



Planning, Development, &
Transportation Department
Planning Division
305 Chestnut Street
PO Box 1810
Wilmington, NC 28402-1810

910 254-0900
910 341-3264 fax
wilmingtonnc.gov
Dial 711 TTY/Voice

TRANSMITTAL LETTER

TO: Cynthia Roush, Zoning Enforcement Inspector
DATE: April 15, 2021
SUBJECT: **Ardmore** Project # 2020037
LOCATION: 501 S 17th Street

UPDATE

The following items are being sent to you via this package.

Please replace sheets L1.0 and L1.1 with the enclosed sheets.

REMARKS: The **Ardmore** project, located at 501 S 17th Street, is hereby conditionally released for construction. The following conditions must be satisfied as part of this release:

- A. **A PRE-CONSTRUCTION MEETING MUST BE HELD BETWEEN THE SITE CONTRACTOR AND CITY STAFF PRIOR TO ANY SITE WORK, TREE REMOVAL, CLEARING, OR GRADING BEGINNING ON THE SITE. FAILURE TO COMPLY WILL RESULT IN IMMEDIATE CIVIL PENALTIES. CONTACT 910-254-0900.**
- B. **ANY TREES, INCLUDING THE CRITICAL ROOT ZONE AREA, AND/OR AREA DESIGNATED TO BE SAVED MUST BE PROPERLY BARRICADED OR MARKED WITH FENCING AND PROTECTED THROUGHOUT CONSTRUCTION TO INSURE THAT NO CLEARING AND GRADING WILL OCCUR IN THOSE AREAS.**
- C. **NO EQUIPMENT IS ALLOWED ON THE SITE AND NO CONSTRUCTION OF ANY BUILDING, STRUCTURE, WALL, UTILITIES, INFRASTRUCTURE, ETC., OF ANY KIND, INCLUDING FOOTINGS AND BUILDING SLABS, WILL BE PERMITTED UNTIL:**
 - 1. **ALL TREE PROTECTION FENCING AND SILT FENCING HAS BEEN INSTALLED**
 - 2. **BETH WETHERILL HAS FORMALLY ISSUED THE GRADING PERMIT AND AUTHORIZED THE ACTIVITY**
 - 3. **THE CFPUA HAS AUTHORIZED THE WATER AND SEWER ACTIVITIES. THE CONTRACTOR MUST HAVE A PRECON WITH CFPUA 332-6560.**
 - 4. **THE CITY ZONING INSPECTOR AUTHORIZES THE ACTIVITY.**
- D. **ALL TRUCKING TO AND FROM THE SITE SHALL ADHERE TO NCDOT AND COW TRUCK ROUTES AND RESTRICTIONS (I.E. S. 3RD ST, MARKET STREET). SEE CITY GIS GALLERY FOR ROUTES, WEIGHT RESTRICTIONS, ETC.**

