

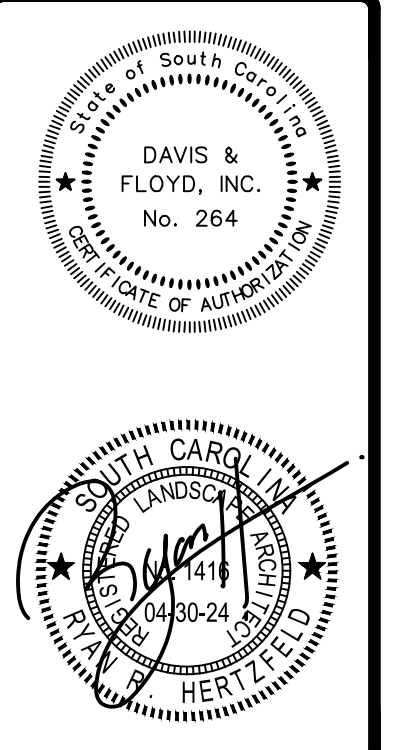
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ALL AREAS DISTURBED DURING CONSTRUCTION WILL BE REPAIRED TO EXISTING CONDITIONS OR BETTER

PLANT SCHEDULE						
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT./CAL.	SIZE	SPACING
TREES						
	LAGN	2	Lagerstroemia x 'Natchez' / Crape Myrtle	2" CAL.D.B.H.	8'-10' H	As Shown
	QUEB	3	Quercus bicolor 'Bonnie and Mike' TM / Beacon Oak	B & B	3" cal.	As Shown
	QUES	2	Quercus shumardii / Shumard Oak	B & B	3" cal.	As Shown
SHRUBS						
	AZAC	16	Azalea x 'Conlea' TM / Autumn Rouge Encore Azalea	5 gal	18" - 24" Min.	As Shown
	ILEV	39	Ilex vomitoria 'Stokes Dwarf' / Stokes Dwarf Yaupon Holly	5 gal	18" Min.	As Shown
	ILLF	20	Illicium floridanum 'Semmes' / Florida Anise	7 gal	18"-24"	As Shown
ANNUALS/PERENNIALS						
	CORM	14	Coreopsis x 'Moonbeam' / Moonbeam Coreopsis	1 gal	---	As Shown
GROUND COVERS						
	LIRS	181 sf	Liriope spicata / Creeping Lilyturf	1 gal	8" HT. MIN.	18" OC
	TRAA	57 sf	Trachelospermum asiaticum / Asiatic Jasmine	1 gal	---	18" OC

