TOWN OF FORT MILL
PLANNING COMMISSION MEETING
February 17, 2026
205 North White Street
6:00 PM

CALL TO ORDER

APPROVAL OF MINUTES

1. Regular Meeting: January 20, 2026 [Pages 2 - 9]

OLD BUSINESS

1. **Commercial Appearance Review: Unique USA** [Pages 10 - 63]

   Request from Patrick Tormeno, BB+M Architecture representing Unique USA to grant Commercial Appearance Review approval of The Loom, a new construction of a 4-story multifamily building with ground floor retail space and a two-story parking deck (deferred from the January 20, 2026 Planning Commission meeting).

NEW BUSINESS

1. **Commercial Appearance Review: Harris Teeter** [Pages 64 - 71]

   Request from Rajeev Bhave (Harris Teeter) to grant Commercial Appearance Review approval for the construction of a new grocery store located at 2068 Mary Hinson Court.

ADJOURN

The following press was notified of the meeting by email or fax in accordance with the Freedom of Information Act: ***The Herald, CN2, WRHI, WSOC, and WBTV****. The agenda was also posted at the entrance to Town Hall the required length of time and on the Town website. The Town of Fort Mill is committed to assuring accessibility with reasonable accommodation, of Town services and facilities for all individuals, in compliance with federal law. Please contact the Town Manager's Office at 803-547-2116 if you need assistance.*

TOWN OF FORT MILL
PLANNING COMMISSION MEETING
January 20, 2026
205 North White Street
6:00 PM

Present: Chairman Mark Kerr, Vice Chairman Matt Lucarelli, Dan Stout, Sarah Curtis, Jonathan Hutchinson, Daniel Reynolds, Erin Pratt, Planning Director Penelope Karagounis, Deputy Planning Director Joey Adams-Raczkowski, Planner Emily Hawkins

Absent: None

Guest: See attached sign-in sheet

Chairman Mark Kerr called the Planning Commission meeting to order at 6:01 p.m. on Tuesday, January 20th, 2026.

ELECTION OF CHAIRPERSON AND VICE CHAIRPERSON

Chairman Mark Kerr asked for a motion to nominate a Chairperson. Commissioner Sarah Curtis made the motion to nominate Mark Kerr as Chairperson. Commissioner Dan Stout seconded the motion. The motion to nominate Mark Kerr as Chairperson was approved by a vote of 7-0.

Chairman Mark Kerr asked for a motion to nominate a Vice Chairperson. Chairman Mark Kerr made the motion to nominate Matt Lucarelli as Vice Chairperson. Commissioner Erin Pratt seconded the motion. The motion to nominate Matt Lucarelli as Vice Chairperson was approved by a vote of 7-0.

APPROVAL OF MINUTES

Chairman Mark Kerr asked for a motion to approve Planning Commission meeting minutes from December 16th, 2025, to be made. Vice Chairman Matt Lucarelli made the motion. Commissioner Johnathan Hutchinson seconded the motion. The motion to approve the minutes from December 16th, 2025, was approved by a vote of 7-0.

OLD BUSINESS

1. Commercial Appearance Review: The Print Shop

Planner Emily Hawkins gave a brief report of the request from Travis Tolson, to grant Commercial Appearance Review Approval for a change in the height of the grain silo at The Print Shop. The height was previously approved April 20, 2021, for 24’ tall, and is seeking for a change to 31’, with 29’ being an option after removal.

The applicant, Travis Tolson, added that he was unaware of the difference in height before installing the grain silo, and it now stands at 31’ instead of the previously approved 24’. Vice Chairman Matt Lucarelli asked if the top two feet were essential for use, and Mr. Tolson noted that the optional 29’ height does not affect the usability of the grain silo itself.

Chairman Kerr entertained a motion. Vice Chairman Matt Lucarelli made a motion to recommend approval to maintain the height at 31'. Commissioner Hutchinson seconded the motion. By a vote of 7-0, the motion to recommend approval of the change in silo height to 31', was approved.

NEW BUSINESS

1. **Commercial Appearance Review: McDonalds (Catawba Ridge Market)**

Deputy Planning Director Joey Adams-Raczkowski gave a brief overview of the request from McDonalds USA LLC, to grant Commercial Appearance Review approval for the construction of a new McDonalds. Mr. Adams-Raczkowski noted that the applicant had spoken with the Commission on October 21st, 2025, and that they were here to confirm changes from that meeting, and to ask some further questions regarding landscaping and dumpster enclosure.

Mr. Adams-Raczkowski suggested two things for discussion with the applicant: Altering the color of the brick of the dumpster enclosure, to improve the street-facing façade of the enclosure, and to enhance the landscaping buffer around the enclosure, following zoning ordinances.

Oliver Kaija, with Bohler Engineering, representing the applicant, presented plans that identify the change from standard McDonalds design language to the proposed alterations from October 21st. Mr. Kaija addressed Mr. Adams-Raczkowski's concerns, agreeing with his additions for the dumpster enclosure. Mr. Kaija noted some additional changes that would be implemented regarding landscape lighting and adding trees. Chairman Mark Kerr agreed with Mr. Adams-Raczkowski's sentiment, noting that the dumpster enclosure is the primary issue at hand today.

Commissioner Sarah Curtis requested clarification on the location and amount of canopy trees in front of the property. Mr. Kaija indicated that the number of trees is a CAD problem, and that the plans will contain the correct amount and type of trees. Vice Chairman Matt Lucarelli asked about the color and type of gate on the dumpster enclosure, noting concerns for degradation. Mr. Kaija clarified that the material will stand up to the elements. Commissioner Dan Stout asked about outdoor seating and bike racks. Mr. Kaija indicated that there were no plans for outdoor seating, but that he could check with his engineers and see if there is room for an addition of a bike rack. Commissioner Jonathan Hutchinson suggested the inclusion of lighting along the pedestrian path from the road.

Chairman Kerr entertained a motion. Commissioner Hutchinson made a motion to recommend Commercial Appearance Review approval upon the condition that staff is allowed to make minor administrative changes. Commissioner Erin Pratt seconded that motion. By a vote of 7-0, the motion to recommend approval of the Commercial Appearance Review with the condition that staff can make minor administrative changes, with the amendment from Chairman Kerr to include the dumpster enclosure aesthetics, dumpster enclosure plantings, site lighting, gate materials, and bike racks, was approved.

2. **Commercial Appearance Review: MPV Elizabeth LLC**

Planner Emily Hawkins gave a brief overview of the request from Bailey Patrick, MPV Elizabeth LLC, to grant Commercial Appearance Review approval for the construction of a 12,000 square foot neighborhood commercial building.

Ms. Hawkins noted that the property is located at the intersection of Hillside Roll Road and Fort Mill Parkway and is part of the overall Elizabeth subdivision. Ms. Hawkins added that the site is currently zoned MXU, and is in the COD, Corridor Overlay District. Ms. Hawkins noted that the applicant states the purpose of the development is to bring essential retail services to the area.

Bailey Patrick added that they had taken the Commission's suggestions to add a pedestrian-scale light on the north side of the building, to aid in pedestrian access. Mr. Patrick added that landscaping had been improved around their dumpster enclosure and made a verbal commitment to adding a bike rack.

Commissioner Jonathan Hutchinson brought up the challenges regarding restaurant tenants, and the ability of the design to conceal mechanical units from Fort Mill Parkway. Mr. Patrick indicated that due to the elevations of the Parkway and the site, cars and pedestrians will not be able to see the roof. Planning Director Penelope Karagounis asked about a screen wall to cover utility meters. Mr. Patrick highlighted an L-shaped brick wall to hide the utility items.

Chairman Mark Kerr entertained a motion. Commissioner Sarah Curtis made a motion to recommend Commercial Appearance Review approval to allow staff to make minor modifications upon the conditions the bike rack is added, as well as the confirmation of the screen wall and replacing of the canopy trees that are removed during construction. Additionally, Curtis added that staff is allowed to make minor administrative changes. Commissioner Daniel Reynolds seconded that motion. By vote of 7-0, the motion to recommend approval of the Commercial Appearance Review to allow staff to make minor modifications with the condition that proposed changes were implemented and that staff can make minor administrative changes, was approved.

3. **Commercial Appearance Review: The Loom at Fort Mill**

Planning Director Penelope Karagounis presented the request from Patrick Tormeno, BB+M Architecture, representing Unique USA. to grant Commercial Appearance Review approval for the construction of a new 4-story multifamily building with ground floor retail space.

Ms. Karagounis noted that the request is for the new building and parking deck, not the historic mill site. Jerry Gronske, Patrick Tormeno, and Justin Maxwell presented their development plan, including 4 stories, 80 apartments, ground floor retail, parking deck with sublevel for residents and top level is open to the public. Mr. Tormeno noted that the parking deck fronts the building on 3 sides, and that the basement level parking and top level have separate ingress and egress.

Mr. Tormeno briefs the Commission with an introduction into the design of the proposed building. Mr. Tormeno notes that the new building will use similar design language and materials to the mill, but with a different color palette. Mr. Tormeno described the design of the new building, and how it attempts to retain the historic character of the mill. Mr. Tormeno noted the windows will be dark bronze, and that the color palette of the building will continue around the entirety of the façade.

Vice Chairman Matt Lucarelli asked for clarification on the number of residential units in the new building. Mr. Tormeno indicated that the new construction will contain 80 units, and the mill will contain 145, with a total of 225 residential units. Vice Chairman Lucarelli asked about the design of the long face of the building, at the highest elevation of the building, and if it will match the brick of the façade and the mill. Mr. Tormeno noted that their decision to choose board and batten was due to cost, not due to design choices. Commissioner Sarah Curtis added that the road, while being a side road, is still heavily trafficked, and should be treated with the same design effort as the front façade. Mr. Tormeno noted that the design has balcony elements, which will break up the board and batten design of the long face.

Chairman Mark Kerr asked if there had been any input by the current homeowners that would be facing the site. Justin Maxwell indicated that the applicant had held a public meeting during a rezoning, and that the attendees had very little concerns.

Mr. Maxwell presented a new landscaping design. Mr. Maxwell noted that the introduction of concrete and freestanding walls to add to the industrial element, as well as more outdoor seating opportunities. Mr. Maxwell noted the addition of trees, light poles, and trees. Mr. Maxwell noted the addition of a brick sidewalk, as well as a raised sidewalk on the front side to act as a slowing mechanism for pedestrian safety. Mr. Maxwell noted a compromise between their designers and FMFD, to install an amount and type of trees that will still allow for adequate fire access. Mr. Maxwell noted the overall improvement of the site in terms of landscaping density.

Mr. Maxwell detailed some of the materials and design for the plan. Mr. Maxwell noted the use of darker chocolate brown, for accents, and lighter shale grey for the main paver areas and concrete. Most of the outdoor planters will be tenant-based, to customize their space. Mr. Maxwell noted the addition of bike parking inside the tenant parking deck. Mr. Maxwell emphasized the use of lush and floral greenery to soften the walls of the building. Vice Chairman Lucarelli asked about the possibility of urban art or sculpture on site to add to the community and historical aspect of the project. Mr. Gronske noted the implementation of a museum in the leasing office which will help tell the story of the mill's emphasis on the Town and the development.

Vice Chairman Lucarelli noted the importance of lighting on the tabletop parking deck, not only for safety but also for lowering footcandle bleed into neighboring homes. Mr. Maxwell notes their focus on reducing the use of retaining walls and using planters and greenery to soften the view from Williamson St. and other residential units.

Vice Chairman Lucarelli notes the importance of this building and development for the future of the Town's development, and the impact of approving this design on future developments in coming years and suggests a motion to defer.

Chairman Kerr entertained a motion. Commissioner Sarah Curtis made a motion to defer on the basis of wanting to see architectural façade changes, including parking deck elevations, and for landscaping to be submitted for review as well. Commissioner Stout seconded that motion. By a vote of 7-0, the motion to defer, pending landscaping plan, parking deck elevations, and façade updates submission, was approved.

4. **Preliminary Plat Request: Williams Reserve**

Planning Director Penelope Karagounis presented the request from Mattamy Carolina Corporation to review and approve a preliminary plat for a proposed Planned Neighborhood Development (PND) called Williams Reserve consisting of 78.26 acres at the intersection of Fort Mill Parkway and Williams Road and along Williams Road. The applicant also is requesting a subdivision variance for the block length.

Ms. Karagounis noted that this PND is proposed to be split into three "villages". This property was originally given PND zoning in 2008. A sketch plan was approved in 2024, however since there was no concept plan, the Town is required to go through subdivision planning process through the Planning Commission.

Ms. Karagounis indicated that the current minimum required block length is 500 feet, and the applicant is requesting a minimum block length of 150 feet for a specific section of Village 3, for additional design flexibility, which will allow for greater open space.

Vice Chairman Matt Lucarelli asked for clarification on the block length proposal. Deputy Planning Director Joey Adams-Raczkowski explained that the Town's current zoning ordinance does not give a detailed description of a way to measure block length, so this variance is to determine the measurement, not to change any of the parcels. John Holcomb, representing the applicant, indicated the proposed benefits of the change in block length are improved fire access, traffic calming, and increased open space.

Chairman Mark Kerr asked if the board had any concerns about this block length variance. All attendees indicated they were okay with the outcome of this variance.

Chairman Kerr entertained a motion. Commissioner Jonathan Hutchinson made a motion to grant the subdivision block length variance as submitted. Commissioner Dan Stout seconded that motion. By a vote of 7-0, the motion to grant the subdivision block length variance as submitted, was approved.

Ms. Karagounis presented the second portion of this Plat request; the Williams Reserve Preliminary Plat. Ms. Karagounis noted that this Preliminary Plat will be subject to review by SCDOT, which may necessitate a revision to the entrance alignment and/or design features. The applicant is aware that this may result in seeking revised preliminary plan approval. Ms. Karagounis also noted that the townhouse portion of the development is not subject to Commercial Appearance Review. Additionally, it was made aware that the plan currently meets all the Planning Department's requirements.

