NAME	SIZE / SPACING	QUANTITY
⊕	AZALEA 'FORMOSA' SOUTHERN INDICA HYBRID	3 GAL 15-18"	14
⊕	BUXUS M. 'WINTER GEM' WINTER GEM BOXWOOD	3 GAL 12-15"	221
⊕	CAMELLIA S. 'YULETIDE' SASANQUA CAMELLIA	7 GAL 3-4'	60
⊕	CLEYERA JAPONICA JAPANESE CLEYERA	3 GAL 24-30"	29
⊕	HEMERCALLIS 'STELLA DE ORO' STELLA DE ORO	1 GAL 12"	55
⊕	HYDRANGEA 'NIKKO BLUE' NIKKO BLUE HYDRANGEA	3 GAL 15-18"	9
⊕	ILEX VOMITORIA 'NANA' DWARF YALUON HOLLY	3 GAL 12-15"	64
⊕	LIGUSTRUM RECURVIFOLIUM PRIVET	7 GAL 24-30"	5
⊕	LORPETALUM CHINENSE 'RUBY' RUBY LOROPETALUM	3 GAL 12-15"	52
⊕	MISCANTHUS SINENSIS 'ADAGIO' DWARF MAIDEN GRASS	3 GAL 12-15"	121
⊕	PITTIOSPORUM 'VARIAGATA' VARIEGATED PITTIOSPORUM	3 GAL 15-18"	18
⊕	RHAPHILOPSIS 'MAJESTIC BEAUTY' MAJESTIC BEAUTY HAWTHORN	3 GAL 18-24"	89
⊕	ROSA 'KNOCKOUT' KNOCKOUT ROSES	3 GAL 18-24"	41
⊕	VERBENACEAE 'NEW GOLD' LANTANA	1 GAL 6-12"	44
⊕	VIBURNUM 'AWABUKI CHINDO' AWABUKI CHINDO VIBURNUM	7 GAL 24-36"	13

VINES AND GROUND COVER

SYMBOL	BOTANICAL / COMMON NAME	SIZE / SPACING	QUANTITY
⊕	TRACHELOSPERMUM ASIAN JASMINE		250 SF
⊕	CROWN ZOYSIA	SOD	SEE PLAN



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330 Military Cutoff Rd., Suite A3
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JOHN W. MIHALY
LANDSCAPE ARCHITECT
SINCE 1988

Revisions

1. 06/11/13 - ADDED LANDSCAPE REQUIREMENTS, TREES TO BE SPADED/RELOCATED; REVISED PLANTING.