- E. THIS PROJECT WILL REQUIRE SUBMITTAL OF A REQUEST FOR RECYCLING AND TRASH SERVICES FORM. SUBMITTAL OF THIS FORM WILL ENSURE ALL RESIDENTS RECEIVE CITY RECYCLING AND TRASH SERVICES AS REQUIRED BY SECTION 10-4 OF CITY CODE. IT IS REQUIRED FOR PUBLIC STREET DEDICATIONS SERVING SINGLE FAMILY OR DUPLEX LOTS AND OPTIONAL FOR PRIVATE STREETS. N/A FOR COMMERCIAL OR MULTI-FAMILY ROADS (PUBLIC OR PRIVATE).**
- F. THIS DEVELOPMENT SHALL COMPLY WITH ALL LOCAL, CITY TECHNICAL STANDARDS, REGIONAL, STATE AND FEDERAL DEVELOPMENT REGULATIONS. ALL APPLICABLE TRC REQUIREMENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF THE FINAL ZONING APPROVAL.**
- G. PER THE REQUIREMENTS OF THE STORMWATER PERMIT, THE FOLLOWING SHALL OCCUR PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR OPERATION OF THE PERMITTED FACILITY:**
- AS-BUILT DRAWINGS FOR ALL STORMWATER MANAGEMENT FACILITIES SHALL BE SUBMITTED TO THE CITY OF WILMINGTON ENGINEERING DIVISION.**
 - AN ENGINEER'S CERTIFICATION SHALL ALSO BE SUBMITTED, ALONG WITH ALL SUPPORTING DOCUMENTATION THAT SPECIFIES, UNDER SEAL THAT THE AS-BUILT STORMWATER MEASURES, CONTROLS AND DEVICES ARE IN COMPLIANCE WITH THE APPROVED STORMWATER MANAGEMENT PLANS.**
 - A FINAL INSPECTION IS REQUIRED BY CITY OF WILMINGTON ENGINEERING PERSONNEL (910) 341-5856.**
- H. PRIOR TO A FINAL INSPECTION, A WALKTHROUGH WITH CITY INSPECTIONS SHALL TAKE PLACE TO VERIFY COMPLETENESS OF SITE WORK IN ROW. ANY MATERIAL TEST REPORTS AND STORMWATER VIDEOS AS REQUIRED SHALL BE SUBMITTED PRIOR TO AND APPROVED BY CITY ENGINEERING. PLEASE CONTACT THE CITY ENGINEERING DIVISION AT 910.341.0094.**
- I. NO CONSTRUCTION ACTIVITY SHALL OCCUR WITHIN THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) RIGHT-OF-WAY UNTIL ALL NCDOT PERMITS HAVE BEEN ISSUED AND RECEIVED BY THE CITY. ALL IMPROVEMENTS REQUIRED SHALL BE INSTALLED AND APPROVED BY NCDOT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.**
- J. CONTRACTOR SHALL SUBMIT A RADIO SIGNAL STRENGTH STUDY FOR ALL COMMERCIAL BUILDINGS THAT DEMONSTRATES THAT EXISTING EMERGENCY RESPONDER RADIO SIGNAL LEVELS MEET THE REQUIREMENTS OF SECTION 510 OF THE 2018 NC FIRE CODE.**
- K. THIS PROJECT IS PROPOSING LESS THAN 500 LINEAR FEET OF RIGHT-OF-WAY OR PUBLIC IMPROVEMENTS. PER CHAPTER V OF THE CITY FEE SCHEDULE, THE PROJECT WILL REQUIRE ENGINEERING INSPECTION FEES IN THE AMOUNT OF \$500. THIS FEE MUST BE PAID PRIOR TO ISSUANCE OF PLAT RECORDATION OF CERTIFICATE OF OCCUPANCY. PLEASE CONTACT CITY ENGINEERING AT 910.341.0094 FOR PAYMENT OPTIONS.**
- L. THE DEVELOPER ASSUMES ALL RISKS AND PENALTIES WITH ANY DELAY OR STOP WORK ORDER ASSOCIATED WITH THE VIOLATION OF THIS RELEASE. THE DEVELOPER ACKNOWLEDGES THE CONDITIONS OF THIS RELEASE AND ASSUMES ALL RESPONSIBILITIES AND RISKS ASSOCIATED WITH IT. THE CITY**

OF WILMINGTON WILL NOT BE HELD LIABLE FOR ANY COSTS ASSOCIATED WITH THE CONSTRUCTION RELEASE.

M. APPROVAL OF A MAJOR OR MINOR SITE PLAN SHALL EXPIRE AFTER EIGHTEEN (18) MONTHS FROM THE DATE OF SUCH APPROVAL IF THE APPLICANT HAS FAILED TO MAKE SUBSTANTIAL PROGRESS ON THE SITE. THE TECHNICAL REVIEW COMMITTEE MAY GRANT A SINGLE, SIX-MONTH EXTENSION OF THIS TIME LIMIT FOR MAJOR AND MINOR SITE PLANS, FOR GOOD CAUSE SHOWN, UPON RECEIVING A REQUEST FROM THE APPLICANT BEFORE THE EXPIRATION OF THE APPROVED PLAN. IN THE EVENT APPROVAL OF A SITE PLAN HAS EXPIRED, FOR WHATEVER REASONS, THE OWNER AND/OR APPLICANT WILL BE REQUIRED TO RESUBMIT FOR APPROVAL OF A SITE PLAN THAT MEETS CURRENT DEVELOPMENT STANDARDS UNLESS OTHERWISE NOTED IN THIS CHAPTER.

N. IF THE CONDITIONS LISTED ABOVE ARE VIOLATED, A STOP WORK ORDER WILL BE ISSUED.

Please notify New Hanover County Building Inspections of this release.

Signature:

Nicole D Smith, AICP,CZO,CFM
Associate Planner

Copy: Howard Resnik	Applicant (e-mail only)
Bret Russell	Construction Manager
Rob Gordon	engineering (email only)
Jim Quinn	Stormwater Specialist (email only)
Aaron Reese	Urban Forestry (email only)
Rich Christensen	Engineering (email only)
Eric Seidel	Engineering (email only)
Trent Butler	Engineering (email only)
Chris Elrod	Wilmington Fire Department (e-mail only)
Chris Walker	Wilmington Fire Department (e-mail only)
Brian Blackmon	Surveyor (e-mail only)
Jim Sahlie	GIS Addressing (e-mail only)
Bill McDow	Traffic Engineering (e-mail only)
Mitesh Baxi	Traffic Engineering (e-mail only)
Denys Vielkanowitz	Traffic Engineering (e-mail only)
Bernice Johnson	CFPUA (e-mail letter only)
Beth Easley Wetherill	NHC Erosion Control (e-mail only)
Michelle Hutchinson	GIS Engineer (e-mail only)
Amy Beatty	Community Services (e-mail only)
Ryan O'Reilly	Community Services (e-mail only)
Joan Mancuso	City Zoning (email only)
Catherine Meyer	City Zoning (email only)
Debra Hornbuckle	City Zoning (email only)
Shawn Evans	City Attorney's Office (email only)
Courtney Salgado	City Attorney's Office (email only)
Joseph Wurzel	NC DOT (email only)