Commissioner Sarah Curtis requested starting with Village 1, and walking through all three plat portions separately. Vice Chairman Lucarelli asked if the applicant is meeting requirements for lot size, width, length, setbacks, access, green space, density, buffers, and all other requirements. Ms. Karagounis indicated that all requirements were met. Ms. Karagounis noted that the variance approval increases the efficacy of the plat and its approval. Commissioner Stout asked about the truncation of the roads in Villages 1 & 3. Mr. Holcomb noted that the ends of these roads allow for future connections with neighboring developments as time goes on. Vice Chairman Lucarelli asked if the right of way will be provided for future road connections as the Town annexes future properties into the Town's jurisdiction. Mr. Holcomb indicated that is correct.

Chairman Kerr entertained a motion. Commissioner Erin Pratt made a motion to approve the preliminary subdivision plat as submitted. Vice Chairman Lucarelli seconded that motion. By a vote of 7-0, the motion to approve the preliminary subdivision plat as submitted.

5. **Request for Approval of Street Names**

Planner Emily Hawkins gave a brief overview of the request from Mattamy Carolina Corporation to approve street and village names for the Williams Reserve PND project in Fort Mill.

Ms. Hawkins noted that Planning Commission approval is required to authorize road and village names within subdivisions.

Chairman Kerr entertained a motion. Commissioner Dan Stout made a motion to approve the road and village names. Commissioner Erin Pratt seconded that motion. By vote of 7-0, the motion to recommend approval of the road and village names for the Williams Reserve PND project, was approved.

6. **Comprehensive Plan and Downtown Master Plan: Fort Mill Our Path Forward**

Planning Director Penelope Karagounis presented an overview of the collaboration between Bolton & Menk and the Town of Fort Mill to finalize both the Comprehensive Plan and the Downtown Master Plan. Ms. Karagounis noted that there was extensive outreach with the public to ensure citizen approval for both documents. Ms. Karagounis also noted that the two plans will be further positive growth and preservation for Fort Mill's future.

Chairman Mark Kerr noted that he believed the board would not accept the extension of Main Street down into Springs Street to the intersection of W. Elliot Street. Commissioner Sarah Curtis asked if there the zoning and land use ordinances are stringent, or whether the applications for commercial development will be flexible to fit the needs expressed in the Downtown Master Plan. The Board discussed the power that the Planning Commission holds over decisions regarding business proposals. Vice Chairman Matt Lucarelli noted fears of overdevelopment in Fort Mill, and possibility of the Downtown Master Plan to provide a Downtown Manager that could assist with the process to attract commercial tenants. Ms. Karagounis indicated the need to implement code changes, to allow for current project to meet the expectations of the future Downtown Master Plan.

Commissioner Erin Pratt noted a mismatch between the road identification in a diagram on Page 61 of the document, regarding the Gateway Strategy. Additionally, Pratt proposed a change in syntax regarding pedestrian safety, removing the word "unsafe".

Commissioner Dan Stout asked if the Comprehensive Plan's vision aligns with York County. Ms. Karagounis indicated that the consultant reviewed the York County Comprehensive Plan while working on the Town Comprehensive Plan.

Commissioner Hutchinson asked about the possibility of implementing a pedestrian plan around the railroad. Ms. Karagounis noted that the Town is eager to develop pedestrian access and safety around the railroad, but that it is up to the rail company to agree to collaborate with the Town.

Chairman Kerr entertained a motion. Commissioner Pratt made a motion to approve the resolution of support of the documents with the modification to update page 61's legend for the Gateway Strategy and remove the first sentence from the "D" Spratt Street, Harris Street, Massey Street section of the Comprehensive Plan. Vice Chairman Lucarelli seconded that motion. By a vote of 7-0, the motion to recommend approval of the resolution of support of the documents with the modification to update page 61's legend for the Gateway Strategy and remove the first sentence from the "D" Spratt Street, Harris Street, Massey Street section of the Comprehensive Plan, was approved.

Ms. Karagounis noted that the public hearing will be on February 23rd, and that it would be great for a few of the Planning Commissioners to attend.

ADJOURN

Chairman Kerr entertained a motion to adjourn. Commissioner Jonathan Hutchinson made a motion to adjourn. Commissioner Stout seconded that motion. By a vote of 7-0, the motion of adjournment was approved.

The meeting adjourned at 8:44 p.m.

Respectfully submitted,
Carter Bliss, Planner
February 6, 2026

PLANNING COMMISSION MEETING

JANUARY 20, 2026

ATTENDANCE SHEET

Name	Address
Jerry Gronske	793 East Main Hwy
Travis Tolson	113 Railroad ave
JENNIFER POLK	120 ACADEMY
Bailey Patrick	Charlotte, NC
Sara Shirley	580 Kingsley Park Dr.
John Holcomb	580 Kingsley Park Dr.
JOHN MARKS	3024 VIRGINIA TRAIL CT
DURHAM MARKS	" "
Oliver Kaija	5301 Heatherbrook Circle Raleigh NC
JUSTIN MAXWELL	512 KATONAH AVE, CHARLOTTE, NC
Lily Carlos	905 Kenilworth ave, Charlotte, NC
PATRICIC TORMENO	2903 MORSON STREET, CHARLOTTE, NC

Meeting Information	
Meeting Type	Planning Commission
Meeting Date	February 17, 2026

Request Summary						
Request Type	X	Action (Old Bus.)		Action (New Bus.)		Info/Discussion
		Public Hearing		Executive Session		Other

Case Summary						
Case Type		Annexation		Rezoning		Text Amendment
		Subdivision Plat	X	Appearance Review		Other

Property Information	
Applicant	Patrick Tormeno, BB+M Architecture
Property Owner	Jerry Gronske, Unique USA
Property Location	104 Williamson Street
Tax Map Numbers	0200601051
Current Zoning	Mixed Use, MXU
Existing Use	Vacant

Title

Request from Patrick Tormeno, BB+M Architecture representing Unique USA to grant Commercial Appearance Review approval of The Loom, a new construction of a 4-story multifamily building with ground floor retail space and a two-story parking deck (deferred from the January 20, 2026 Planning Commission meeting).

Background Information

Site Characteristics The property is located next to 104 Williamson Street.

Neighboring Uses

Direction	Zoning	Existing Use
North	LC	Commercial and Residential uses
South	MXU	Redevelopment of Manuf. Bldg.
East	R-10	Church of God
West	HC	Norfolk Southern Railway

Zoning Summary & Submission Updates

The site is currently zoned MXU, Mixed Use.

Dimensional Requirements:

- Maximum building height: 60' (or 4 stories in height)
- Minimum front yard setback: 5'
- Minimum side yard setback: 5'
- Minimum rear yard setback: 10'

Parking Requirements (for uses given):

A new parking deck will be constructed along the north and northeastern portions of the main structure. One level shall be designated for commercial and public use. Portions of the parking structure will be visible and require Commercial Appearance Review (CAR) by the Planning Commission.

Since the last Planning Commission meeting, the applicant has submitted some level of detail about the design and appearance of the parking structure. At this time, the parking deck is proposed to be gray concrete with a gray concrete barrier wall along the second story of the deck, and black vinyl coated chain-link fencing panels applied where there are open areas between the two levels of decking.

At the request of staff, the applicant provided additional renderings after the submission. The intent of staff's request was for the applicant to develop renderings that depict the visual relationship of the parking deck structure and materials to the new multiuse structure and overall site. The visuals submitted (see Planning Commission Supplemental Imagery) show the site from some angles. Views from Railroad Avenue and the residences adjoining the parking deck are not represented.

Additional staff feedback was communicated to the applicant, emphasizing that the parking deck will absolutely be a visibly defining feature of this development. The entire top level of the parking deck will be in prominent view when turning onto Watson Street from either direction of Williamson Street, as well being in view from many of the apartments that overlook portions of the top level of the parking garage. Lastly, staff recommended to the applicant that consideration be given to replicating some of the architectural elements and varying materials that appear within the other areas of the development to the design and materials utilized on the parking deck.

Additional surface parking areas will be provided and are part of the Historic Review Board (HRB) review process.

Landscaping Standards & Hardscape Plan Details:

Where the site abuts existing single-family residential uses, a 35' buffer as required by the MXU zoning district will be provided.

The revised landscaping schematics and plans included with the 'Materials Board' submission are more clearly representative of the overall depiction of landscaping as shown to and approved by Town Council during the rezoning process. Landscaping plan details are shown on Sheets L6.01, L6.08, and L6.09.

The revised illustrations labeled Materials Board, as well as the civil plans, also include greater details about the hardscape elements of the site, including bike rack locations and the variety of materials and colors to be used within the site (see Sheets, l1.01, l1.02, L5.00, and L5.02). There is also a dumpster enclosure detail on Sheet C8.11.

Architectural features:

The architectural features of the 4-story multiuse building have been edited given the input from the PC at the last meeting. Specifically, Sheets A4.01 and A4.13 detail the changes in the building materials for the right side of the South Elevation. The materials in this area are now light brick with gray mortar instead of fiber cement paneling. This same change is shown on the left side of the East Elevation as shown on Sheets A4.02 and A4.14.

On the North Elevation there appears to be some swapping of where certain colors are applied to the façade, however, the materials and overall design remain similar to the original submission. See Sheet A4.15.

Per the development conditions approved by Town Council: *The Petitioner will establish, through covenants running with the land, requirements for architectural elements and architectural style for the Project that will be enforced by the Petitioner and Owners Association(s). At a minimum, the exterior of all structures within the Site shall feature quality materials such as brick, natural stone, stucco, wood and/or fiber cement siding. Metal, concrete block (including split face and scored block), precast or formed in place concrete, and vinyl siding, shall not be permitted as a primary external building material.*

Lighting and Signage:

Additional details about lighting and signage have not been included with this most recent submission.

Applicant Proposal

For clarification, this project requires review by the Historic Review Board (HRB) and the Planning Commission (PC). The HRB will be reviewing ONLY the existing site and existing historic Mill for compliance with the site plan, building materials, landscaping, parking, signage, etc., in order to issue a Certificate of Appropriateness (COA). Whereas the Planning Commission will be reviewing the site plan, building materials, landscaping, parking, signage, etc., only for Commercial Appearance Review (CAR) of the new multi-use structure and parking facility.

The applicant is seeking Commercial Appearance Review for a 4-story multiuse building with 80-units of residential apartments and 25,000 SF of commercial retail space on the ground floor as well as a parking deck for both tenants of the multiunit space as well as the commercial retail spaces.

The plan set submitted includes portions of civil, landscaping, architectural elevations, and visual appearance renderings of the multiuse building and parking deck. Some pages within the plan set submitted for CAR review have been removed to avoid confusion between the new building and new parking deck under Planning Commission review, versus the historical Mill renovations under review by the HRB.

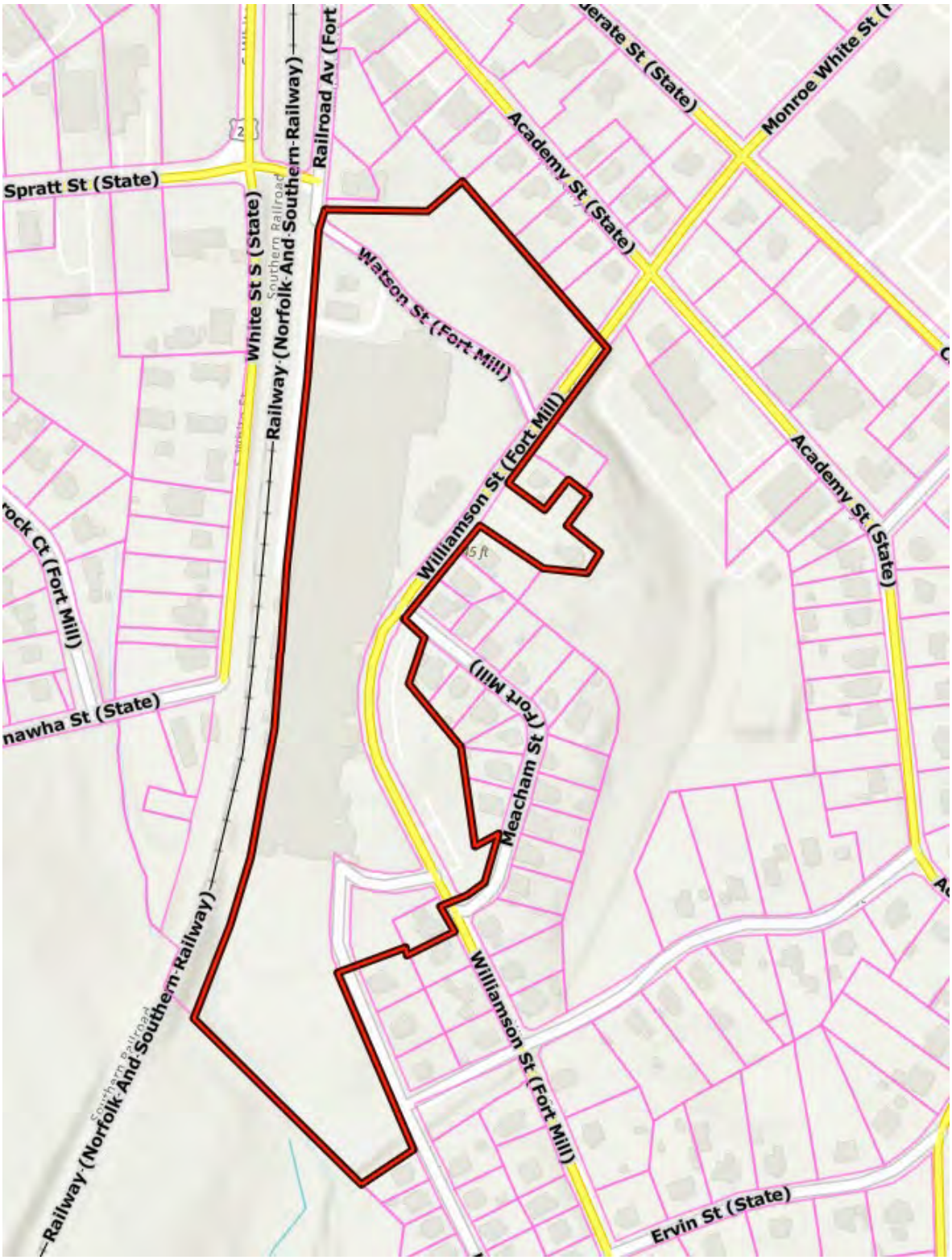
Staff Recommendation

The proposed plan is pending review. Due to the size and complexity of this project, staff anticipates that representatives of the applicant will present the project in greater detail than what was available to staff at the time of drafting the staff report for this second CAR submission.