CLIENT

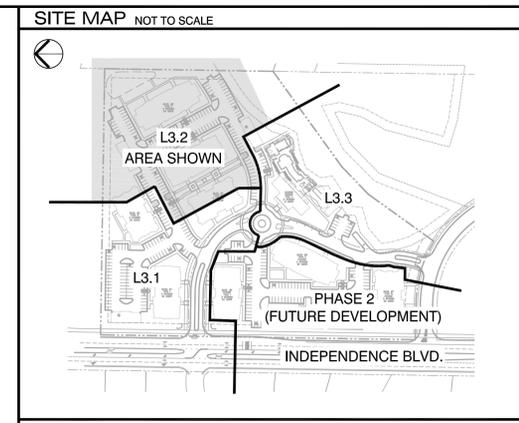
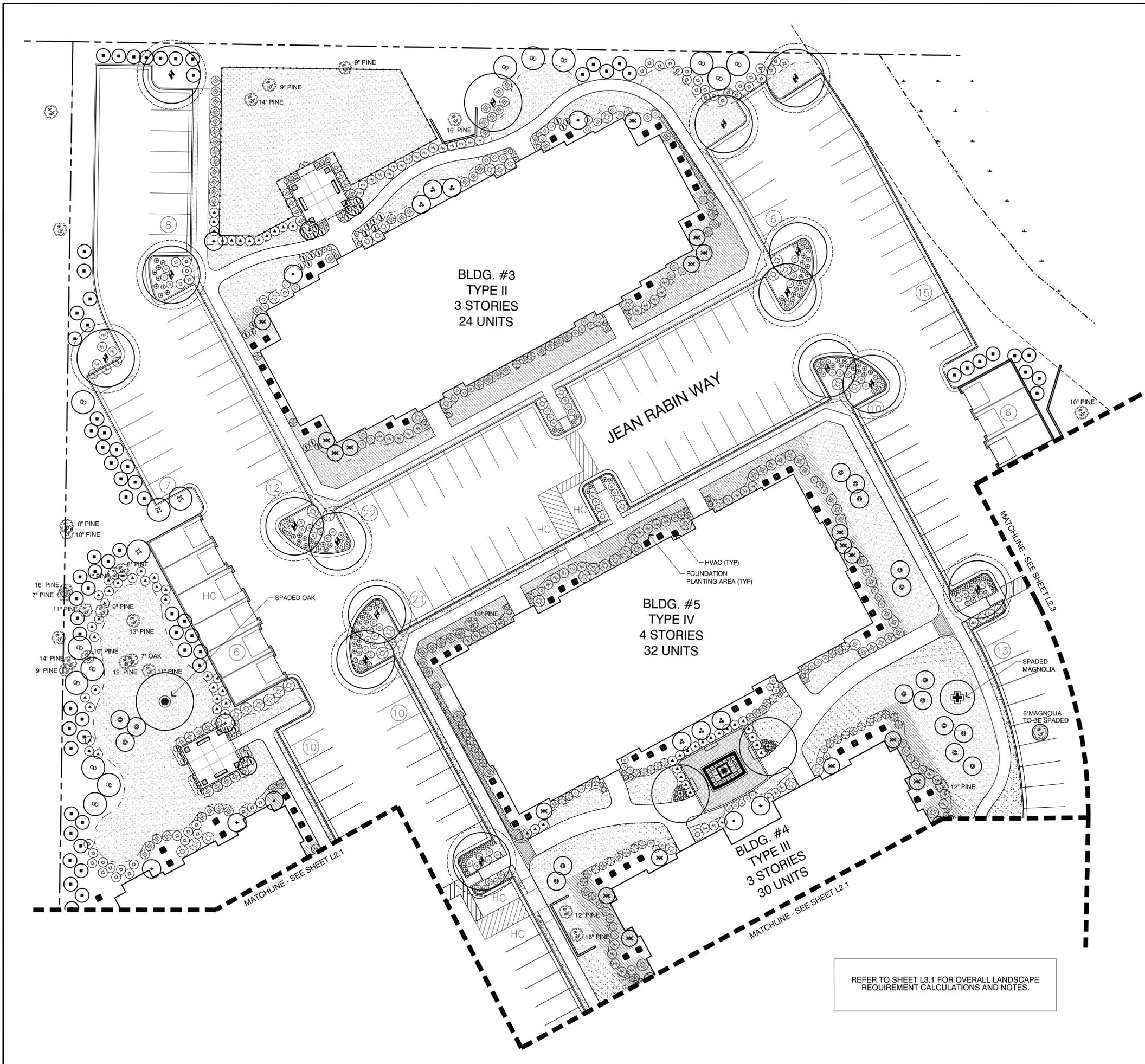
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PROJECT

Tiburon Parc Apartment Homes
Wilmington, North Carolina

Date: 05.21.2013
Phase: CD
Job Number: 530-01
Designed by: JWM
Drawn by: MWL
Checked by: JWM
Sheet Title: PLANTING PLAN
Sheet Number: **L3.1**
of 10 sheets

H.U.D. / PERMIT SET



PLANTING LEGEND

TREES

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QUANTITY
⊙	CUPRESSUS ARIZ. 'CAROLINA SAPPHIRE' * CYPRESS	2.5' CAL 10-12' HT.	13
⊕	ERIOBOTRYA JAPONICA LOQUAT	7-8' HT. 25 GAL.	6
⊕	ILEX C. 'BURFORDI' BURFORD HOLLY (TREE FORM)	B&B 8-10' HT.	12
⊕	ILEX x NELLIE R. STEVENS NELLIE STEVENS HOLLY	B&B 8-10' HT.	18
⊕	MAGNOLIA G. 'D.D. BLANCHARD' * SOUTHERN MAGNOLIA	3' CAL. B&B 8-10' HT.	3
⊕	MYRICA CERIFERA (TREE FORM) WAX MYRTLE	5-6' HT. 15 GAL.	69
⊕	PINUS TAEDA * LOBLOLLY PINE	7-8' HT. 15 GAL.	17
⊕	QUERCUS VIRGINIANA * LIVE OAK	B&B - 3' CAL 10-12' HT.	16
⊕	QUERCUS VIRGINIANA * LIVE OAK	100 GAL - 5' CAL 12-14' HT.	2
⊕	SPADED OAK RELOCATED *		1
⊕	SPADED MAGNOLIA RELOCATED *		1
⊕	SHADE TREE CANOPY WITH 15' RADIUS TO BE USED FOR PARKING LOT SHADING REQUIREMENTS		
⊕	EXISTING TREE TO BE PRESERVED *		