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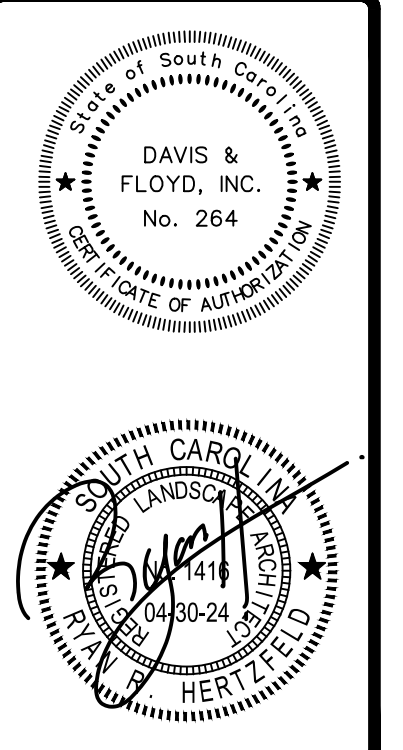
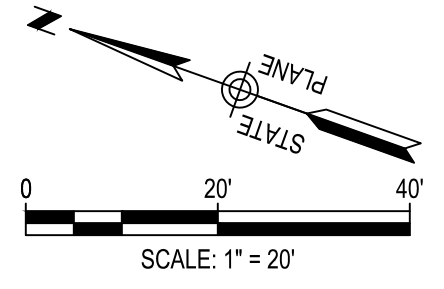
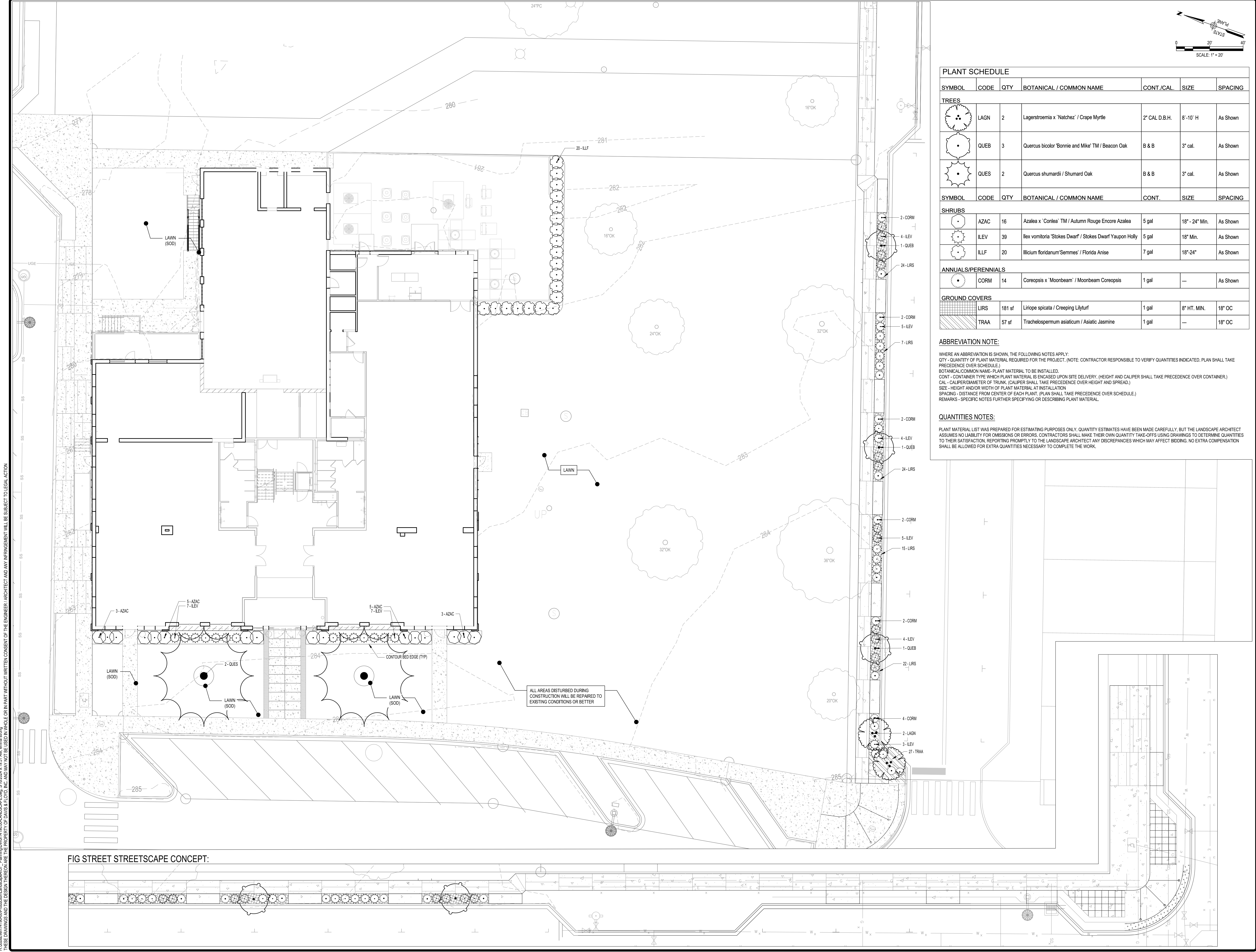
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 www.davisandfloyd.com
 110 W. MAIN ST. 2ND FLOOR
 GREENWOOD, SOUTH CAROLINA 29646
 (803) 225-5111

AVANT LAUNDRY BULLSTREET COZB,
 LLC
 COLUMBIA, SOUTH CAROLINA
 PROJECT TITLE
LAUNDRY AT BULLSTREET

LANDSCAPE COMPLIANCE PLAN

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	04/11/2024	E. STRONG	R. HERTZFELD
2	ISSUED FOR CONSTRUCTION	05/16/2024	E. STRONG	R. HERTZFELD

DATE: 04/11/2024
 DRAWN BY: E. STRONG
 CHECKED BY: R. HERTZFELD
 PROJECT NO.: 14180-00
 SHEET NO.: L100
 TOTAL SHEETS: 1 OF 3