Alternatives	
1.	Grant commercial appearance review approval.
2.	Grant commercial appearance review approval with conditions.
3.	Deny commercial appearance review approval.
Staff Recommendation	
Recommendation	Due to the size and complexity of this project, staff anticipates that representatives of the applicant will present the project in greater detail than what was available to staff at the time of drafting the staff report for this second CAR submission.
Name & Title	Penelope G. Karagounis, Planning Director and Joey Adams Raczkowski, Deputy Planning Director
Department	Planning Department
Date of Request	01-20-2026 1st submission; 01-27-2026 2nd submission
Legislative History	
Planning Commission	01-20-2026: Planning Commission – deferred 02-17-2026: Planning Commission
Attachments	

- Aerial/Zoning Map
- Commercial Appearance Review Application
- Plan Set (civil, landscaping, and architectural elevations

Aerial Map


Spratt St (State)
White St S (State)
Railroad Av (Fort
Railway (Norfolk And Southern Railway)
Southern Railroad
Watson St (Fort Mill)
Academy St (State)
Monroe White St (
erate St (State)
Williamson St (Fort Mill)
Academy St (State)
Meacham St (Fort Mill)
Williamson St (Fort Mill)
Ervin St (State)
Railway (Norfolk And Southern Railway)
Southern Railroad
nawha St (State)
Rock Ct (Fort Mill)

Date Received: _____
Planning Commission Date: _____

Fort Mill
SOUTH CAROLINA

Planning Department
200 Tom Hall Street
Fort Mill, SC 29715
Phone: 803-835-2337

Commercial Appearance Review Application

General Information

Applicant Name: PATRICK TORMENO

Applicant Address: 1900 W. MOREHEAD STREET, SUITE 200, CHARLOTTE, NC 28208

Email: PTORMENO@BBM-ARCH.COM Phone: 704-334-1716, EXT 226

Property Owner Name: JERRY GRONSKE, UNIQUE USA

Property Owner Address: 793 FORT MILL HWY, INDIAN LAND, SC 29707

Email: jerryg@uniqueusainc.com Phone: 908-307-6485

Submission Checklist

- [x] Completed application
- [x] Full set of elevations with dimensions
- [x] Site plan
- [x] Landscape plan
- [x] Building material samples

***there is no fee associated with this application**

Property Information

Property Address: 104 WILLIAMSON ST, FORT MILL, SC 29715 Tax Map ID # : 0200601051

Proposed Use: MIXED USE - MULTIFAMILY + RETAIL Zoning Designation: MXU

Please provide a brief narrative of the proposed scope of work:

This application is for review of a new construction 4-story multifamily building with ground floor retail space. The exterior materials consist of brick veneer, painted fiber cement panel, aluminum canopies and flashing, and exposed concrete retaining walls. Windows above the ground level are prefinished vinyl single hung windows and doors/windows on the ground level are prefinished aluminum storefronts. Samples of all materials will be provided in-person at the CAR meeting.

CYCLE 2 REVISIONS NARRATIVE:
1. The corner facing Watson/Williamson has been redesigned to incorporate more masonry facade area, windows with muntins and additional detailing to better align with the Railroad Ave frontage. See drawings 2/A4.01 and 2/A4.02
2. Parking Deck elevations included with context. Note that there is planting in front of the majority of these facades, see landscape plans.
3. Landscape plans and drawings updated and included.
4. Dumpster elevations and plan included with Landscape drawings

Applicant Signature: _____

Please submit all materials to Penelope Karagounis at pkaragounis@fortmillsc.gov at least three weeks prior to the meeting date

Article V of the Town of Fort Mill Zoning Ordinance outlines the following standards for Commercial Development Appearance Review:

Sec. 1. - Purpose.

Commercial development appearance review shall be required for all proposed commercial or office development in all zoning districts except the historic district. Compliance with the requirements for commercial development appearance review shall be required in addition to the requirements of the underlying zoning district. The purpose of commercial development appearance review is:

1) To promote Fort Mill's economic viability by encouraging commercial development that enhances the character of the town;
2) To enhance and protect property values by encouraging excellent design;
3) To encourage architectural freedom, imagination, and variety, and to encourage creative design solutions that will enhance the town's visual appearance.

Sec. 2. - Definitions.

As used in this section, words and terms shall have the following definitions:

1) Appearance review committee: The municipal committee responsible for ensuring that proposed commercial development complies with the appearance review standards for proposed commercial development.
2) Proposed commercial development: All new exterior construction or addition which adds square footage associated with commercial uses except for maintenance, minor repairs, restoration, and temporary structures. Commercial uses include all retail, business, and office uses.

Sec. 3. - Site plan.

A site plan prepared by a registered engineer or architect shall be submitted for all proposed commercial development. The site plan shall be drawn to scale and shall be accompanied by a narrative, as appropriate, showing and outlining the following:

A) Name and address of applicant and site;
B) Scale and north point;
C) Total land area of site in square feet;
D) Property boundaries;
E) Location and dimensions of parking areas;
F) Number of off-street and on-street parking spaces required by regulations and proposed;
G) Location, use, elevations, and dimensions of proposed buildings and buildings within 50 feet of the site boundaries;
H) Location and dimensions of proposed easements, conduits, and rights-of-way;
I) Existing and proposed landscaping and plant materials, including the type, size, number, and spacing of plants;
J) Type, height, and location of night lighting;
K) Location and height of proposed signs; proposed setbacks of signs, elevation of each face of the proposed sign; size of letters and graphics; colors and frame materials and details;
L) Loading areas and facilities;
M) Pedestrian access;
N) Location, height, and details of walls and fences;
O) Curb cuts;
P) Designation of the kind, color, and texture of all exterior materials.

Sec. 4. - Appearance review.

1) Commercial development appearance review by the appearance review committee shall be required for all zoning permits and special exceptions for proposed commercial developments to ensure conformity with the appearance standards.
2) Applications for commercial development appearance review shall be submitted on an application form obtained from the zoning administrator. No application shall go before the appearance review committee until the required site plan and an application fee have been submitted. The amount of the application fee shall be established by the town council during adoption of the annual budget ordinance.
3) Appearance review committee:
    A) The appearance review committee is created.
    B) Purpose: The appearance review committee shall be responsible for making recommendations on zoning and special exception permit applications for proposed commercial development.
    C) Membership: The appearance review committee shall consist of the members of the Fort Mill Planning Commission.
    D) Organization:
        1) The chairman of the planning commission shall serve as the chairman of the appearance review committee.
        2) The appearance review committee shall operate under the procedures and rules that govern the actions of the planning commission.

Sec. 5. - Appearance standards.

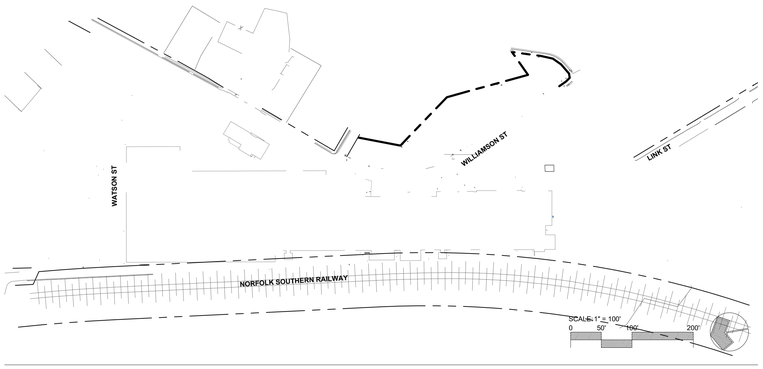
1) Relationship of building site:
   A) The proposed commercial development shall be designed and sited to accomplish a desirable view as observed from adjacent streets.
   B) Parking areas shall be enhanced with decorative elements, building wall extensions, plantings, berms, or other innovative means to screen parking areas from view from the streets.
   C) Utility services shall be underground.
2) Relationship to adjoining areas:
   A) Adjacent buildings of different architectural styles shall be made compatible by use of screens, sight breaks, materials, and other methods.
   B) Landscaping shall provide a transition to adjoining property.
   C) Texture, building lines, and mass shall be harmonious with adjoining property. Monotonous texture, lines, and mass shall be avoided.
3) Landscaping: Landscaping shall conform to article IV and other sections of this ordinance.
4) Building design:
   A) Architectural style is not restricted. Quality of design and compatibility with surrounding uses shall provide the basis of the evaluation of the appearance of a proposed commercial development.
   B) Materials shall be of good architectural character and shall be harmonious with adjoining buildings.
   C) Materials shall be suitable for the type and design of the building. Materials which are architecturally harmonious shall be used for all exterior building walls and other exterior building components.
   D) Materials and finishes shall be of durable quality.
   E) Building components, such as windows, doors, eaves, and parapets, shall have appropriate proportion and relationships to one another.
   F) Colors shall be harmonious and shall use compatible accents.
   G) Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from view with materials harmonious with the building.
   H) Monotony of design shall be avoided. Variation in vegetation, detail, form, and siting shall be used to provide visual interest.
5) Signs:
   A) Signs shall conform to the provisions of article III and this article.
   B) Every sign shall be of appropriate scale and proportion in relation to the surrounding buildings.
   C) Every sign shall be designed as an integral
6) Miscellaneous structures: Miscellaneous structures and hardware shall be part of the architectural concept of the project. Materials, scale, and colors shall be compatible with the building and surrounding uses.

THE LOOM @ FORT MILL

104 WILLIAMSON STREET
FORT MILL, SOUTH CAROLINA

FORT MILL CAR

SITE MAP



GENERAL NOTES

1. EXISTING SURVEY INFORMATION INCLUDING TOPOGRAPHIC INFORMATION IS PROVIDED BY CLONINGER BELL SURVEYING & MAPPING DATED 01/06/2026, UNLESS NOTED OTHERWISE.
2. CONTRACTOR IS TO REVIEW GEOTECHNICAL REPORT FOR ALL SITE SOIL CONDITIONS.
3. ARCHITECTURAL INFORMATION IS PROVIDED BY ARCHITECT, UNLESS NOTED OTHERWISE. SEE ARCHITECTURE PLANS.
4. THE DESIGNER OF RECORD AND THE OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY STANDARDS, LAWS, AND REGULATIONS.
6. CONTRACTOR SHALL NOTIFY THE DESIGNER OF RECORD 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
7. ALL LOCAL, MUNICIPAL, AND STATE LAWS, RULES, AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE PART OF THE PROJECT CONTRACT DOCUMENTS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
8. DO NOT SCALE DRAWINGS IN THIS SET. ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER THE SCALE SHOWN ON THE PLANS, SECTIONS, PROFILES, AND DETAILS. IN THE EVENT OF DISCREPANCIES, THE CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE DESIGNER OF RECORD AND/OR OWNER'S REPRESENTATIVE.
9. IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THERE OF SHALL BE SUBMITTED TO THE DESIGNER OF RECORD AND/OR OWNER'S REPRESENTATIVE FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE DESIGNER OF RECORD AND/OR OWNER'S REPRESENTATIVE.
10. THE SURVEYOR SHALL REPORT ANY ENCROACHMENTS OR DISCREPANCIES GENERATED BY THE SITE PLAN AGAINST ANY DEVELOPMENT REQUIREMENTS SPECIFIED BY THE SITE PLAN TO THE DESIGNER OF RECORD AND/OR OWNER'S REPRESENTATIVE PRIOR TO ANY ACTUAL CONSTRUCTION.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGNER OF RECORD AND/OR OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
12. ALL SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION GATHERED FROM FIELD INSPECTION AND/OR ANY OTHER APPLICABLE RECORD DRAWINGS WHICH MAY BE AVAILABLE. THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGNER OF RECORD AND/OR OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING AND PAYMENT FOR ALL NECESSARY LOCATING SERVICES INCLUDING INDEPENDENT LOCATING SERVICES. THE CONTRACTOR SHALL PROVIDE NOTICE OF EXCAVATION TO NOTIFICATION CENTER AND FACILITY OWNERS (PER NC STATUTE) NO LESS THAN 3 BUSINESS DAYS AND NO MORE THAN 12 WORKING DAYS PRIOR TO BEGINNING DEMOLITION, EXCAVATION OR ANY OTHER FORM OF CONSTRUCTION.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY LINES REQUIRED TO COMPLETE ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COORDINATION AND COSTS OF THE RELOCATION AND ASSOCIATED WORK.
15. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, LANDSCAPING, AND FEATURES TO REMAIN ON AND/OR ADJACENT TO THE PROJECT SITE DURING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE, AT THEIR OWN EXPENSE, ALL DAMAGED ELEMENTS RESULTING FROM CONTRACTOR OPERATIONS OR NEGLIGENCE.
16. THE CONTRACTOR SHALL BE RESPONSIBLE TO IMMEDIATELY REPAIR ANY ACTIVE UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT CONTRACTOR'S EXPENSE.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE CONSTRUCTION LAY DOWN AREA, PERIMETER FENCE AND ASSOCIATED GATES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE REMOVAL OF THE CONSTRUCTION LAY DOWN AREA, PERIMETER FENCE AND ASSOCIATED GATES AT THE COMPLETION OF THE PROJECT.
18. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO THE PUBLIC R/W (RIGHT-OF-WAY) IN ACCORDANCE WITH THE STANDARDS OF THE SCDOT, AND TOWN OF FORT MILL.
19. ALL STANDARD NUMBERS REFER TO THE LATEST EDITION OF THE TOWN OF FORT MILL ORDINANCE AND THE SCDOT STANDARD DETAILS AND SPECIFICATIONS.
20. THE CONTRACTOR SHALL CONTACT THE UTILITY COMPANY TO RELOCATE/REPLACE ANY EXISTING UTILITY AND/OR LIGHT POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE MUST BE RELOCATED AT THE CONTRACTOR'S EXPENSE.
21. ALL TESTING SHALL BE PERFORMED BY A QUALIFIED TESTING LABORATORY, EMPLOYED AND PAID DIRECTLY BY THE OWNER. TESTING SHALL BE PERFORMED, AT A MINIMUM, IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. IN THE EVENT THE RESULTS OF THE INITIAL TESTING DO NOT COMPLY WITH THE PLANS AND THE SPECIFICATIONS, SUBSEQUENT TEST NECESSARY TO DETERMINE THE ACCEPTABILITY OF CONSTRUCTION SHALL BE AT THE CONTRACTOR'S EXPENSE. ELEMENTS FOUND TO BE DEFICIENT IN STRENGTH OR THICKNESS SHALL BE REMOVED AND REPLACED SOLELY AT THE EXPENSE OF THE CONTRACTOR.