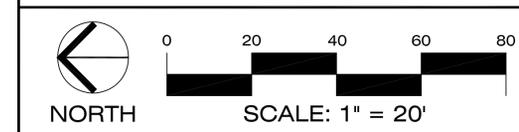
* TREES COUNTED TOWARDS TREE PLANTING REQUIREMENTS

SHRUBS AND VINES

SYMBOL	BOTANICAL / COMMON NAME	SIZE / SPACING	QUANTITY
⊕	AZALEA 'FORMOSA' SOUTHERN INDICA HYBRID	3 GAL 15-18"	63
⊕	BUXUS M. 'WINTER GEM' WINTER GEM BOXWOOD	3 GAL 12-15"	58
⊕	CAMELLIA S. 'VULETIDE' SASANQUA CAMELLIA	7 GAL 3-4'	53
⊕	CLEYERA JAPONICA JAPANESE CLEYERA	3 GAL 24-30"	58
⊕	HEMEROCALLIS 'STELLA DE ORO' STELLA DE ORO	1 GAL 12"	20
⊕	HYDRANGEA 'NIKKO BLUE' NIKKO BLUE HYDRANGEA	3 GAL 15-18"	41
⊕	ILEX VOMITORIA 'NANA' DWARF YAUPON HOLLY	3 GAL 12-15"	91
⊕	LIGUSTRUM RECURVIFOLIUM PRIVET	7 GAL 24-30"	41
⊕	LORPETALUM CHINENSIS 'RUBY' RUBY LOROPETALUM	3 GAL 12-15"	39
⊕	MISCANTHUS SINENSIS 'ADAGIO' DWARF MAIDEN GRASS	3 GAL 12-15"	6
⊕	PITTIOSPORUM 'VARIAGATA' VARIEGATED PITTIOSPORUM	3 GAL 15-18"	46
⊕	PODOCARPUS M. 'MAKI' SOUTHERN YEW	7 GAL 3-4'	50
⊕	RHAPHIOLEPSIS 'MAJESTIC BEAUTY' MAJESTIC BEAUTY HAWTHORN	3 GAL 18-24"	72
⊕	ROSA 'KNOCKOUT' KNOCKOUT ROSES	3 GAL 18-24"	95
⊕	VERBENACEAE 'NEW GOLD' LANTANA	1 GAL 6-12"	83

VINES AND GROUNDCOVER

SYMBOL	BOTANICAL / COMMON NAME	SIZE / SPACING	QUANTITY
⊕	TRACHELOSPERMUM ASIAN JASMINE		194 SF
⊕	CROWN ZOYSIA	SOD	SEE PLAN



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1. 06/11/13 - ADDED LANDSCAPE REQUIREMENTS, TREES TO BE SPADED/RELOCATED; REVISED PLANTING.