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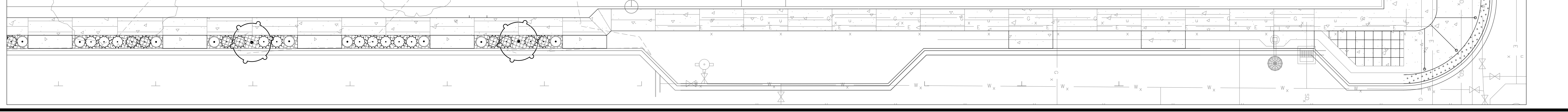
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FIG STREET STREETScape CONCEPT:



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GENERAL NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION BOTH HORIZONTALLY & VERTICALLY OF ALL EXISTING & PROPOSED UTILITIES BEFORE COMMENCING WORK, AND HE SHALL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO UTILITIES THAT ARE DISTURBED AS A RESULT OF THE WORK.
2. ALL AREAS THAT ARE DISTURBED BY CONSTRUCTION INSIDE OR OUTSIDE OF THE LIMIT OF WORK NOT PROVIDED WITH LANDSCAPE MATERIAL SHALL BE HYDROSEEDED PER THE PERMANENT GRASSING SCHEDULE ON SWP SHEET WITHIN CIVIL DRAWINGS. (ALL AREAS THAT ARE DISTURBED BY CONSTRUCTION INSIDE OR OUTSIDE OF THE LIMIT OF WORK SHALL BE REPAIRED, GRADED AND GRASSED.)
3. ALL TREES AND SHRUBS SHALL RECEIVE (PINESTRAW / DOUBLE CUT HARDWOOD) MULCH AT A MINIMUM DEPTH OF 3".
4. ALL TREES LOCATED IN LAWN AREA SHALL RECEIVE A (6" DIAMETER PINESTRAW / DOUBLE CUT HARDWOOD) MULCH RING AS INDICATED IN DETAIL 1, THIS SHEET.
5. PROVIDE EROSION CONTROL WHERE SLOPES ARE GREATER THAN 3:1 AND WHERE EROSION KEEPS RE-OCCURRING.
6. ALL TREE, SHRUB, AND GROUND COVER MATERIAL SHALL BE PLANTED WITHIN 24 HOURS OF DELIVERY.
7. ANY PLANTS LOCATED IN DIRECT SUN SHALL BE NURSERY SUN GROWN.
8. ALL PLANT MATERIAL TO MEET OR EXCEED AAN STANDARDS.
9. ALL TREES AND SHRUBS TO BE PLANTED FOLLOWING SPECIFICATIONS INCLUDED IN THE CONTRACT DOCUMENTS.
10. ALL TREES TO BE PLANTED FOLLOWING ACCEPTED HORTICULTURAL PRACTICES. PLANTING HOLES TO BE BACKFILLED WITH 1/3 COMPOST. DO NOT APPLY FERTILIZER AT PLANTING.
11. ALL SHRUBS, GRASSES AND GROUND COVERS TO BE SURFACE FERTILIZED WITH OSMOCOTE SLOW-RELEASE FERTILIZER ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
12. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY LICENSES AND INSURANCE TO COMPLETE WORK.
13. FINAL CLEANUP OF SITE AS A RESULT OF LANDSCAPE OPERATIONS AND ALL FINE GRADING SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
14. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE.
15. ALL PLANT MATERIAL, IRRIGATION, AND WORKMANSHIP TO BE GUARANTEED FOR ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER OR OWNER'S REPRESENTATIVE.
16. CONTRACTOR TO MAINTAIN ALL PLANT BEDS, IRRIGATION, AND PLANT LIFE UNTIL FINAL ACCEPTANCE OF LANDSCAPE. WARRANTY PERIOD OF ONE YEAR FOR PLANT MATERIALS AND IRRIGATION BEGINS WHEN COMPLETION OF ALL PUNCH LIST ITEMS AND FINAL ACCEPTANCE OF LANDSCAPE HAVE BEEN APPROVED.
17. CONTRACTOR SHALL PROVIDE IRRIGATION SHOP DRAWINGS IN ACCORDANCE WITH THE INCLUDED IRRIGATION NOTES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.
18. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
19. STAKING ONLY REQUIRED AS DEEMED NECESSARY BY THE LANDSCAPE CONTRACTOR.
20. THERE SHALL BE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS WITHOUT WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
21. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS.
22. TREES PLANTED IN THE RIGHT-OF-WAY MUST MEET ANLA NURSERY STOCK STANDARDS, AND SPECIES SELECTION MUST BE APPROVED BY THE DEPARTMENT OF PARKS. THE CITY RESERVES THE RIGHT TO REJECT ANY STREET TREE DEEMED TO BE UNFIT. (ONLY INCLUDE NOTE WHEN IT PERTAINS TO THE CITY OF CHARLESTON'S STREET TREES)