PCSO DATA

PCSO SUMMARY TABLE

Original Parcel ID Number(s):	0200601051, 0200601052, 0200601053, 0200601054, 0200601058, 0200607034	
Proposed Development Type:	Mixed Use Development	
Subject to PCSO? (Y/N)	Yes	
If No, Why?		
Water Supply Watershed Overlay:	N/A	
Stream Name:	Burgis Creek-Catawba River	
Classification:	Freshwater	
Stream Index:	HUC(12) 030501030602	
Net Site Area (ac):	15.90	
Disturbed Area (ac):	11.53	
SCM:	SCM #1	SCM #2
Total Drainage Area (ac):	7.94	6.75
Existing Built-Upon- Area (ac):	4.90	2.61
Existing BUA To Be Removed (ac):	0.00	0.00
Existing BUA To Remain (ac):	4.90	2.61
Proposed New BUA (ac):	1.64	1.10
Proposed Total BUA (ac):	6.54	3.71
Proposed BUA to SCM (%):	82.4	55.0
Proposed BUA to Site (%):	41.1	23.3
Density (High/Low):	High	
Development or Redevelopment:	Redevelopment	
Mitigation Type (If Applicable):	N/A	

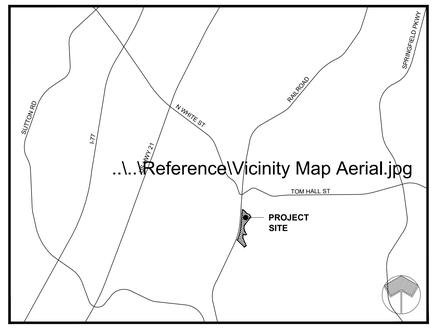
SITE DATA

NET SITE AREA:	15.90 ACRES
TAX PARCEL ID:	0200601051 0200601052 0200601053 0200601054 0200601058 0200607034
CURRENT ZONING:	MIXED USE DEVELOPMENT DISTRICT (MXU)
CURRENT USES:	INDUSTRIAL, SURFACE PARKING, SINGLE FAMILY RESIDENTIAL, AND VACANT
PROPOSED USE:	COMMERCIAL AND MULTI-FAMILY (APARTMENTS)

DEVELOPMENT STANDARDS

DEVELOPED AS:	MIXED USE DEVELOPMENT DISTRICT (MXU)
PROPOSED USE:	COMMERCIAL AND RESIDENTIAL
PROPOSED COMMERCIAL USE:	25,000 SF
PROPOSED DWELLING UNITS:	+/- 145 UNITS IN EXISTING BUILDING +/- 80 UNITS IN PROPOSED BUILDING
MINIMUM YARD SETBACKS	
FRONT YARD SETBACK:	5'
SIDE YARD SETBACKS:	5'
CORNER SIDE SETBACKS:	5'
REAR YARD SETBACK:	10'
PROPOSED BUILDING HEIGHT:	±51' (4 STORIES)
OPEN SPACE REQUIRED:	+/- 3.19 AC (20%)
OPEN SPACE PROVIDED:	+/- 3.19 AC (20%)
REQUIRED PERIMETER BUFFER:	35' @ RESIDENTIAL USE (33% REDUCTION W/ 6' PRIVACY FENCE)
REQUIRED PARKING:	
RESIDENTIAL:	1.5 / UNIT = 337.5 SPACES
COMMERCIAL:	3.5 / 1000SF = 88 SPACES
TOTAL:	425.5 SPACES
PROPOSED PARKING:	5OO SPACES

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C0.00	COVER SHEET
C0.02	OVERALL DEMOLITION PLAN
C0.03	DEMOLITION PLAN ENLARGEMENT A
C0.04	DEMOLITION PLAN ENLARGEMENT B
C0.05	DEMOLITION PLAN ENLARGEMENT C
C0.06	DEMOLITION PLAN ENLARGEMENT D
C0.07	DEMOLITION PLAN ENLARGEMENT E
C0.08	DEMOLITION PLAN ENLARGEMENT F
C1.00	OVERALL SITE PLAN
C1.01	SITE PLAN ENLARGEMENT A
C1.02	SITE PLAN ENLARGEMENT B
C1.03	SITE PLAN ENLARGEMENT C
C1.04	SITE PLAN ENLARGEMENT D
C1.05	SITE PLAN ENLARGEMENT E
C1.06	SITE PLAN ENLARGEMENT F
C2.00	OVERALL GRADING PLAN
C2.01	GRADING PLAN ENLARGEMENT A
C2.02	GRADING PLAN ENLARGEMENT B
C2.03	GRADING PLAN ENLARGEMENT C
C2.04	GRADING PLAN ENLARGEMENT D
C2.05	GRADING PLAN ENLARGEMENT E
C2.06	GRADING PLAN ENLARGEMENT F
C2.07	SCM 1 ENLARGEMENT
C2.08	SCM 2 ENLARGEMENT
C3.00	DRAINAGE AREA PLAN
C3.01	SCM DA MAPS
C3.02	STORM CHARTS + PROFILES
C3.03	STORM CHARTS + PROFILES
C4.00	EC PLAN OVERALL - STAGE 1
C4.01	EC PLAN - STAGE 1 NORTH
C4.02	EC PLAN - STAGE 1 SOUTH
C4.10	EC PLAN OVERALL - STAGE 2
C4.11	EC PLAN - STAGE 2 NORTH
C4.12	EC PLAN - STAGE 2 SOUTH
C4.20	EC PLAN OVERALL - STAGE 3
C4.21	EC PLAN - STAGE 3 NORTH
C4.22	EC PLAN - STAGE 3 SOUTH
C5.00	UTILITY PLAN
C5.01	SANITARY SEWER PROFILES
C5.02	FIRE ACCESS PLAN
C6.00	ROADWAY PLAN + PROFILE
C8.00	UTILITY DETAILS
C8.01	UTILITY DETAILS
C8.02	UTILITY DETAILS
C8.03	UTILITY DETAILS
C8.04	EROSION CONTROL DETAILS
C8.05	EROSION CONTROL + STORM DETAILS
C8.06	STORM DETAILS
C8.07	STORM DETAILS
C8.08	SITE DETAILS
C8.09	SITE DETAILS
C8.10	SITE DETAILS
C8.11	SITE DETAILS
C8.12	SITE DETAILS



VICINITY MAP

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MCADENVILLE, NC 28101
704.864.9007

KEY MAP



PROJECT

THE LOOM @ FORT MILL

104 WILLIAMSON STREET
FORT MILL, SOUTH CAROLINA

PROJECT NUMBER
23006

DATE
2026.01.27

ISSUED FOR
FORT MILL CAR

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJ. MANAGER: JM
DRAWN BY: AF, JM, NH
CHECKED BY: JM, HY

SEAL

SCALE
AS INDICATED

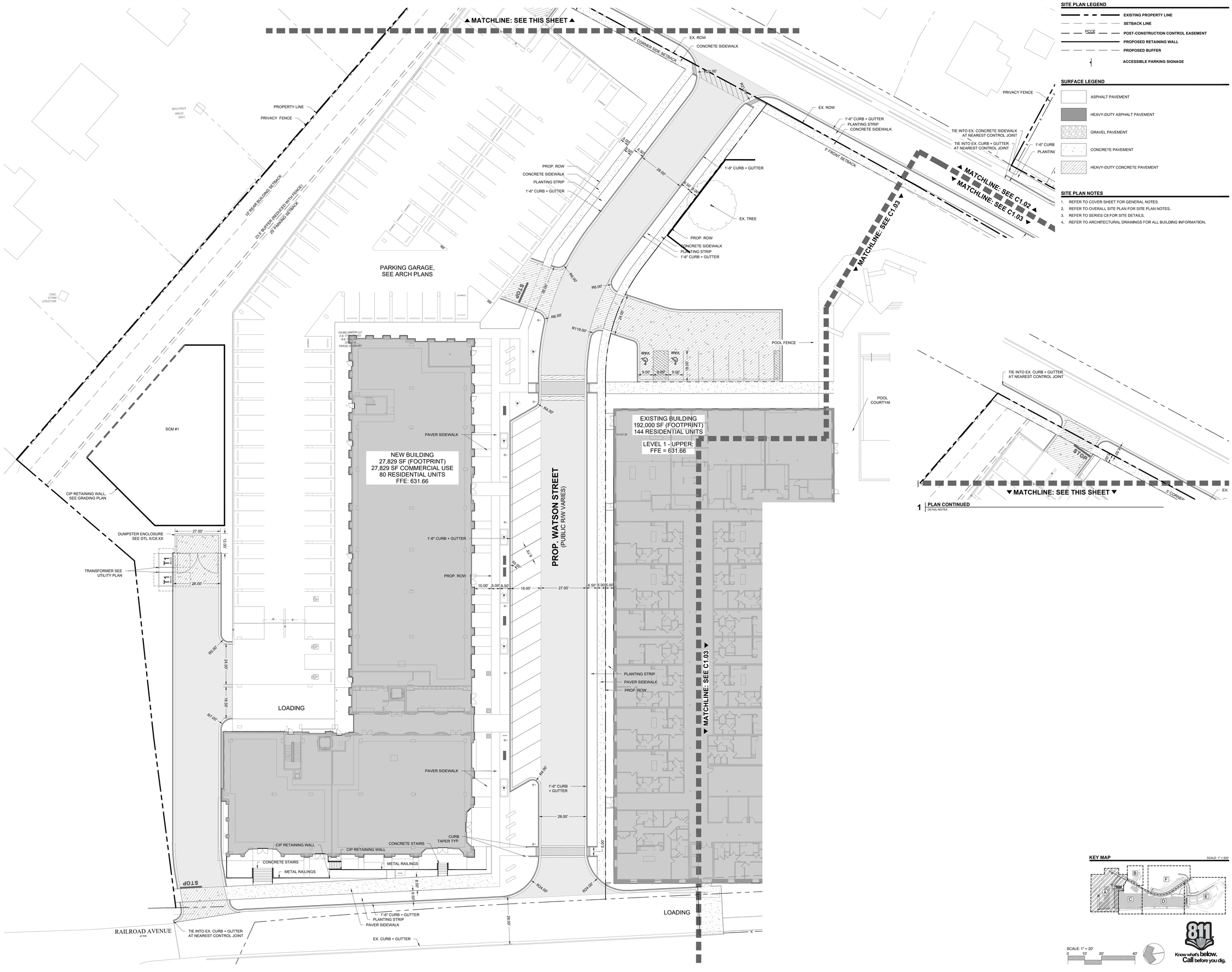
DRAWING
COVER SHEET

C0.00

Plotted: Z:\Shared Projects\2023\23006 Williamson Site-Unique Loom-Fort Mill\Dwg\Sheets\CD\23006-C0-Cvr.dwg / 1/27/2026 12:35 PM

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ORIGINAL SHEET SIZE: 30" X 42"



SITE PLAN LEGEND

- EXISTING PROPERTY LINE
- SETBACK LINE
- POST-CONSTRUCTION CONTROL EASEMENT
- PROPOSED RETAINING WALL
- PROPOSED BUFFER
- ACCESSIBLE PARKING SIGNAGE

SURFACE LEGEND

- ASPHALT PAVEMENT
- HEAVY-DUTY ASPHALT PAVEMENT
- GRAVEL PAVEMENT
- CONCRETE PAVEMENT
- HEAVY-DUTY CONCRETE PAVEMENT

SITE PLAN NOTES

1. REFER TO COVER SHEET FOR GENERAL NOTES.
2. REFER TO OVERALL SITE PLAN FOR SITE PLAN NOTES.
3. REFER TO SERIES C8 FOR SITE DETAILS.
4. REFER TO ARCHITECTURAL DRAWINGS FOR ALL BUILDING INFORMATION.

1 PLAN CONTINUED
DETAIL NOTES

KEY MAP SCALE: 1" = 500'

SCALE: 1" = 20'
0 10' 20' 40'

Know what's below. Call before you dig.