Nick Drees
Jon Roan
Ben Hughes

NC DOT (email only)
NC DOT (email only)
NC DOT (email only)

File: **Ardmore**

Project File # 2020037



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Planning Division
305 Chestnut Street
PO Box 1810
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910 254-0900
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April 15, 2021

Mr. Howard Resnik
CSD Engineering
3805 Cherry Avenue
Wilmington NC 28403

RE: **Ardmore** project, located at 501 S 17th Street

Please make note of the conditions for the release as they appear on the attached release letter. These conditions must be followed and met in order for the construction to be approved. ***Prior to beginning any construction or grading on the site, you must have a pre-construction meeting between City staff and the project's representatives. Any violation of this condition will result in an immediate stop work order and other civil penalties. Please contact our zoning office at 254-0900 to schedule the preconstruction meeting.***

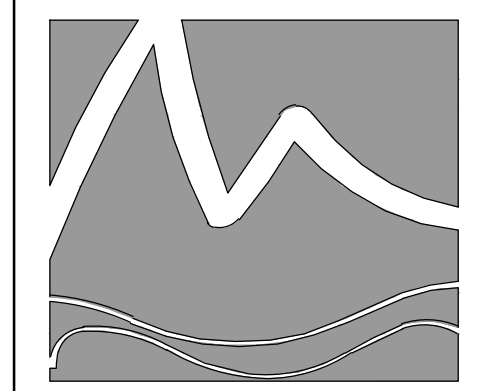
All construction on the site must be in accordance with the City of Wilmington standards and the approved construction plans stamped by the City. All trees and areas designated to be saved or protected must be properly barricaded and/or marked throughout construction. In addition please be aware that to obtain a final zoning inspection for this construction project, the appropriate departments within the City of Wilmington must perform and approve final inspections.

To arrange for inspections please contact the assigned Zoning Enforcement Officer, at 254-0900. Staff will coordinate the inspections and provide a punch-list to the Developer within 5 working days. Upon correction of the punch-list items, a final inspection will be performed. ***NOTE: Zoning will not issue final approval until all requirements of the City of Wilmington are fulfilled.***

Please also be advised that any party aggrieved by the issuance of this approval may file a notice of appeal to the City Clerk within 30 days of receipt of active or constructive notice of this decision. It shall be presumed that all persons with standing to appeal have constructive notice of the decision from the date a sign containing the words "Zoning Decision" or "Subdivision Decision" in letters at least six inches high and identifying the means to contact an official for information about the decision is prominently posted on the property that is the subject of the decision, provided the sign remains on the property for at least 10 days. Posting of signs is not the only form of constructive notice. Any such posting shall be the responsibility of the landowner or applicant. Verification of the posting shall be provided to the official who made the decision. Absent an ordinance provision to the contrary, posting of signs shall not be required.

The City thanks you for your investment in our community and we look forward to working with you towards the construction of a quality development project.

Sincerely,
Nicole D Smith, AICP, CZO, CFM
Associate Planner



MIHALY
LAND DESIGN
PLANNING + LANDSCAPE ARCHITECTURE
330 MILITARY CU" OFF RD., SUITE A3

SITE DATA	
ADDRESS:	501 17TH STREET
PARCEL ID:	R05407-028-001-000, R05407-028-002-000, R05407-028-003-000
PARCEL OWNER:	PBW HOLDINGS, LLC
ZONING:	UMX - (CD)
PARCEL AREA:	0.25 AC (10,824 SF)
CAMA LAND USE:	URBAN
FLOOD HAZARD:	THIS SITE IS LOCATED WITHIN ZONE 'X' ACCORDING TO FEMA COMMUNITY PANEL NUMBER 37203117001 EFFECTIVE DATE 08/28/2018

LANDSCAPE REQUIREMENTS	
REQUIRED	PROVIDED
PARKING LOT CANOPY COVERAGE 382 SF, 1 TREE	1 LARGE TREE, (707 x 1 = 707 SF)
STREET TREES 17TH STREET 4 TREES (119 LF/30 LF) (1 TREE PER 30LF OF FRONTAGE)	4 TREES
CHURCH STREET 4 TREES (120 LF/30 LF) (1 TREE PER 30LF OF FRONTAGE)	4 TREES
TREE REQUIREMENTS PER DISTURBED ACRE 15 TREES PER DISTURBED ACRE MUST BE RETAINED OR PLANTED ON SITE.	
REQUIRED: 0.25 ACRES DISTURBED x 15 TREES = 4 TREES REQUIRED	PROVIDED: 14 TREES PLANTED - REFER TO PLANTING LEGEND
TOTAL:	14 TREES PROVIDED