SEEDING NOTES:

1. EXTENT OF WORK - PROVIDE SOIL ESTABLISHMENT OF FINISH GRADE, PREPARATION, FERTILIZING AND SEEDING, OF ALL NEWLY GRADED FINISHED EARTH SURFACES, UNLESS INDICATED OTHERWISE, AND AT ALL AREAS INSIDE OR OUTSIDE THE LIMITS OF CONSTRUCTION THAT ARE DISTURBED BY THE CONTRACTOR'S OPERATIONS.
2. TURF ESTABLISHMENT PERIOD - THE ESTABLISHMENT PERIOD FOR TURF SHALL BEGIN IMMEDIATELY AFTER INSTALLATION, WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT, AND CONTINUE UNTIL THE DATE THAT THE OWNER ACCEPTS THE PROJECT OR PHASE FOR BENEFICIAL USE AND OCCUPANCY AND A STAND OF GRASS IS ACHIEVED. DURING THE TURF ESTABLISHMENT PERIOD THE CONTRACTOR SHALL:
 - a. WATER THE TURF TO MAINTAIN AN ADEQUATE SUPPLY OF MOISTURE WITHIN ROOT ZONE. AN ADEQUATE SUPPLY OF MOISTURE IS THE EQUIVALENT OF 1 INCH OF ABSORBED WATER PER WEEK EITHER THROUGH NATURAL RAINFALL OR AUGMENTED BY PERIODIC WATERING. APPLY WATER AT A MODERATE RATE SO AS NOT TO FLOOD THE TURF.
 - b. PROVIDE THE FOLLOWING TURF ESTABLISHMENT:
 - i. ERADICATE ALL WEEDS, WATER, FERTILIZE, OVERSEED AND PERFORM ANY OTHER OPERATION NECESSARY TO PROMOTE THE GROWTH OF GRASS.
 - ii. RESEED OR RE-SOD AREAS VOID OF TURF ONE SQUARE FOOT AND LARGER IN AREA.
 - iii. MOW THE NEW LAWN AT LEAST THREE TIMES PRIOR TO THE FINAL INSPECTION. MOW TO HEIGHTS OUTLINED IN SPECIFICATIONS.
3. PERMANENT GRASS SEEDING RATES- SEED MIXTURE. (FOR AREA INDICATED ON PLAN TO RECEIVE BERMU DA SEED.)

PLANTING SEASON VARIETY	LB/1000 S.F.
FALL/WINTER	
ANNUAL RYE GRASS	6 LBS.
HULLED BERMU DA GRASS	1 LB.
UNHULLED BERMU DA GRASS (SAHARA)	3 LBS.

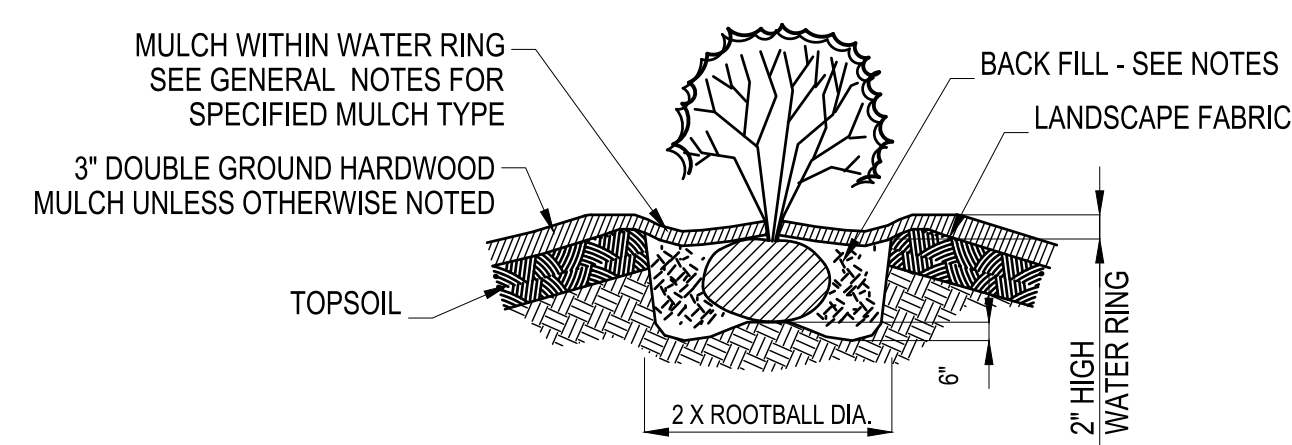
NOTE: SOME ANNUAL GRASS SPECIES ARE INCLUDED IN THIS MIX. THESE ARE TO BE PLANTED AT THE SAME TIME AS THE PERENNIAL GRASS SPECIES TO PROVIDE QUICK COVER AND STABILIZE THE SOIL UNTIL THE PERENNIAL SEEDS GERMINATE AND BECOME ESTABLISHED.