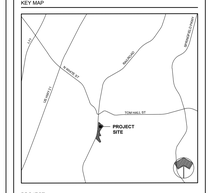
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KEY MAP



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PROJ. MANAGER: JM
DRAWN BY: AF, JM, NH
CHECKED BY: JM, HY

SEAL

SCALE
AS INDICATED

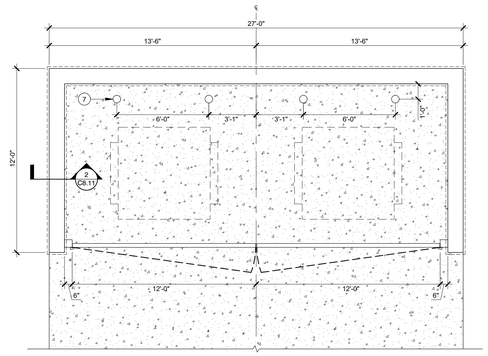
DRAWING
SITE PLAN ENLARGEMENT A

C1.01

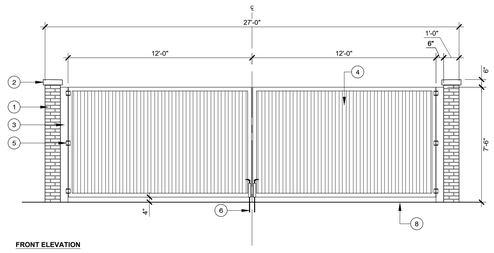
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ORIGINAL SHEET SIZE: 30" X 42"



PLAN



FRONT ELEVATION

KEY:

1. BRICK WALL W/ CMU CORE, BRICK COLOR TO MATCH BUILDING
2. 4" THK. PRECAST CAP
3. 6" SQ. STEEL POST, PAINTED FINISH, TYP.
4. LARGE SWING GATE, 3" SQ. STEEL GRAME W/ STEEL DECK INFILL, BLACK PAINTED FINISH
5. HEAVY DUTY GATE HINGE, TYP.
6. CANE BOLTS, PROVIDE HOLES IN CONCRETE SLAB TO HOLD GATE IN CLOSED AND OPEN POSITION
7. STEEL PIPE BOLLARD
8. FINISHED GRADE

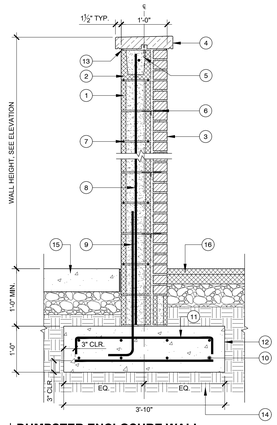
NOTES:

1. FINAL DESIGN OF GATES BY FABRICATOR, SUBMIT SHOP DRAWINGS TO CIVIL ENGINEER FOR APPROVAL.

1 DUMPSTER ENCLOSURE

PLAN/ELEVATION

1/4" = 1'-0"



KEY:

1. 8" REINFORCED CMU CORE (ASTM C-90), FULLY GROUT CELLS W/ 2000PSI GROUT
2. PROVIDE CMU BOND BEAM @ TOP W (1) #5 CONT., FULLY GROUT W/ 2000PSI GROUT
3. BRICK VENEER, CONTINUE VENEER AROUND ALL VISIBLE WALL ENDS, MIN. 3 COURSES BELOW GRADE, BRICK COLOR TO MATCH BUILDING
4. 3" THK. CAST STONE CAP, PROVIDE DRIP GROOVE ALL SIDES, TOP OF CAP SHALL BE SLOPED 2% TOWARDS INSIDE OF ENCLOSURE
5. 3/8" DIA. X 3" S.S. DOWEL, EPOXY SET, PROVIDE 2 PER CAP UNIT
6. VENEER TIES AT 16" O.C. VERT. + 32" O.C. HORZ.
7. GALV. JT. REINFORCEMENT CONT. @ 16" O.C. MAX, TYP.
8. #5 VERT. @ 16" O.C. APPROX. CENTERED, ALIGNED W/ DOWELS, TYP.
9. #5 DOWELS TO BOTTOM MAT @ 16" O.C. MAX. W/ 8" MIN 90° BEND, MIN. 30" PROJECTION ABOVE TOP OF FOOTING, TYP.
10. (4) #5 CONT. TOP + BOTTOM
11. #5 @ 14" O.C. TOP + BOTTOM, HOOK TOP BAR EACH END
12. CONCRETE FOOTING, 3,000 PSI @ 28 DAYS
13. RAKED MORTAR JOINT WITH BACKER ROD AND SEALANT, SEALANT COLOR TO MATCH FINISH COLOR
14. SUBGRADE
15. CONCRETE PAVING - HEAVY DUTY
16. ADJACENT TREATMENT VARIES, SEE PLANS

NOTES:

1. ASSUMED SUBGRADE BEARING PRESSURE IS 2,000 PSF, GEOTECHNICAL ENGINEER TO VERIFY.
2. MORTAR SHALL BE TYPE S

2 DUMPSTER ENCLOSURE WALL

SECTION

3/4" = 1'-0"

SECTION ELEVATION

KEY:

1. 2 X 4" P.T.
2. 2 X 6" P.T.
3. 1 X 6" P.T.
4. FENCE POST, 6 X 6" P.T.
5. FINISHED GRADE
6. POURED IN PLACE CONCRETE (EARTH FORMED)

NOTES:

1. STEP FENCE TO ALIGN W/ GRADE AT 6' INCREMENTS
2. BUFFER FENCE TO BE STAINED FINISH
3. FINISHED SIDE SHALL FACE EXTERIOR OF THE PROPERTY

3 BUFFER FENCE

1/2" = 1'-0"

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KEY MAP



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NO.	DATE	DESCRIPTION	BY

PROJ. MANAGER: JM
DRAWN BY: AF, JM, NH
CHECKED BY: JM, HY

SEAL

SCALE
AS INDICATED

DRAWING
SITE DETAILS

C8.11

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ORIGINAL SHEET SIZE: 30" X 42"

GENERAL NOTES

1. EXISTING TOPOGRAPHIC SURVEY INFORMATION PROVIDED BY ACRO DEVELOPMENT SERVICES, 601 S. CEDAR ST, SUITE 101 CHARLOTTE, NC 28202, UNLESS NOTED OTHERWISE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO ENFORCE SAFETY MEASURES OR REGULATIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE CONSTRUCTION LAYDOWN AREA, PERIMETER FENCE AND ASSOCIATED GATES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE REMOVAL OF THE CONSTRUCTION LAYDOWN AREA, PERIMETER FENCE AND ASSOCIATED GATES AT THE COMPLETION OF THE PROJECT.
6. CONTRACTOR SHALL PROVIDE SUBMITTALS, SHOP DRAWINGS, PRODUCT DATA, AND/OR FINISH SAMPLES FOR ALL MATERIALS, SITE FEATURES, + SITE FURNISHINGS PRIOR TO START OF PROCUREMENT, FABRICATION, AND/OR CONSTRUCTION.
7. CONTRACTOR SHALL PROVIDE MOCK-UPS OF ALL PAVING MATERIALS AND PATTERNS PRIOR TO MATERIAL PROCUREMENT AND CONSTRUCTION.
8. DO NOT SCALE DRAWINGS IN THIS SET. ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER THE SCALE SHOWN ON THE PLANS, SECTIONS, AND DETAILS. IN THE EVENT OF DISCREPANCIES, THE CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE.
9. ALL LOCAL, MUNICIPAL, AND STATE LAWS, RULES, AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE PART OF THE PROJECT CONTRACT DOCUMENTS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
10. ALL SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION GATHERED FROM FIELD INSPECTION AND/OR ANY OTHER APPLICABLE RECORD DRAWINGS WHICH MAY BE AVAILABLE. NOT ALL EXISTING UTILITIES WERE ABLE TO BE LOCATED DURING TOPOGRAPHIC SURVEY/UTILITY LOCATING WORK. THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND OR OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING AND PAYMENT FOR ALL NECESSARY LOCATING SERVICES INCLUDING INDEPENDENT LOCATING SERVICES. THE CONTRACTOR SHALL PROVIDE NOTICE OF EXCAVATION TO NOTIFICATION CENTER AND FACILITY OWNERS (PER NC STATUTE) NO LESS THAN 3 BUSINESS DAYS AND NO MORE THAN 12 WORKING DAYS PRIOR TO BEGINNIG DEMOLITION, EXCAVATION OR ANY OTHER FORM OF CONSTRUCTION.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY LINES REQUIRED TO COMPLETE ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COORDINATION AND COSTS OF THE RELOCATION AND ASSOCIATED WORK.
13. THE CONTRACTOR SHALL BE RESPONSIBLE TO IMMEDIATELY REPAIR ANY ACTIVE UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT CONTRACTOR'S EXPENSE.
14. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, LANDSCAPING, AND FEATURES TO REMAIN ON AND/OR ADJACENT TO THE PROJECT SITE DURING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE, AT THEIR OWN EXPENSE, ALL DAMAGED ELEMENTS RESULTING FROM CONTRACTOR OPERATIONS OR NEGLIGENCE.
15. IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THERE OF SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.
16. THE CONTRACTOR SHALL MAINTAIN "AS-BUILT" DRAWINGS TO RECORD THE ACTUAL LOCATION OF ALL PIPING, CONDUIT, SLEEVES, ETC. PRIOR TO CONCEALMENT, AND ANY HARDSCAPE OR LANDSCAPE CHANGES FROM CONTRACT DRAWINGS. DRAWINGS SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE AT REGULAR INTERVALS, OR AS REQUESTED THROUGHOUT THE PROJECT FOR RECORD KEEPING.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH CAUSED BY THE CONTRACTOR. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.
18. THE LANDSCAPE ARCHITECT AND/OR OWNER DISCLAIM ANY ROLL IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
19. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE OFFICE OF STATE CONSTRUCTION, DEPARTMENT OF INSURANCE, NCDENR, AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL GUIDELINES. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH APPLICABLE LOCAL JURISDICTIONAL STANDARDS AND SPECIFICATIONS.
20. ALL TESTING SHALL BE PERFORMED BY A QUALIFIED TESTING LABORATORY, EMPLOYED AND PAID DIRECTLY BY THE OWNER. IN THE EVENT THE RESULTS OF THE INITIAL TESTING DO NOT COMPLY WITH THE PLANS AND THE SPECIFICATIONS, SUBSEQUENT TEST NECESSARY TO DETERMINE THE ACCEPTABILITY OF CONSTRUCTION SHALL BE AT THE CONTRACTOR'S EXPENSE. ELEMENTS FOUND TO BE DEFICIENT IN STRENGTH OR THICKNESS SHALL BE REMOVED AND REPLACED SOLELY AT THE EXPENSE OF THE CONTRACTOR.

LAYOUT NOTES

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LAYOUT COORDINATES AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF ANY WORK.
2. THE CONTRACTOR SHALL REFERENCE THE DESIGN PLANS FOR DIMENSIONS, JOINT LOCATIONS, AND INLAY SPECIFICATIONS NEAR BUILDINGS AND IN COURTYARDS. THE CONTRACTOR SHALL PROVIDE JOINTS IN WALKWAYS AND HARDSCAPE PER DETAILS OR AS INDICATED ON HARDSCAPE + LAYOUT PLAN SHEETS.
3. THE CONTRACTOR SHALL REQUEST A FIELD REVIEW BY THE LANDSCAPE ARCHITECT OF THE LAYOUT OF ALL DESIGN ELEMENTS. CONTRACTOR SHALL STAKE/MARK LOCATIONS AND OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK.
4. THE CONTRACTOR SHALL REQUEST A FIELD REVIEW OF ALL FORMWORK OR A TYPICAL PORTION OF FORMWORK REPRESENTING SIMILAR WORK. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT OF ALL FORMWORK FOR FLATWORK AND VERTICAL WORK PRIOR TO PLACING CONCRETE.
5. THE CONTRACTOR SHALL REQUEST A FIELD REVIEW BY THE LANDSCAPE ARCHITECT OF ALL LOCATIONS SITE LIGHTING FIXTURES, JUNCTION BOXES, TRANSFORMERS, POWER SUPPLIES, AND PANELS. CONTRACTOR SHALL STAKE/MARK THE LOCATIONS AND OBTAIN APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. LIGHTING CIRCUITRY, JUNCTION BOX LOCATIONS, AND TRANSFORMER LOCATIONS MAY BE LOCATED ON ELECTRICAL ENGINEERING PLANS.
6. THE CONTRACTOR SHALL REFER TO AND COORDINATE WITH ARCHITECTURAL, STRUCTURAL, MEP, AND OTHER APPLICABLE DESIGN DRAWINGS AT ALL TIMES PRIOR TO AND DURING CONSTRUCTION.
7. REFERENCE ARCHITECTURAL DRAWINGS FOR BUILDING LAYOUT INFORMATION.
8. NO DIMENSIONS ARE ADJUSTABLE WITHOUT THE REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT.
9. ALL DIMENSIONS ARE GIVEN IN FEET AND INCHES UNLESS NOTED OTHERWISE.
10. ALL COORDINATES ARE GIVEN IN DECIMAL FEET UNLESS NOTED OTHERWISE.
11. ALL ANGLES ARE ASSUMED TO BE 90 OR 45 DEGREES UNLESS NOTED OTHERWISE.
12. ALIGN ALL JOINTS, CORNERS AND EDGES AS SHOWN. ALIGN MEANS ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
13. ALL DIMENSIONS ARE TO OUTSIDE FACE OF BUILDINGS, TO CENTERLINES, AND FACE OF CURB UNLESS NOTED OTHERWISE.
14. ALL CURB TAPERS ARE 4 (4') FEET LONG UNLESS OTHERWISE SHOWN ON PLAN.
15. THE CONTRACTOR WILL BE PROVIDED WITH ELECTRONIC COPY OF PLANS FOR ALL LAYOUT INFORMATION. THE CONTRACTOR SHALL COORDINATE THE REQUIRED ELECTRONIC FILE FORMAT WITH LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE.

IRRIGATION NOTES

1. IRRIGATION SCOPE OF WORK SHALL BE DESIGN BUILD.
2. ALL PLANT BEDS ARE TO BE IRRIGATED W/ DRIP IRRIGATION
3. ALL PLANTERS ARE TO BE IRRIGATED W/ DRIP IRRIGATION
4. ALL TURF AREAS ARE TO BE IRRIGATED WITH SPRAY/ROTOR IRRIGATION
5. CONTRACTOR TO COORDINATE REQUIRED SLEEVES, ROUGH-INS, ETC. AND INSTALL PRIOR TO PLACING CONCRETE FLATWORK, WALLS, OR OTHER OBSTRUCTIONS.
6. PROVIDE IRRIGATION AREA PLAN, SHOP DRAWINGS, EQUIPMENT LIST, AND PRODUCT DATA FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL PRIOR TO MATERIAL PROCUREMENT AND CONSTRUCTION.