PLANT SCHEDULE

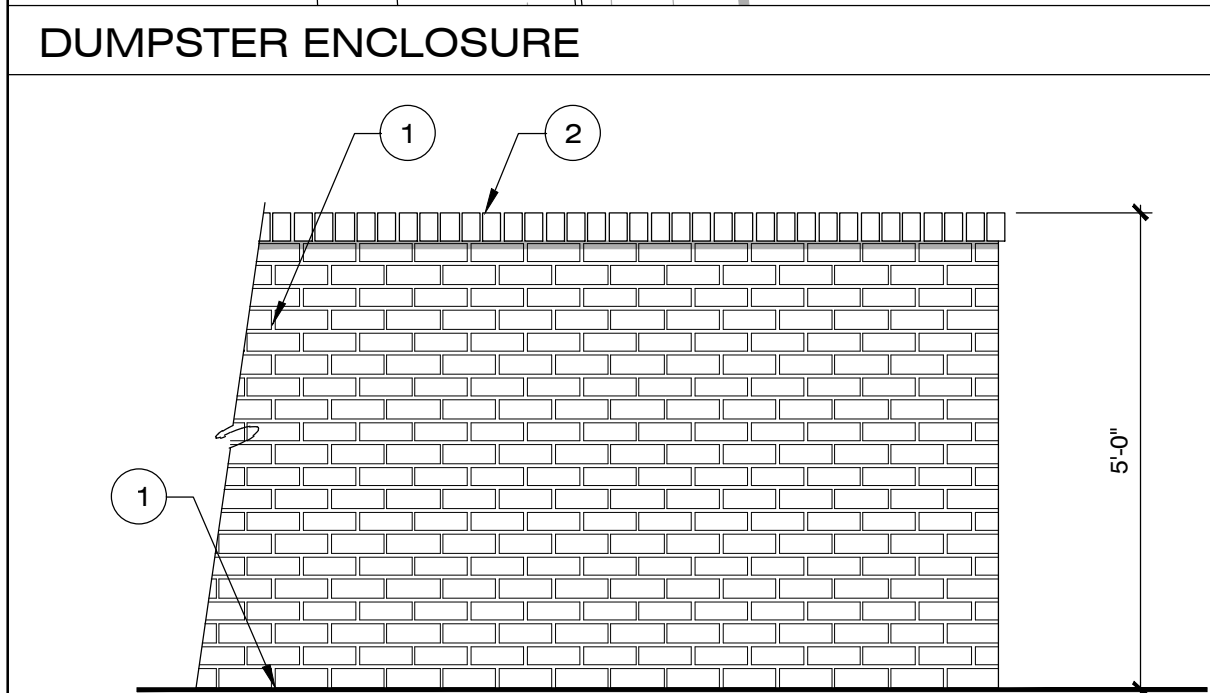
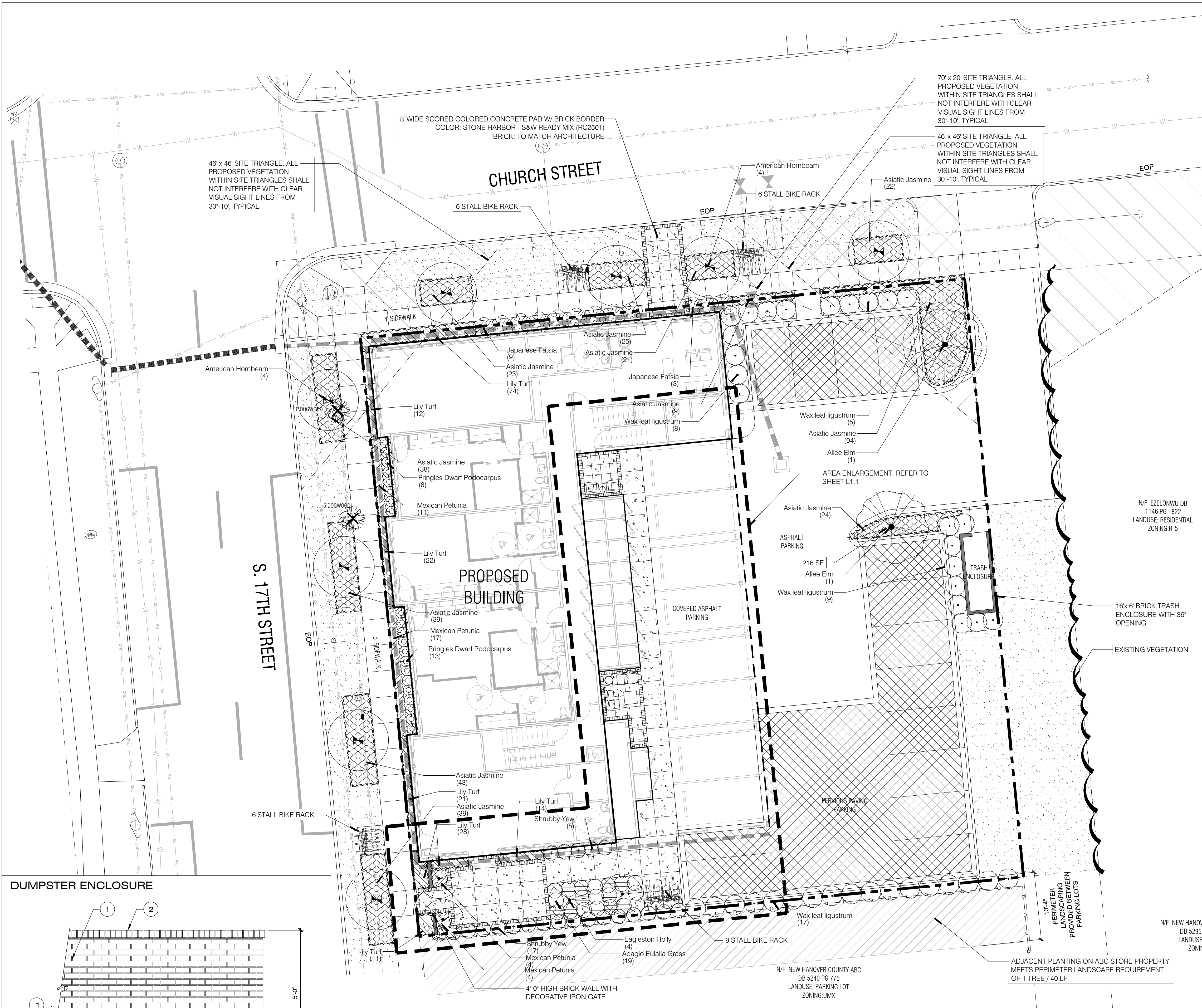
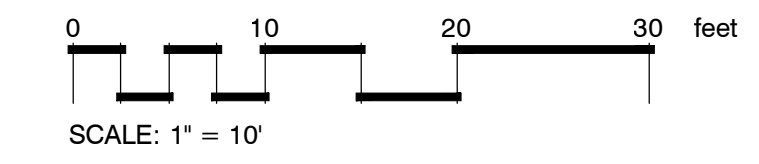
TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	MIN. REQ. SIZE	QTY
	Carpinus caroliniana / American Hornbeam	8 & B			2-2.5' CAL.	8
	Ilex x.a. 'Eagleston' / Eagleston Holly	8&B	1.5" - 2" CAL	8-10' HT		4
	Ulmus p. 'Emer II' / Allee Elm	8&B	2"-2.5" CAL.		2-2.5' CAL.	2
SHRUBS	BOTANICAL / COMMON NAME	CONT	SIZE	MIN. REQ. SIZE	QTY	
	Fatsia japonica / Japanese Fatsia	7 gal	24-30" HT		12	
	Ligustrum j. 'Recurvifolium' / Wax leaf ligustrum	7 gal	36" HT	3' HT	39	
	Miscanthus s. 'Adagio' / Adagio Eulalia Grass	3 gal	18-24" HT		19	
	Podocarpus macrophyllus maki / Shrubby Yew	7 gal	3-4' HT		22	
	Podocarpus macrophyllus 'Pringles' / Pringles Dwarf Podocarpus	3 gal	12-18" HT		21	
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	QTY	
	Liriope muscari / Lily Turf	1 gal	12-15" HT	12" o.c.	170	
	Ruellia brittoniana / Mexican Petunia	3 gal	15-24" HT	18" o.c.	36	
	Trachelospermum a. 'Asiatic' / Asiatic Jasmine	1 qt	6-12" HT	18" o.c.	379	