4. WOOD CELLULOSE FIBER MULCH - USE RECOVERED MATERIALS OF EITHER PAPER-BASED (100 PERCENT) OR WOOD-BASED (100 PERCENT) HYDRAULIC MULCH PROCESSED TO CONTAIN NO GROWTH OR GERMINATION-INHIBITING FACTORS AND DYED AN APPROPRIATE COLOR TO FACILITATE VISUAL METERING OF MATERIALS APPLICATION. COMPOSITION ON AIR-DRY WEIGHT BASIS: 9 TO 15 PERCENT MOISTURE, pH RANGE FROM 3.5 TO 5.0. USE WITH HYDRAULIC APPLICATION OF GRASS SEED AND FERTILIZER. FIRST, MIX WATER AND FIBER. FIBER SHALL BE ADDED AT 1,000 POUNDS, DRY WEIGHT, PER ACRE, THEN ADD FERTILIZER TO PRODUCE A HOMOGENEOUS SLURRY. WHEN HYDRAULICALLY SPRAYED ON THE GROUND, MATERIAL SHALL FORM A BLOTTER LIKE COVER IMPREGNATED UNIFORMLY WITH GRASS SEED. APPLY SEEDED SLURRY EVENLY IN TWO INTERSECTING DIRECTIONS TO ACHIEVE A MINIMUM 60% COVERAGE.
5. "SOIL ANALYSIS - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE A SOIL ANALYSIS PERFORMED BY THE COUNTY EXTENSION SERVICE OR SOME OTHER APPROVED LABORATORY FOR A SOIL ANALYSIS REPORT. THE CONTRACTOR SHALL THEN PROVIDE THE RECOMMENDATIONS OF THE REPORT TO THE ENGINEER FOR WRITTEN APPROVAL. RECOMMENDATIONS SHALL ENSURE THAT SOIL pH IS WITHIN 6-7 PRIOR TO SEEDING AND SHALL INCLUDE RATES FOR LIME, AND FERTILIZER.
6. "SOIL PREPARATION - PRIOR TO MASS GRADING, REMOVE EXISTING TOPSOIL WHERE IT EXISTS TO A MINIMUM DEPTH OF 6 INCHES AND STOCKPILE. IF AREAS TO BE GRADED ARE COVERED WITH GRAVEL, COMPLETELY REMOVE GRAVEL AND DISPOSE OF OFF-SITE IN A MANNER THAT COMPLIES WITH ALL LOCAL, STATE, AND FEDERAL LAWS. AFTER AREAS HAVE BEEN BROUGHT TO FINISH SUBGRADE ELEVATION, THOROUGHLY TILL TO MINIMUM DEPTH OF 18 TO 24 INCHES BY SCARIFYING, DISKING OR HARROWING. REMOVE DEBRIS AND STONES LARGER THAN ONE INCH IN ANY DIMENSION REMAINING ON SURFACE AFTER TILLAGE. SPREAD STOCKPILE OR HALLED IN TOPSOIL EVENLY TO A MIN. DEPTH OF 4" TO PROVIDE POSITIVE DRAINAGE. DO NOT SPREAD TOPSOIL WHEN FROZEN OR EXCESSIVELY WET OR DRY. CORRECT IRREGULARITIES IN FINISHED SURFACES TO ELIMINATE DEPRESSIONS. PROTECT FINISHED PREPARED SOIL AREAS FROM DAMAGE BY VEHICULAR OR PEDESTRIAN TRAFFIC.