GRADING + DRAINAGE NOTES

1. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION OF DESIGN WHEN OBSTRUCTIONS OR GRADE DISCREPANCIES EXIST THAT CONFLICT WITH THE INFORMATION SHOWN ON THE EXISTING CONDITIONS AND PROPOSED PLANS. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE FOR RESOLUTION. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
2. THE CONTRACTOR SHALL CONSTRUCT FINISHED SURFACES AND FINISHED GRADE TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS, STRUCTURES, INTO DRAINAGE STRUCTURES WHERE PROVIDED, AND TO PREVENT POOLING OF WATER. ANY CONDITIONS NOT ALLOWING THIS TO OCCUR SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE FOR RESOLUTION.
3. PROPOSED CONTOURS ARE APPROXIMATE. SPOT ELEVATIONS AND SLOPES TO BE USED IN THE CASE OF A DISCREPANCY.
9. ALL PROPOSED ELEVATIONS SHOWN ARE FINISHED GRADE OR SURFACE ELEVATIONS, SUBGRADE ELEVATIONS ARE NOT PROVIDED.
10. BLEND EARTHWORK SMOOTHLY WITH EXISTING CONTOURS.
11. FINISHED GRADE IN PLANT BEDS AND TURF AREAS SHALL BE TOP OF PLANTING SOIL.
12. FINISHED GRADE IN PLANT BEDS SHALL BE 3" LOWER THAN ADJACENT PAVING UNLESS NOTED OTHERWISE.
13. FINISHED GRADE IN TURF AREAS SHALL BE 1" LOWER THAN ADJACENT PAVING WHERE SOD IS TO BE INSTALLED AND FLUSH WITH ADJACENT PAVING WHERE SEED IS TO BE INSTALLED.
14. THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF EXISTING MANHOLES, METERS, VALVE COVERS, JUNCTION BOXES, ETC. AS REQUIRED TO MEET NEW FINISHED GRADES.
15. INTERIM GRADING SHALL BE PROVIDED THAT ENSURES THE PROTECTION OF STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, AND WASHOUT.
16. ALONG ANY ACCESSIBLE ROUTE THE MAXIMUM LONGITUDINAL SLOPE SHALL NOT EXCEED 1:20 AND THE MAXIMUM CROSS SLOPE SHALL NOT EXCEED 1:48.
17. ACCESSIBLE RAMPS INDICATED ON PLANS SHALL HAVE MAXIMUM LONGITUDINAL SLOPE OF 1:12 AND A MAXIMUM CROSS SLOPE OF 1:48. IF RAMP EXCEEDS 6' IN LENGTH IT SHALL HAVE ADA COMPLIANT HANDRAILS AND 5' LANDINGS AT INTERVALS NOT EXCEEDING 30'.
18. ACCESSIBLE RAMPS SHALL BE INSTALLED PER LATEST EDITION OF THE NC BUILDING CODE AND ANSI 117.11, IF EXISTING CONDITIONS PRECLUDE THE ABILITY TO MEET MAXIMUM LONGITUDINAL AND MAXIMUM CROSS SLOPES LISTED ABOVE, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
19. AT THE START OF GRADING INVOLVING THE LOWERING OF EXISTING GRADE AROUND A TREE OR STRIPPING OF TOPSOIL, A CLEAN, SHARP, VERTICAL CUT SHALL BE MADE AT THE EDGE OF THE TREE SAVE AREA AT THE SAME TIME AS OTHER EROSION CONTROL MEASURES ARE INSTALLED. THE TREE PROTECTION FENCING SHALL BE INSTALLED ON THE SIDE OF THE CUT FARTHEST AWAY FROM THE TREE TRUNK AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IN THE VICINITY OF THE TREES IS COMPLETE. NO STORAGE OF MATERIALS, FILL, OR EQUIPMENT AND NO TRESPASSING SHALL BE ALLOWED WITHIN THE BOUNDARY OF THE PROTECTED AREA.
20. PLACE/INSTALL BACKFILL AND FILL MATERIALS AND PREPARE SUBGRADE ACCORDING TO THE PROJECT GEOTECHNICAL REPORT. PRIOR TO PROCEEDING WITH PLACEMENT OF PAVING, FOOTINGS, OR OTHER CONSTRUCTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE GEOTECHNICAL ENGINEER OF RECORD TO VERIFY THAT THE REQUIREMENTS OF THE PROJECT GEOTECHNICAL REPORT ARE MET.

GRADING + DRAINAGE NOTES (CONTINUED)

21. IN THE EVENT THAT A GEOTECHNICAL REPORT WAS NOT PREPARED/DEVELOPED FOR THE PROJECT SITE, THE FOLLOWING SPECIFICATIONS SHALL BE USED FOR PLACEMENT/INSTALLATION OF BACKFILL, FILL MATERIALS, AND SUBGRADE PERPARATION.

    PLACE BACKFILL AND FILL MATERIALS IN LAYER NOT MORE THAN 8 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS. PLACE BACKFILL AND FILL MATERIALS EVENLY ON ALL SIDES TO REQUIRED ELEVATIONS, AND UNIFORMLY ALONG THE FULL LENGTH OF EACH STRUCTURE. COMPACT SOIL TO NOT LESS THAN 95% OF MAXIMUM DRY BULK DENSITY (AS TESTED BY THE STANDARD PROCTOR METHOD - ASTM D698) FOR EACH LAYER OF BACKFILL OR FILL MATERIAL UP TO TWO FEET OF FINISHED GRADE. COMPACT SOIL TO NOT LESS THAN 98% OF MAXIMUM DRY BULK DENSITY (AS TESTED BY THE STANDARD PROCTOR METHOD - ASTM D698) FOR EACH LAYER OF BACKFILL OR FILL MATERIAL FOR THE FINAL TWO FEET.

    A LICENSED GEOTECHNICAL ENGINEER MUST VERIFY THE CONDITION AND/OR ADEQUACY OF ALL SUBGRADES, FILLS, AND BACKFILLS PRIOR TO THE PLACEMENT OF FOUNDATIONS, FOOTINGS, SLABS, WALLS, ETC.
22. THE SITE SHALL BE FULLY STABILIZED (85% COVERAGE) PRIOR TO ISSUANCE OF A BUILDING CERTIFICATE OF OCCUPANCY OR PROJECT APPROVAL.

CONCRETE PAVING NOTES

1. PRIOR TO PROCEEDING WITH PLACEMENT OF PAVING, IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE PROJECT SPECIFICATIONS FOR SUBGRADE PREPARATION ARE MET. REFER TO "GRADING + DRAINAGE NOTES".
2. THE CONTRACTOR SHALL REFER TO THE CIVIL, MEP, AND IRRIGATION DRAWINGS FOR CONDUIT TO BE INSTALLED UNDER PAVEMENT PRIOR TO COMMENCING PAVEMENT SUBGRADE PREPARATION. IF IRRIGATION SCOPE IS DESIGN-BUILD, COORDINATE SLEEVE LOCATIONS W/ DESIGN-BUILD CONTRACTOR.
3. ALL CONCRETE WORK SHALL CONFORM TO THE FOLLOWING STANDARDS

    ACI 117 - SPECIFICATIONS FOR TOLERANCES FOR CONCRETE

    ACI 301 - SPECIFICATIONS FOR CONCRETE CONSTRUCTION, LATEST EDITION.

    ACI 318 - BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, LATEST EDITION.

    ACI 360 - GUIDE TO DESIGN OF SLABS-ON-GROUND, LATEST EDITION.
4. FULLY DOCUMENT AND SUBMIT FOR REVIEW THE PROPOSED MATERIALS AND MIX DESIGN FOR ALL CONCRETE. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE REQUIRED DESIGN STRENGTH. ALL CONCRETE TEST DATA MUST BE AVAILABLE AT THE JOB SITE.
5. WHEN COLD WEATHER CONDITIONS EXIST, PLACE CONCRETE IN COMPLIANCE WITH ACI 306.
6. WHEN HOT WEATHER CONDITIONS EXIST, PLACE CONCRETE IN COMPLIANCE WITH ACI 305.
7. DO NOT PLACE CONCRETE WHILE IT IS RAINING OR WHEN RAIN IS IMMINENT.
8. PROVIDE 4% TO 6% ENTRAINED AIR BY VOLUME IN CONCRETE PERMANENTLY EXPOSED TO WEATHER.
9. UNLESS NOTED OTHERWISE, PROVIDE REINFORCING STEEL CONFORMING TO ASTM A615, GRADE 60.
10. PROVIDE WELDED WIRE MESH IN FLAT SHEETS (ROLLS NOT PERMITTED) CONFORMING TO ASTM A1064. LAP WELDED WIRE MESH 6" MINIMUM AT EACH SPLICE.
11. ALL CONTROL JOINTS SHALL BE SAWCUT WITH AN EARLY-ENTRY CONCRETE SAW (SOFF-CUT OR EQUAL). JOINTS SHALL BE CUT AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT JOINT RAVEL (DISLODGEMENT OF AGGREGATE PARTICLES.)
12. PROVIDE TEAR STRIP OR CAP IN EXPANSION JOINT MATERIAL TO ALLOW THE PROPER PLACEMENT OF BACKER ROD AND SEALANT PER EXPANSION JOINT DETAILS.
13. PROVIDE CONTINUOUS ISOLATION BETWEEN BACK OF CURB AND ADJOINING PAVEMENT AND BETWEEN ALL VERTICAL SURFACES AND ADJOINING PAVEMENT.
14. LAYOUT OF CONCRETE JOINTS SHALL BE AS INDICATED ON THESE PLANS. REFERENCE HARDSCAPE PLANS, LAYOUT PLANS, + DETAILS FOR PAVING LAYOUT INFORMATION. ALL DIMENSIONS ARE MEASURED TO CENTERLINE OF JOINTS.
15. AFTER INITIAL FLOATING, TOOL EDGES OF PAVING, GUTTERS, CURBS, AND JOINTS IN CONCRETE WITH AN EDGING TOOL TO A 1/4 IN. RADIUS. REPEAT TOOLING OF EDGES AFTER APPLYING SURFACE FINISHES.

UNIT PAVING NOTES

1. PRIOR TO PROCEEDING WITH PLACEMENT OF PAVING, IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE PROJECT SPECIFICATIONS FOR SUBGRADE PREPARATION ARE MET. REFER TO "GRADING + DRAINAGE NOTES".
2. THE CONTRACTOR SHALL REFER TO THE CIVIL, MEP, AND IRRIGATION DRAWINGS FOR CONDUIT TO BE INSTALLED UNDER PAVEMENT PRIOR TO COMMENCING PAVEMENT SUBGRADE PREPARATION. IF IRRIGATION SCOPE IS DESIGN-BUILD, COORDINATE SLEEVE LOCATIONS W/ DESIGN-BUILD CONTRACTOR.
3. LAY PAVERS IN PATTERN(S) AS INDICATED ON THESE PLANS. REFERENCE HARDSCAPE PLANS, LAYOUT PLANS, + DETAILS FOR PAVING LAYOUT INFORMATION. ALL DIMENSIONS ARE TO CENTERLINE OF JOINTS.
4. PAVER DIMENSIONS ARE NOMINAL AND TOLERANCES VARY. PRIOR TO POURING SLABS, BANDING, OR OTHERWISE SETTING PAVER FIELDS, VERIFY ACTUAL PAVER SIZES AND LAYOUT OF THE PAVER FIELDS. MAKE MINOR ADJUSTMENTS TO EDGE CONSTRAINTS AS REQUIRED TO ACCOMMODATE ACTUAL PAVER SIZES. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF DISCREPANCIES AND/OR ADJUSTMENTS.
5. THE RECOMMENDED BASE SURFACE TOLERANCE SHALL NOT DEVIATE BY MORE THAN ±3/8 IN. OVER A 10 FT STRAIGHT EDGE.
6. BEDDING SAND SHALL CONFORM TO ASTM C33. DO NOT USE STONE DUST, LIMESTONE SCREENINGS, OR MATERIAL THAT DOES NOT CONFORM TO ASTM C33.
7. SPREAD BEDDING SAND EVENLY OVER THE BASE COURSE AND SCREED TO A NOMINAL 1 IN THICKNESS, NOT EXCEEDING 1 1/2 IN. THICKNESS. DO NOT DISTURB SCREEDED SAND PRIOR TO PLACING UNIT PAVERS.
8. PLACE PAVER UNITS HAND TIGHT WITHOUT USING HAMMERS. MAKE HORIZONTAL ADJUSTMENTS TO PLACEMENT OF LAID PAVERS WITH RUBBER HAMMERS AND PRY BARS AS REQUIRED.
9. PROVIDE JOINTS BETWEEN PAVERS BETWEEN 1/16 IN. AND 3/16 IN. WIDE. NO MORE THAN 5% OF THE JOINTS SHALL EXCEED 3/16 IN. WIDE TO ACHIEVE STRAIGHT BOND LINES.
10. JOINT (BOND) LINES SHALL NOT DEVIATE MORE THAN ±1/2 IN. OVER 50 FT. FROM STRING LINES.
11. FILL GAPS AROUND UTILITY BOXES, TREE WELLS, EDGE RESTRAINTS, ETC. WITH PAVER UNITS CUT TO FIT. PROVIDE A JOINT WIDTH OF 1/8 IN. TO 1/4 IN. BETWEEN CUT PAVERS ADJACENT STRUCTURES/EDGES.
12. MAKE PAVER CUTS WITH A MASONRY SAW WITHOUT CRACKING OR CHIPPING THE PAVER UNITS.
13. LIPPAGE BETWEEN INDIVIDUAL PAVING UNITS SHALL NOT EXCEED 1/16 IN.
14. THE FINAL SURFACE ELEVATION OF UNIT PAVERS SHALL NOT DEVIATE FROM THE DESIGN ELEVATIONS BY MORE THAN 1/4 IN.
15. THE FINAL SURFACE TOLERANCE FROM GRADE ELEVATIONS SHALL NOT DEVIATE BY MORE THAN ±3/8 IN. UNDER A 10 FT. STRAIGHT EDGE