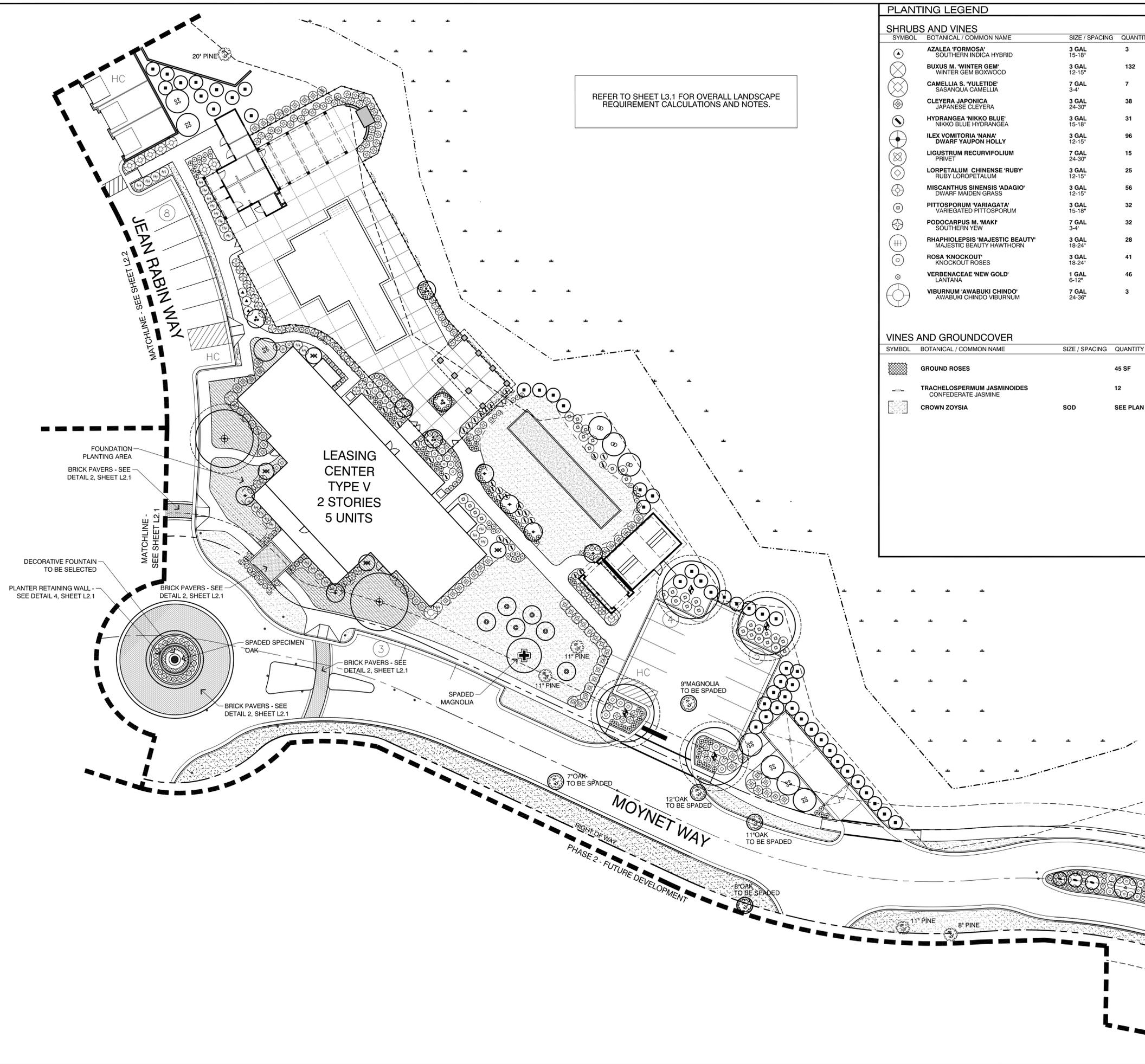
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of 10 sheets

H.U.D. / PERMIT SET



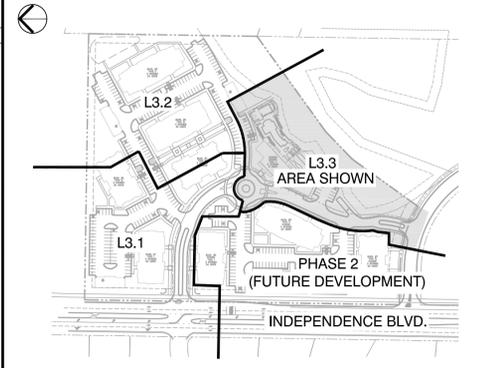
REFER TO SHEET L3.1 FOR OVERALL LANDSCAPE REQUIREMENT CALCULATIONS AND NOTES.