*APPLIES TO BOTH SEEDING AND SODDING

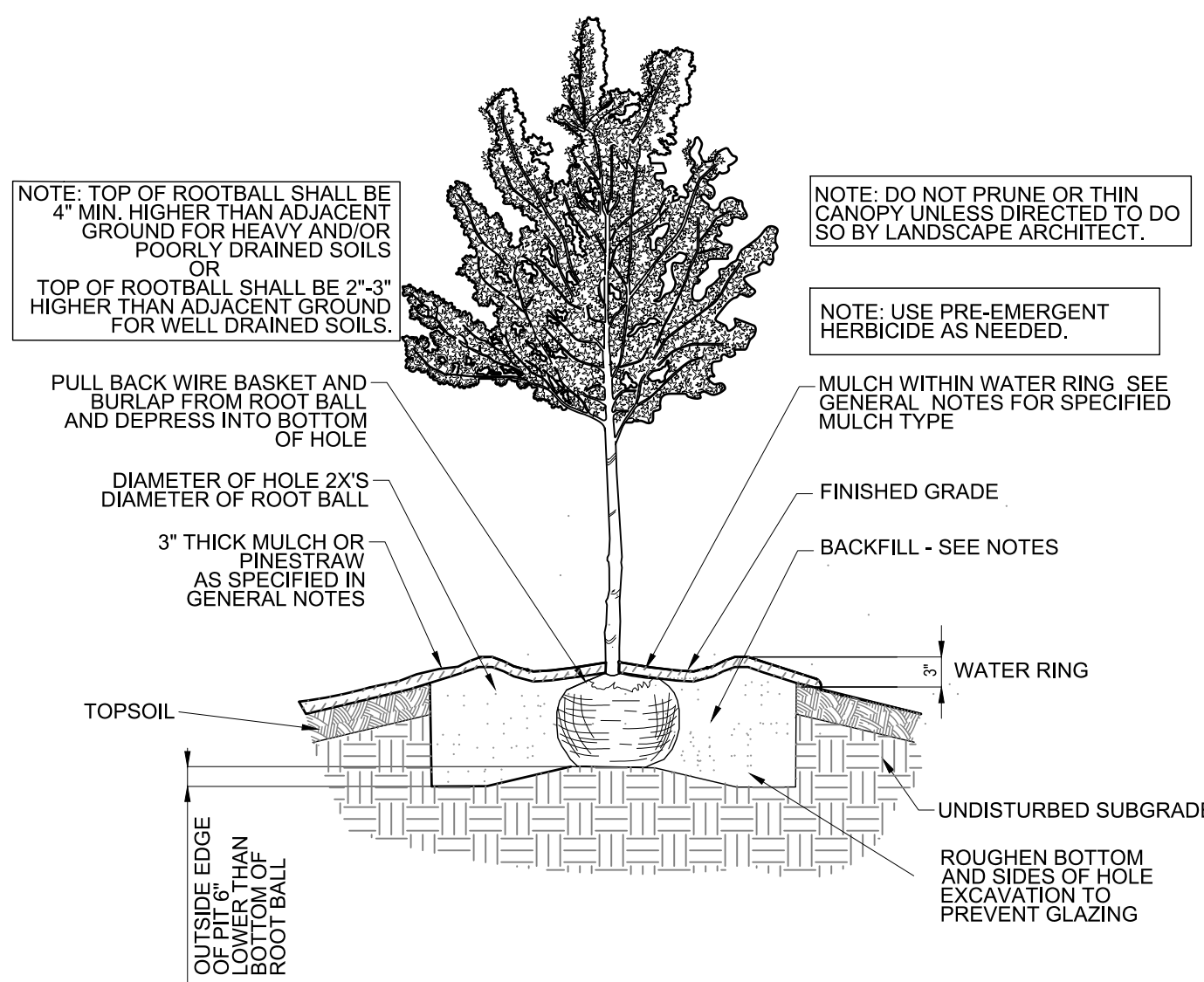
SODDING NOTES:

1. APPLY ROUNDUP PER MANUFACTURER'S RECOMMENDATIONS. FINE GRADE 4 DAYS AFTER APPLYING ROUNDUP. SEE SODDING NOTE 3
 2. FINE GRADE THE ENTIRE AREA SMOOTH, MAKING SURE TO COMPLETELY PULVERIZE CLOUDS AND RAKING SMOOTH SOD BED REMOVING ALL ROCKS 3/4" DIAMETER OR LARGER. THE SOD BED SHALL BE HAND RAKED AND MADE FREE OF DEPRESSIONS.
 3. LAYING SOD - JOIN THE SOD BLOCKS AS CLOSELY AS POSSIBLE. ALTERNATING SOD BLOCKS LIKE BRICKS IN A WALL AND FILLING ANY OPEN JOINTS WITH SAND. SETLE SOD FIRMLY IN CONTACT WITH SOIL BY USING A 200 LB., WATER FILLED ROLLER. AFTER ROLLING, IMMEDIATELY IRRIGATE ENTIRE AREA TO WET BOTH SOD AND SOIL UNDER SOD.
 4. NOTICE AND COMPLETION: WHEN THE LANDSCAPE CONTRACTOR IS SATISFIED THAT THE SITES HAVE BEEN PROPERLY SODDED AND THAT ALL WORK AND CLEAN UP IS COMPLETED, HE SHALL ISSUE A NOTICE OF COMPLETION TO THE OWNER. THE NOTICE OF COMPLETION SHALL INCLUDE THE REQUEST FOR FINAL INSPECTION WITH DATE AND TIME GIVEN.
- ** **TURF GUARANTEE:** THE LANDSCAPE CONTRACTOR SHALL GUARANTEE A SATISFACTORY STAND OF GRASS WITHIN NINETY (90) DAYS, IF, AT THE END OF THAT TIME, THE OWNER IS NOT SATISFIED, THE LANDSCAPE CONTRACTOR SHALL REMOVE DEAD TURF, AND RESEED OR RE-SOD AND APPLY FERTILIZER TO PROBLEM AREAS AT A RATE TO SATISFY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING WASHED OUT AREAS AND RUTS WHICH DEVELOP DUE TO STORM WATER RUNOFF UNTIL THE OWNER IS SATISFIED.

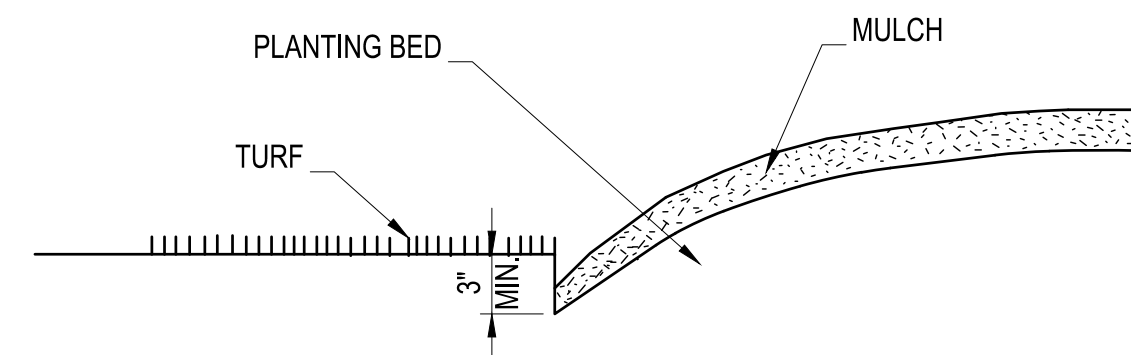


NOTE: USE A SMALL HANDFUL OF OSMACOTE SLOW RELEASE FERTILIZER PER SHRUB

1 SHRUB PLANTING DETAIL



2 TREE PLANTING DETAIL



NOTE: REQUIRED ALONG BED EDGES AND MULCH RINGS

3 CONTOUR EDGE BED

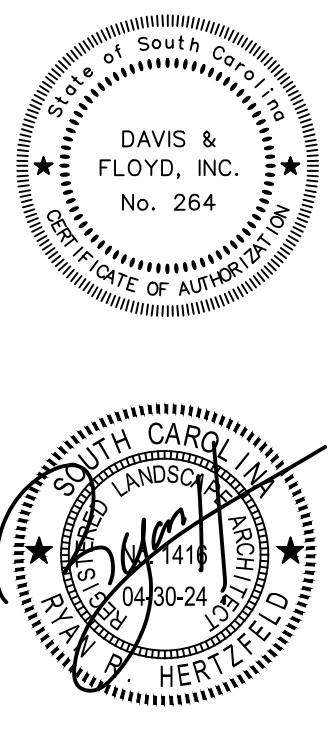
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