PLANTING NOTES

1. LANDSCAPE INSTALLATION SHALL INCLUDE THE FURNISHING, INSTALLATION, AND WARRANTY OF ALL PLANTING MATERIALS WITHIN THE PROJECT AREA.
2. THE LANDSCAPE CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL EXISTING AND NEW UNDERGROUND UTILITIES PRIOR TO EXCAVATION FOR PLANTING. DAMAGES TO UTILITIES CAUSED BY THE LANDSCAPE INSTALLTION SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
3. VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES OR INACCURACIES IN THE PLANS TO THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
4. QUANTITIES SHOWN ARE INTENDED TO ASSIST THE CONTRACTOR IN EVALUATING THEIR OWN TAKE OFF'S AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF THE REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BID QUANTITIES AS REQUIRED BY THE PLANS AND SPECIFICATIONS. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS LABELED ON THE PLANTING PLAN AND THE QUANTITY SPECIFIED IN THE LANDSCAPE SCHEDULE/GRAPHIC SYMBOLS SHOWN ON THE PLAN, THE GREATER QUANTITY SHALL GOVERN.
5. THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL PLANT MATERIAL SUBSTITUTIONS OR DEVIATIONS FROM THE PLANTING PLAN BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PLANT SUBSTITUTIONS WITHOUT PRIOR WRITTEN APPROVAL THAT DO NOT COMPLY WITH THE DRAWINGS AND SPECIFICATIONS MAY BE REJECTED BY THE LANDSCAPE ARCHITECT AT NO COST TO THE OWNER. THESE ITEMS MAY BE REQUIRED TO BE REPLACED WITH PLANT MATERIAL THAT ARE IN COMPLIANCE WITH THE DRAWINGS.
6. ALL SIZES AND QUALITY OF THE PLANT MATERIAL SHALL MEET THE MINIMUM SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1). ALL PLANTS THAT DO NOT MEET THE SIZE AND SPECIFICATIONS SET FORTH BY THE AMERICAN STANDARD FOR NURSERY STOCK WILL BE REJECTED BY THE LANDSCAPE ARCHITECT AT NO COST TO THE OWNER.
7. THE CONTRACTOR SHALL INSTALL ALL PLANT MATERIAL IN THE SIZE INDICATED IN THE PLANT SCHEDULE UNLESS OTHERWISE NOTED ON THE PLAN SET.
8. THE CONTRACTOR IS RESPONSIBLE FOR SECURING ALL PLANT MATERIAL IN THE SIZE SPECIFIED ON THE PLAN PRIOR TO INSTALLATION. IN THE EVENT THAT THE PLANT MATERIAL IS NOT AVAILABLE IN THE SIZE SPECIFIED, THE CONTRACTOR SHALL INSTALL A GREATER SIZE.
9. IT IS THE CONTRACTORS RESPONSIBILITY TO FURNISH PLANT MATERIAL FREE OF PEST OR PLANT DISEASES. PRE-SELECTED "TAGGED" PLANT MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND BE CERTIFIED PEST AND DISEASE FREE. IT IS THE CONTRACTORS OBLIGATION TO WARRANTY THE PLANT MATERIAL PER SPECIFICATIONS.
10. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE LANDSCAPE ARCHITECT. ANY PLANT MATERIAL INSTALLED WITHOUT IT'S FINAL LOCATION APPROVED BY THE LANDSCAPE ARCHITECT IS SUBJECT TO RELOCATION AT THE SOLE EXPENSE OF THE CONTRACTOR.

    CONTRACTOR SHALL COMPLETE THE FOLLOWING TASKS BEFORE BEGINNING PLANTING OPERATIONS. LANDSCAPE ARCHITECT MAY REQUIRE RELOCATION/ADJUSTMENT OF SELECT PLANT MATERIAL DUE TO SITE CONDITIONS/ON-SITE REVIEW AT THE SOLE EXPENSE OF THE CONTRACTOR.

    TREES - MARK ALL TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO DIGGING HOLES.

    SHRUBS/PERENNIALS - MARK ALL PLANTING BEDS EDGES AND MARK THE CONTAINER LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO DIGGING HOLES FOR PLANTING.
11. CONTRACTOR SHALL ENSURE PROPER COORDINATION OF PROPOSED PLANT MATERIAL LOCATIONS WITH ALL INSTALLED FOOTINGS, SUBSURFACE STRUCTURES, AND UTILITIES. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS PRIOR TO INSTALLATION OF PLANT MATERIAL.
12. THE CONTRACTOR SHALL ALWAYS ASSUME THE SMALLER SIZE OF EACH PLANT WHEN A RANGE IS GIVEN CONCERNING SPACING i.e. PLANT TYPE X IS 12" TO 18" WIDE. THE CONTRACTOR SHALL USE 12" (THE SMALLER SIZE) TO ESTIMATE PLANTS REQUIRED TO FILL ANY GIVEN AREA.
13. PRIOR TO MOBILIZATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT, IN WRITING, IF HE OR SHE BELIEVES ANY PLANT MATERIAL SPECIFIED ON THE PLAN MAY NOT BE SUITABLE FOR THE SITE SPECIFIC CONDITIONS. SUBSTITUTION OF PLANT MATERIAL WILL BE GRANTED BY THE LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. FAILURE TO NOTIFY THE LANDSCAPE ARCHITECT IN WRITING MAY RESULT IN THE REPLACEMENT OF ALL FAILED PLANT MATERIAL (EXCEPT FOR DEFECTS RESULTING IN LACK OF ADEQUATE MAINTENANCE AS DETERMINED BY THE OWNER, NEGLECT OR VANDALISM, AND UNKINDLY ACTS OF GOD) AT THE CONTRACTOR'S EXPENSE.
14. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COORDINATION OF LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND IRRIGATION AND DRAINAGE SYSTEMS. IN AREAS WHERE THERE IS A DRAINAGE INLET CONFLICT WITH SPECIFIED SHRUBS PER PLAN, FINAL SHRUB LOCATIONS WILL BE DETERMINED ON SITE AND APPROVED BY LANDSCAPE ARCHITECT.
12. TREES SHALL HAVE SINGLE LEADERS. TREES WITH 2 LEADERS WILL BE REJECTED.
13. LANDSCAPING SHALL REMAIN CLEAR FROM ANY FIRE HYDRANTS AND FDC LOCATIONS ON THE SITE.
14. ALL PLANT BED AREAS SHALL RECEIVE FULL SOIL PREPARATION PRIOR TO INSTALLATION OF PLANTING SOILS, REFER TO SOIL PREPARATION NOTES.
15. THE PLANTING PROCESS IS SIMILAR FOR DECIDUOUS AND EVERGREEN TREES.
16. FOR B&B PLANTS, ALL TWINE AND BURLAP USED SHALL BE NATURAL, BIODEGRADABLE MATERIAL. AFTER THE ROOT BALL HAS BEEN BACKFILLED, REMOVE ALL TWINE AND BURLAP FROM THE TOP 1/3 OF THE ROOT BALL. CUT THE BURLAP AWAY, DO NOT FOLD DOWN INTO OR ONTO THE PLANTING SOIL. IF THE PLANT IS SHIPPED WITH A WIRE BASKET THAT DOES NOT MEET THE REQUIREMENTS OF A "LOW RISE" BASKET, REMOVE THE TOP 6-8" OF THE BASKET WIRES JUST BEFORE FINAL BACKFILLING OF TREE.
17. FOR CONTAINER GROWN PLANTS, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL. THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
18. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIM

LIGHTING + ELECTRICAL PRICING NOTES

TREE UPLIGHTS
QTY: 34

NOTE: TWO (2) UPLIGHTS LOCATED AT EACH PROPOSED TREE WITHIN NEW PLANTERS

BASIS OF DESIGN:
HYDREL - ASPEN LED UPLIGHT
HTTPS://HYDREL.ACUITYBRANDS.COM/

LINEAR LED LIGHT
QTY: 35 LF

NOTE: LOCATED UNDER FF-08 AND SF-03

BASIS OF DESIGN:
QTL - ASPEN LED UPLIGHT
HTTPS://HYDREL.ACUITYBRANDS.COM/

RAILING LIGHTS
QTY: 45

NOTE: LOCATED IN BOTTOM OF TOP RAIL OF FR-01 AND FR-02

BASIS OF DESIGN:
KLIK USA - LEDPOD 40
HTTPS://WWW.KLIKUSA.COM/

DOWNLIGHTS
QTY: 6

NOTE: MOUNTED IN ROOF OF FF-01 SHADE STRUCTURE

BASIS OF DESIGN:
KLIK USA - LEDPOD XL28 FLAT
HTTPS://WWW.KLIKUSA.COM/

RECESSED STAIR LIGHTS
ASSUME TWENTY FOUR (24) RECESSED WALL LIGHTS - BASIS OF DESIGN TARGETTI ZEDGE LINE. INCLUDE LOW VOLTAGE POWER SUPPLIES

STRING LIGHTS
ASSUME 1200LFSTRING LIGHTS - BASIS OF DESIGN TIVOLI LIGHTSPHERE W/ HIGH OUTPUT LED, CLEAR GLOBES, PROVIDE STAINLESS STEEL CABLE, HARDWARE, AND CABLE LOCKS FOR MOUNTING.

BOLLARD LIGHTS
ASSUME FOUTEEN (14) BOLLARD LIGHTS - BASIS OF DESIGN FORMA SURFACES - CYRCA M30-P1/K4 SECURITY BOLLARD - ILLUMINATED, RFT CAP, SECURITY CORE. PROVIDE CONCRETE FOOTING PER MANUFACTURE RECOMMENDATIONS FOR EACH BOLLARD.

CONVENIENCE OUTLETS
QTY: 5

NOTE: PROVIDED AT STREET TREES ON RAILROAD AVENUE AND WATSON STREET, WITHIN PLANT BEDS AROUND POOL, WITHIN OUTDOOR KITCHEN AT SOUTH AMENITY GARDEN

BASIS OF DESIGN:
ELEC. OUTLETS W/ USB-C + LOW-PROFILE IN-USE WEATHERPROOF COVER

LIGHTING CONTROLS
PROPOSED LIGHT FIXTURES SHALL BE ADDED TO EXISTING BUILDING LIGHTING CONTROL PANEL/SYSTEM.

LANDSCAPE PRICING NOTES

INCLUDE COST SOILS + PLANT MATERIAL WITHIN ALL PROPOSED PLANTING AREAS AND EXISTING PLANTING AREAS TO REMAIN.

SOILS
AMENDED PLANTING SOIL TO MEET PROJECT SPECIFICATIONS. AVERAGE DEPTH OF 2'-0" THROUGHOUT PROPOSED PLANTING AREAS.

DRAINAGE PRICING NOTES

AREA DRAINS - HARDSCAPE
QTY: 50

NOTE: LOCATED AT PROPOSED TENANT TERRACE. CONNECT TO EXISTING STORM SYSTEM.

BASIS OF DESIGN:
8" NYLOPLAST DRAIN BASINS/INLINE DRAINS W/ CAST IRON PEDESTRIAN GRATES
HTTPS://WWW.ADSPIPE.COM/NYLOPLAST

SUBDRAIN
QTY: 2000 LF

NOTE: LOCATED BEHIND WL-03 AND AT BOTTOM OF RAISED PLANTERS. CONNECT TO EXISTING STORM SYSTEM.

BASIS OF DESIGN:
4" PERFORATED DUAL WALL HDPE W/ FILTER SOCK, 4" #57 STONE ON ALL SIDES OF PIPE WRAPPED IN NON-WOVEN GEOTEXTILE.

IRRIGATION NOTES

1. IRRIGATION SCOPE OF WORK SHALL BE DESIGN BUILD.
2. ALL PLANT BEDS ARE TO BE IRRIGATED W/ DRIP IRRIGATION
3. ALL TURF AREAS ARE TO BE IRRIGATED WITH SPRAY/ROTOR IRRIGATION
4. CONTRACTOR TO COORDINATE REQUIRED SLEEVES, ROUGH-INS, ETC, AND INSTALL PRIOR TO PLACING CONCRETE FLATWORK, WALLS, OR OTHER OBSTRUCTIONS.
5. PROVIDE SHOP DRAWINGS, EQUIPMENT LIST, AND PRODUCT DATA FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL PRIOR TO MATERIAL PROCUREMENT AND CONSTRUCTION.

OUTDOOR KITCHEN SCHEDULE

OUTDOOR KITCHEN COMPONENTS

ITEM	PRODUCT INFORMATION	MANUFACTURER/SUPPLIER
STAINLESS STEEL BUILT-IN GRILL	36" SEDONA BUILT-IN GRILL WITH 3 STAINLESS STEEL BURNERS (L600)	LYNX HTTPS://WWW.LYNXGRILLS.COM
STAINLESS STEEL DOUBLE ACCESS DOOR	36" SEDONA DOUBLE DOORS (LDR636)	LYNX HTTPS://WWW.LYNXGRILLS.COM
ACCESSIBLE KNOBS + SIDE HOOD HANDLE	ADA KIT FOR SEDONA GRILLS (ADAKIT)	LYNX HTTPS://WWW.LYNXGRILLS.COM
VENT COVER	AG10 BAR GRILLE W/ B FRAME; MATERIAL: STAINLESS STEEL; FINISH: SATIN; SEE DETAILS FOR DIMENSIONS	ARCHITECTURAL GRILLE HTTPS://WWW.ARCHGRILLE.COM

POOL SCHEDULE

POOL COMPONENTS + FINISHES

ITEM	PRODUCT INFORMATION	MANUFACTURER/SUPPLIER
PLASTER	COLORSCAPES PLASTER; COLOR: TBD	NPT HTTPS://WWW.NPTPOOL.COM/
COPING	PRECAST SINGLE AND DOUBLE BULLNOSE COPING; FINISH: SANDSTONE COLLECTION; COLOR TBD	FEDERAL STONE HTTPS://WWW.FEDERALSTONE.COM/
WATERLINE TILE	2X2 PORCELAIN TILE; TILE COLOR: AZZURO; GROUT COLOR: TBD	NPT HTTPS://WWW.NPTPOOL.COM/
RAISED WALL TILE	2X2 PORCELAIN TILE; TILE COLOR: AZZURO; GROUT COLOR: TBD; PROVIDE FINISH PROFILES AT OUTSIDE CORNERS AND EDGES	TILE NPT HTTPS://WWW.NPTPOOL.COM/ FINISH PROFILES SCHLUTER HTTPS://WWW.SCHLUTER.COM/
STAINLESS STEEL HANDRAILS	PARAGON CUSTOM STAINLESS STEEL HANDRAIL 1-1/2" OD; SEE DETAILS FOR DIMENSIONS	PENTAIR HTTPS://WWW.PENTAIR.COM
SKIMMER COVERS	RUSSO/ALANSO STAINLESS STEEL SKIMMER COVER; SELECT MODEL COMPATIBLE WITH SKIMMER	MAJESTIC WATER SPOUTS HTTPS://MAJESTICWATERSPOUTS.COM
WATERFALL WEIR/SPILLWAY	CUSTOM SIZE STAINLESS STEEL LOMBARDI FOUNTAIN SPILLWAY; SEE DETAILS FOR DIMENSIONS	MAJESTIC WATER SPOUTS HTTPS://MAJESTICWATERSPOUTS.COM

NOTE: POOL SCHEDULE IS PROVIDED FOR BASIS OF DESIGN. EQUAL PRODUCT/FINISH SUBSTITUTIONS SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.