GENERAL PLANTING NOTES

- THIS WORK INCLUDES, BUT IS NOT LIMITED TO THE FURNISHING OF ALL LABOR, MATERIALS, EQUIPMENT, FINAL 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. DOWNSIZING 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.
- GROUNDCOVER TYPE SHOWN SHALL BE PLANTED IN ALL SHRUB AREAS AS SPECIFIED ON PLANS. GROUNDCOVER 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.
- ALL PLANTING AREAS SHALL BE MULCHED WITH PINESTRAW, EXCEPT FOR AREAS PLANTED WITH GROUNDCOVER. ALL AREAS PLANTED WITH GROUNDCOVER SHALL BE MULCHED WITH HARDWOOD MULCH.

SYMBOL LEGEND

SYMBOL	DESCRIPTION
	EXISTING FENCE
	EDGE OF PAVEMENT
	PROPERTY LINE
	TREES UTILIZED TO MEET PARKING LOT ISLAND SHADE REQUIREMENTS
	SITE TRIANGLE, TYP.
	EXISTING TREE TO BE REMOVED
	DOGWOOD



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

LEGEND

- BRICK VENEER
BRICK: TO MATCH ARCHITECTURE
- UPPER BRICK CAP (ROWLOCK)
BRICK: TO MATCH ARCHITECTURE
- FINISH GRADE

APPROVED CONSTRUCTION PLAN
DATED APRIL 15, 2021
PROJECT #2020037
STORMWATER PERMIT 3: 2020042

Seal Redact

2020-10-15: REVISED PER ARCHITECTURAL CHANGES
2020-11-05: REVISED PER UPDATED CIVIL ENGINEERS DRAWINGS
2020-12-09: REPLACE STREET TREE SPECIES
2021-03-16: REVISED PER UPDATED ARCHITECTURE

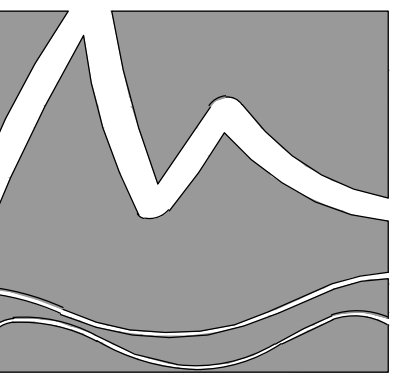
CLIENT
PLANTATION BUILDING CORP.
314 WALNUT STREET, #200
WILMINGTON, NC

PROJECT
ARDMORE
501 17TH STREET
WILMINGTON, NC
LANDSCAPE PLAN

CONSTRUCTION DOCUMENT REVIEW SET

Date: 2020-08-20
Phase:
Job Number: 580-34
Designed by: MLD
Drawn by: RJB
Checked by: JWM
Sheet Title: PLANTING PLAN

Sheet Number:
L1.0
of 2 sheets



MIHALY
LAND DESIGN
PLANNING + LANDSCAPE ARCHITECTURE
330 MILITARY CU' OFF RD., SUITE A3

Seal Redact

2020-10-15: REVISED PER ARCHITECTURAL CHANGES
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CLIENT
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314 WALNUT STREET, #200
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ARDMORE
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LANDSCAPE PLAN