PLANTING LEGEND

SHRUBS AND VINES			
SYMBOL	BOTANICAL / COMMON NAME	SIZE / SPACING	QUANTITY
⊙	AZALEA 'FORMOSA' SOUTHERN INDICA HYBRID	3 GAL 15-18"	3
⊗	BUXUS M. 'WINTER GEM' WINTER GEM BOXWOOD	3 GAL 12-15"	132
⊗	CAMELLIA S. 'YULETIDE' SASANQUA CAMELLIA	7 GAL 3-4"	7
⊗	CLEYERA JAPONICA JAPANESE CLEYERA	3 GAL 24-30"	38
⊗	HYDRANGEA 'NIKKO BLUE' NIKKO BLUE HYDRANGEA	3 GAL 15-18"	31
⊗	ILEX VOMITORIA 'NANA' DWARF YAUPON HOLLY	3 GAL 12-15"	96
⊗	LIGUSTRUM RECURVIFOLIUM PRIVET	7 GAL 24-30"	15
⊗	LORPETALUM CHINENSE 'RUBY' RUBY LOROPETALUM	3 GAL 12-15"	25
⊗	MISCANTHUS SINENSIS 'ADAGIO' DWARF MAIDEN GRASS	3 GAL 12-15"	56
⊗	PITTOSPORUM 'VARIAGATA' VARIEGATED PITTOSPORUM	3 GAL 15-18"	32
⊗	PODOCARPUS M. 'MAKI' SOUTHERN YEW	7 GAL 3-4"	32
⊗	RHAPHIOLEPSIS 'MAJESTIC BEAUTY' MAJESTIC BEAUTY HAWTHORN	3 GAL 18-24"	28
⊗	ROSA 'KNOCKOUT' KNOCKOUT ROSES	3 GAL 18-24"	41
⊗	VERBENACEAE 'NEW GOLD' LANTANA	7 GAL 6-12"	46
⊗	VIBURNUM 'AWABUKI CHINDO' AWABUKI CHINDO VIBURNUM	7 GAL 24-36"	3

VINES AND GROUNDCOVER			
SYMBOL	BOTANICAL / COMMON NAME	SIZE / SPACING	QUANTITY
⊗	GROUND ROSES		45 SF
⊗	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE		12
⊗	CROWN ZOYSIA	SOD	SEE PLAN

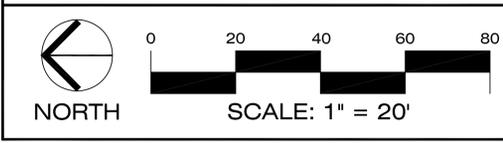
SITE MAP NOT TO SCALE



PLANTING LEGEND

TREES			
SYMBOL	BOTANICAL / COMMON NAME	SIZE	QUANTITY
⊙	CUPRESSUS ARIZ. 'CAROLINA SAPPHIRE' * CYPRESS	2.5" CAL 10-12' HT.	3
⊙	ERIOBOTRYA JAPONICA LOQUAT	7-8' HT. 25 GAL.	5
⊙	ILEX C. 'BURFORDII' BURFORD HOLLY (TREE FORM)	B&B 8-10' HT.	6
⊙	ILEX x EAST PALATKA EAST PALATKA HOLLY	B&B 8-10' TREE FORM	6
⊙	ILEX x NELLIE R. STEVENS NELLIE STEVENS HOLLY	B&B 8-10' HT.	4
⊙	LAGERSTROEMIA INDICA 'NATCHEZ' 'NATCHEZ' CRAPE MYRTLE	B&B 10-12' HT.	1
⊙	MAGNOLIA G. 'D.D. BLANCHARD' * SOUTHERN MAGNOLIA	3" CAL. B&B 8-10' HT.	7
⊙	MYRICA CERIFERA (TREE FORM) WAX MYRTLE	5-6' HT. 15 GAL.	49
⊙	PINUS TAEDA * LOBLOLLY PINE	7-8' HT. 15 GAL.	6
⊙	QUERCUS VIRGINIANA * LIVE OAK	B&B - 3" CAL 10'-12'	4
⊙	QUERCUS VIRGINIANA * LIVE OAK	100 GAL - 5" CAL 12-14'	2
⊙	SPADED OAK RELOCATED *		1
⊙	SPADED MAGNOLIA RELOCATED *		1
⊙	SHADE TREE CANOPY WITH 15' RADIUS TO BE USED FOR PARKING LOT SHADING REQUIREMENTS		
⊙	EXISTING TREE TO BE PRESERVED *		
⊙	11' PINE		

* TREES COUNTED TOWARDS TREE PLANTING REQUIREMENTS



MIHALY
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Revisions

1. 06/11/13 - ADDED LANDSCAPE REQUIREMENTS, TREES TO BE SPADED/RELOCATED; REVISED PLANTING.

CLIENT

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PROJECT

Tiburon Parc Apartment Homes
Wilmington, North Carolina

Date: 05.21.2013
Phase: CD
Job Number: 530-01
Designed by: JWM
Drawn by: MWL
Checked by: JWM

Sheet Title:
PLANTING PLAN

Sheet Number
L3.3
of 10 sheets

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