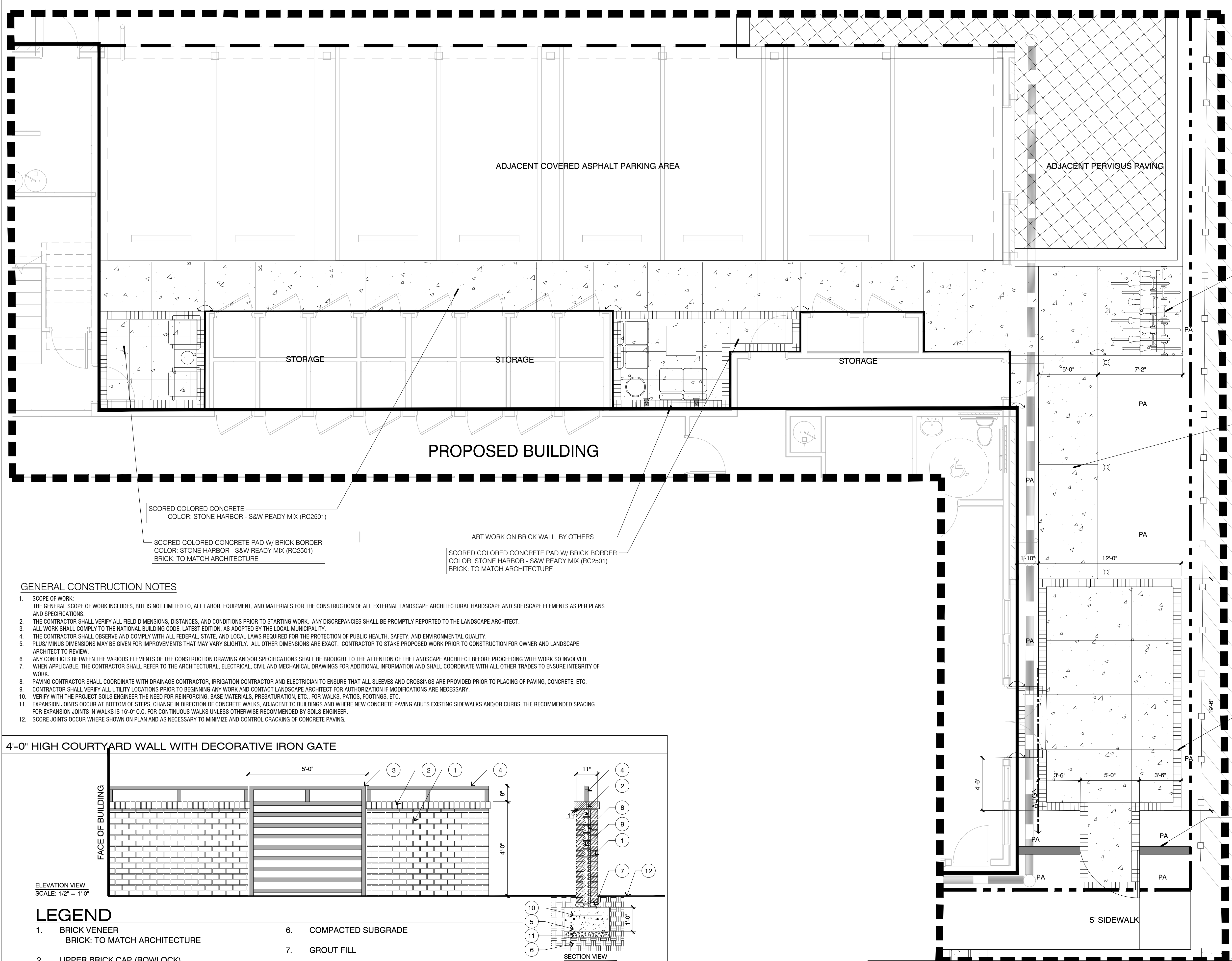
CONSTRUCTION DOCUMENT REVIEW SET

Date: 2020-08-20
Phase:
Job Number: 580-34
Designed by: MLD
Drawn by: RJB
Checked by: JWM
Sheet Title: AREA ENLARGEMENT

Sheet Number:
L1.1
of 2 sheets

LIGHTING SCHEDULE

SYMBOL	DESCRIPTION	QUANTITY
	WALL MOUNTED DOWN LIGHTS LIGHT: TO BE SELECTED BY OWNER	2
	PATH LIGHTS LIGHT: TO BE SELECTED BY OWNER	3



SCORED COLORED CONCRETE
COLOR: STONE HARBOR - S&W READY MIX (RC2501)

SCORED COLORED CONCRETE PAD W/ BRICK BORDER
COLOR: STONE HARBOR - S&W READY MIX (RC2501)
BRICK: TO MATCH ARCHITECTURE

ART WORK ON BRICK WALL, BY OTHERS

SCORED COLORED CONCRETE PAD W/ BRICK BORDER
COLOR: STONE HARBOR - S&W READY MIX (RC2501)
BRICK: TO MATCH ARCHITECTURE

SCORED COLORED CONCRETE
COLOR: STONE HARBOR - S&W READY MIX (RC2501)

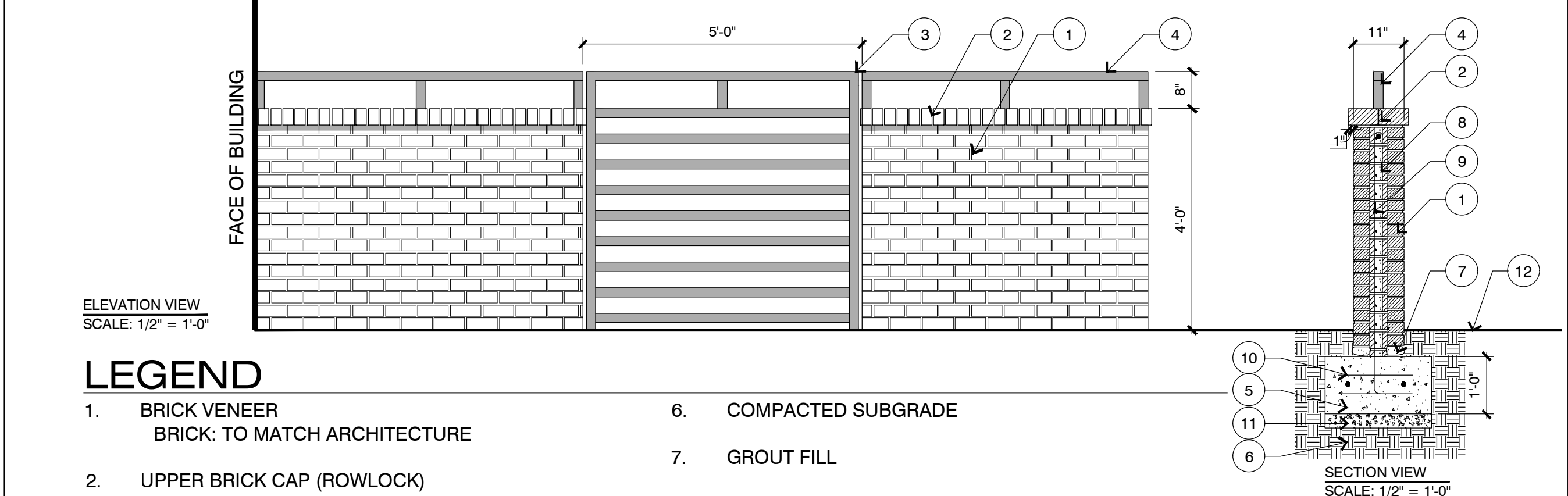
SCORED COLORED CONCRETE PAD W/ BRICK BORDER
COLOR: STONE HARBOR - S&W READY MIX (RC2501)
BRICK: TO MATCH ARCHITECTURE

4' HIGH COURTYARD WALL WITH DECORATIVE IRON GATE

GENERAL CONSTRUCTION NOTES

- SCOPE OF WORK: THE GENERAL SCOPE OF WORK INCLUDES, BUT IS NOT LIMITED TO, ALL LABOR, EQUIPMENT, AND MATERIALS FOR THE CONSTRUCTION OF ALL EXTERNAL LANDSCAPE ARCHITECTURAL HARDSCAPE AND SOFTSCAPE ELEMENTS AS PER PLANS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS, DISTANCES, AND CONDITIONS PRIOR TO STARTING WORK. ANY DISCREPANCIES SHALL BE PROMPTLY REPORTED TO THE LANDSCAPE ARCHITECT.
- ALL WORK SHALL COMPLY TO THE NATIONAL BUILDING CODE, LATEST EDITION, AS ADOPTED BY THE LOCAL MUNICIPALITY.
- THE CONTRACTOR SHALL OBSERVE AND COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS REQUIRED FOR THE PROTECTION OF PUBLIC HEALTH, SAFETY, AND ENVIRONMENTAL QUALITY.
- PLUS/MINUS DIMENSIONS MAY BE GIVEN FOR IMPROVEMENTS THAT MAY VARY SLIGHTLY. ALL OTHER DIMENSIONS ARE EXACT. CONTRACTOR TO STAKE PROPOSED WORK PRIOR TO CONSTRUCTION FOR OWNER AND LANDSCAPE ARCHITECT TO REVIEW.
- ANY CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE CONSTRUCTION DRAWING AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK SO INVOLVED.
- WHEN APPLICABLE, THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL, ELECTRICAL, CIVIL AND MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION AND SHALL COORDINATE WITH ALL OTHER TRADES TO ENSURE INTEGRITY OF WORK.
- PAVING CONTRACTOR SHALL COORDINATE WITH DRAINAGE CONTRACTOR, IRRIGATION CONTRACTOR AND ELECTRICIAN TO ENSURE THAT ALL SLEEVES AND CROSSINGS ARE PROVIDED PRIOR TO PLACING OF PAVING, CONCRETE, ETC.
- CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO BEGINNING ANY WORK AND CONTACT LANDSCAPE ARCHITECT FOR AUTHORIZATION IF MODIFICATIONS ARE NECESSARY.
- VERIFY WITH THE PROJECT SOILS ENGINEER THE NEED FOR REINFORCING, BASE MATERIALS, PRESATURATION, ETC., FOR WALKS, PATIOS, FOOTINGS, ETC.
- EXPANSION JOINTS OCCUR AT BOTTOM OF STEPS, CHANGE IN DIRECTION OF CONCRETE WALKS, ADJACENT TO BUILDINGS AND WHERE NEW CONCRETE PAVING ABUTS EXISTING SIDEWALKS AND/OR CURBS. THE RECOMMENDED SPACING FOR EXPANSION JOINTS IN WALKS IS 16'-0" O.C. FOR CONTINUOUS WALKS UNLESS OTHERWISE RECOMMENDED BY SOILS ENGINEER.
- SCORE JOINTS OCCUR WHERE SHOWN ON PLAN AND AS NECESSARY TO MINIMIZE AND CONTROL CRACKING OF CONCRETE PAVING.

4'-0" HIGH COURTYARD WALL WITH DECORATIVE IRON GATE



LEGEND

- | | |
|-----------------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| 1. BRICK VENEER
BRICK: TO MATCH ARCHITECTURE | 6. COMPACTED SUBGRADE |
| 2. UPPER BRICK CAP (ROWLOCK)
BRICK: TO MATCH ARCHITECTURE | 7. GROUT FILL |
| 3. DECORATIVE METAL GATE, BY OTHERS
COLOR: POWDER COATED BLACK | 8. CMU - GROUT TO FILL |
| 4. 2" SQ. DECORATIVE METAL ACCENT, ANCHORED INTO
ROWLOCK CAP
COLOR: POWDER COATED BLACK | 9. #4 VERTICAL REBAR @ 48" O.C. - ALTERNATE BENDS
IN FOOTING |
| 5. CONCRETE FOOTER | 10. #4 HORIZONTAL REBAR @ 1' O.C. TOP AND BOTTOM
IN CROSS PATTERN |
| | 11. AGGREGATE SUBBASE |
| | 12. FINISH GRADE |

For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

APPROVED CONSTRUCTION PLAN
DATED APRIL 15, 2021
PROJECT # 2020037
STORMWATER PERMIT # 2020042

SYMBOL LEGEND

SYMBOL	DESCRIPTION
PA	PLANTING AREA
	CENTER LINE
	ALIGN
	EXISTING FENCE
EOP	EDGE OF PAVEMENT
	PROPERTY LINE