MATERIALS/FINISH SCHEDULE

ED - EDGING

CODE	DESCRIPTION	DETAIL	PRODUCT INFORMATION	MANUFACTURER/SUPPLIER	NOTES
ED-01	EDGING TYPE 1	VARIES REFER TO DETAILS	BORDER CONCEPTS A.P.E. EDGING; SIZE: 3-1/2" X 3-1/2 "X 3/16" THK., FINISH: ENAMEL PAINT; COLOR: BLACK	BORDER CONCEPTS HTTPS://BORDERCONCEPTS.COM	PROVIDE PRODUCT DATA FOR REVIEW/APPROVAL BY LANDSCAPE ARCHITECT.
ED-02	EDGING TYPE 2	VARIES REFER TO DETAILS	BORDER CONCEPTS BORDER KING EDGING; SIZE: 8" X 1/4" THK., FINISH: ENAMEL PAINT; COLOR: BLACK	BORDER CONCEPTS HTTPS://BORDERCONCEPTS.COM	PROVIDE PRODUCT DATA FOR REVIEW/APPROVAL BY LANDSCAPE ARCHITECT.

FF - SITE FEATURES

CODE	DESCRIPTION	DETAIL	PRODUCT INFORMATION	MANUFACTURER/SUPPLIER	NOTES
FF-01	POOL	X/L5.0X	CONCRETE POOL W/ PLASTER FINISH; SEE DETAILS FOR DESIGN INTENT; SEE POOL SCHEDULE THIS SHEET FOR FINISHES/COMPONENTS; SEE NOTES	N/A - SEE NOTES	POOL IS A DELEGATED DESIGN ITEM , DETAILS PROVIDED FOR DESIGN INTENT ONLY. FINAL DESIGN AND DETAILS BY POOL DESIGNER/CONTRACTOR. PROVIDE ENGINEERED SHOP DRAWINGS FOR REVIEW/APPROVAL BY LANDSCAPE ARCHITECT.
FF-02	SHADE STRUCTURE TYPE 1	X/L5.0X	FABRICATED STEEL SHADE STRUCTURE; SIZE: SEE DETAILS; FINISH: POWDER COATED; COLOR: BLACK; SEE NOTES	POLIGON HTTPS://WWW.POLIGON.COM/	SHADE STRUCTURE IS A DELEGATED DESIGN ITEM. DETAILS PROVIDED FOR DESIGN INTENT ONLY. FINAL DESIGN AND DETAILS BY FABRICATOR. PROVIDE ENGINEERED SHOP DRAWINGS FOR REVIEW/APPROVAL BY LANDSCAPE ARCHITECT.
FF-03	OUTDOOR KITCHEN TYPE 1	X/L5.0X	SEE DETAIL		PROVIDE SHOP DRAWINGS AND PRODUCT DATA FOR REVIEW/APPROVAL BY LANDSCAPE ARCHITECT.
FF-04	OUTDOOR KITCHEN TYPE 2	X/L5.0X	MASONRY WALL W/ BRICK VENEER AND CONCRETE COUNTERTOP; BRICK VENEER: RECLAIMED FROM BUILDING DEMO; BRICK VENEER COLOR: MATCH EX. BUILDING; MORTAR JOINTS: MATCH EX. BUILDING; CONCRETE COUNTERTOP COLOR: NATURAL; SEE OUTDOOR KITCHEN SCHEDULE THIS SHEET FOR COMPONENTS	CONCRETE COUNTERTOP MAJESTIC CONCRETE HTTPS://MAJESTICCONCRETEDESIGN.COM/	PROVIDE SHOP DRAWINGS AND PRODUCT DATA FOR REVIEW/APPROVAL BY LANDSCAPE ARCHITECT.
FF-05	FIRE FEATURE CONTROLS	N/A	COOKE FIRE PIT CONTROL PEDESTAL 4X4 POST; COLOR: BLACK	COOKE	PROVIDE SHOP DRAWINGS AND PRODUCT DATA FOR REVIEW/APPROVAL BY LANDSCAPE ARCHITECT.
FF-06	FIRE FEATURE TYPE 1	N/A	BCL ELECTRIC FIRE PIT; ELECTRIC IGNITION; COLOR: CORTEN STEEL; LIGHT GREY RIVER ROCK FILL	PALOFORM	PROVIDE SHOP DRAWINGS AND PRODUCT DATA FOR REVIEW/APPROVAL BY LANDSCAPE ARCHITECT.
FF-07	FIRE FEATURE TYPE 2	N/A	MISO 48 FIRE PIT; ELECTRONIC IGNITION; COLOR: DOVE CONCRETE; DARK GREY RIVER ROCK FILL	PALOFORM	PROVIDE SHOP DRAWINGS AND PRODUCT DATA FOR REVIEW/APPROVAL BY LANDSCAPE ARCHITECT.
FF-08	STRING LIGHT POST	X/L5.0X	SEE DETAIL	TBD	PROVIDE SHOP DRAWINGS AND PRODUCT DATA FOR REVIEW/APPROVAL BY LANDSCAPE ARCHITECT.

FR - FENCING, RAILING, BARRIERS

CODE	DESCRIPTION	DETAIL	PRODUCT INFORMATION	MANUFACTURER/SUPPLIER	NOTES
FR-01	POOL FENCE TYPE 1	5/L5.09	ECHELON PLUS 3-RAIL FENCE; STYLE: MAJESTIC; SIZE: 4'-0" HEIGHT; FINISH: POWDER COATED; COLOR: BLACK	AMERISTAR HTTPS://WWW.AMERISTARPERIMETER.COM	PROVIDE SHOP DRAWINGS, PRODUCT DATA, AND FINISH SAMPLES FOR REVIEW/APPROVAL BY LANDSCAPE ARCHITECT.
FR-02	POOL GATE TYPE 1	7/L5.09	ECHELON PLUS 3-RAIL GATE; STYLE: MAJESTIC; SIZE: 4'-0" HEIGHT; FINISH: POWDER COATED; COLOR: BLACK	AMERISTAR HTTPS://WWW.AMERISTARPERIMETER.COM	PROVIDE SHOP DRAWINGS, PRODUCT DATA, AND FINISH SAMPLES FOR REVIEW/APPROVAL BY LANDSCAPE ARCHITECT. SEE DETAILS FOR GATE HARDWARE.
FR-03	DOG PARK FENCE TYPE 1	9/L5.09	MONTAGE POOL PET & PLAY 3-RAIL FENCE; STYLE: MAJESTIC; SIZE: 4'-0" HEIGHT; FINISH: POWDER COATED; COLOR: BLACK	AMERISTAR HTTPS://WWW.AMERISTARPERIMETER.COM	PROVIDE SHOP DRAWINGS, PRODUCT DATA, AND FINISH SAMPLES FOR REVIEW/APPROVAL BY LANDSCAPE ARCHITECT.
FR-04	DOG PARK GATE TYPE 1	11/L5.10	MONTAGE POOL PET & PLAY 3-RAIL GATE; STYLE: MAJESTIC; SIZE: 4'-0" HEIGHT; FINISH: POWDER COATED; COLOR: BLACK	AMERISTAR HTTPS://WWW.AMERISTARPERIMETER.COM	PROVIDE SHOP DRAWINGS, PRODUCT DATA, AND FINISH SAMPLES FOR REVIEW/APPROVAL BY LANDSCAPE ARCHITECT. SEE DETAILS FOR GATE HARDWARE.
FR-05	STAIR HANDRAIL TYPE 1	3/L5.10	FABRICATED STEEL HANDRAIL; FINISH: PRIMED + PAINTED; COLOR: BLACK		ALL WELDS SHALL BE CONTINUOUS AND GROUND SMOOTH PRIOR TO FINISHING. PROVIDE SHOP DRAWINGS FOR REVIEW/APPROVAL BY LANDSCAPE ARCHITECT. SHOP DRAWINGS SHALL INCLUDE ALL CONFIGURATIONS + MOUNTING CONDITIONS.
FR-06	GUARDRAIL TYPE 1	4/L5.10	FABRICATED STEEL GUARDRAIL; FINISH: PRIMED + PAINTED; COLOR: BLACK		ALL WELDS SHALL BE CONTINUOUS AND GROUND SMOOTH PRIOR TO FINISHING. PROVIDE SHOP DRAWINGS FOR REVIEW/APPROVAL BY LANDSCAPE ARCHITECT. SHOP DRAWINGS SHALL INCLUDE ALL CONFIGURATIONS + MOUNTING CONDITIONS.

PV - PAVEMENT, RAMPS, CURBS

CODE	DESCRIPTION	DETAIL	PRODUCT INFORMATION	MANUFACTURER/SUPPLIER	NOTES
PV-01	CONCRETE PAVEMENT TYPE 1	3/L5.00	CAST-IN-PLACE CONCRETE PAVING; FINISH: BROOM; COLOR: NATURAL GRAY		4" COMPACTED AGGREGATE BASE + PREPARED SUBGRADE; SAWCUT CONTROL JOINTS; EXPANSION JOINTS W/ BACKER ROD + SEALANT. PROVIDE MOCK-UP FOR APPROVAL BY LANDSCAPE ARCHITECT
PV-01	CONCRETE PAVEMENT TYPE 1	3/L5.00	CAST-IN-PLACE CONCRETE PAVING; FINISH: BROOM; COLOR: NATURAL GRAY, SURFACE RETARDER FINISH (TOPCAST 05 OR EQUAL)		4" COMPACTED AGGREGATE BASE + PREPARED SUBGRADE; SAWCUT CONTROL JOINTS; EXPANSION JOINTS W/ BACKER ROD + SEALANT. PROVIDE MOCK-UP FOR APPROVAL BY LANDSCAPE ARCHITECT
PV-02	UNIT PAVER TYPE 1	5/L5.00	BLU 60 SMOOTH SLABS; 60MM; SHALE GREY	TECHO-BLOC	SAND SET OVER CONCRETE BASE, HAND TIGHT SAND SWEPT JOINTS. JOINTING MATERIAL TO BE TECHNISEAL HP NEXTGEL OR EQUAL. CONCRETE BASE TO HAVE 1" DIA. WEEP HOLES FILLED W/ #8 STONE AND SPACED @ 10' O.C. BOTH DIRECTION AND ALONG LOWE EDGES, WEEP HOLES TO BE COVERED W/ GEOTEXTILE FABRIC (MIRAFI 140N OR EQUAL. SEE ED-01 FOR EDGING SPEC. PROVIDE PRODUCT SAMPLES AND MOCK-UP FOR APPROVAL BY LANDSCAPE ARCHITECT
PV-03	UNIT PAVER TYPE 2	5/L5.00	BLU 60 SMOOTH SLABS; 60MM; GREYED NICKEL	TECHO-BLOC	SAND SET OVER CONCRETE BASE, HAND TIGHT SAND SWEPT JOINTS. JOINTING MATERIAL TO BE TECHNISEAL HP NEXTGEL OR EQUAL. CONCRETE BASE TO HAVE 1" DIA. WEEP HOLES FILLED W/ #8 STONE AND SPACED @ 10' O.C. BOTH DIRECTION AND ALONG LOWE EDGES, WEEP HOLES TO BE COVERED W/ GEOTEXTILE FABRIC (MIRAFI 140N OR EQUAL. SEE ED-01 FOR EDGING SPEC. PROVIDE PRODUCT SAMPLES AND MOCK-UP FOR APPROVAL BY LANDSCAPE ARCHITECT
PV-04	UNIT PAVER TYPE 3	5/L5.00	BLUE 80 SMOOTH PAVER; 80MM; CHESTNUT BROWN	TECHO-BLOC	SAND SET OVER CONCRETE BASE, HAND TIGHT SAND SWEPT JOINTS. JOINTING MATERIAL TO BE TECHNISEAL HP NEXTGEL OR EQUAL. CONCRETE BASE TO HAVE 1" DIA. WEEP HOLES FILLED W/ #8 STONE AND SPACED @ 10' O.C. BOTH DIRECTION AND ALONG LOWE EDGES, WEEP HOLES TO BE COVERED W/ GEOTEXTILE FABRIC (MIRAFI 140N OR EQUAL. SEE ED-01 FOR EDGING SPEC. PROVIDE PRODUCT SAMPLES AND MOCK-UP FOR APPROVAL BY LANDSCAPE ARCHITECT
PV-05	UNIT PAVER TYPE 4	5/L5.00	BLUE 80 SMOOTH PAVER; 80MM; CHOCOLATE BROWN	HANOVER	SAND SET OVER CONCRETE BASE, HAND TIGHT SAND SWEPT JOINTS. JOINTING MATERIAL TO BE TECHNISEAL HP NEXTGEL OR EQUAL. CONCRETE BASE TO HAVE 1" DIA. WEEP HOLES FILLED W/ #8 STONE AND SPACED @ 10' O.C. BOTH DIRECTION AND ALONG LOWE EDGES, WEEP HOLES TO BE COVERED W/ GEOTEXTILE FABRIC (MIRAFI 140N OR EQUAL. SEE ED-01 FOR EDGING SPEC. PROVIDE PRODUCT SAMPLES AND MOCK-UP FOR APPROVAL BY LANDSCAPE ARCHITECT
PV-06	AGGREGATE PAVEMENT	5/L5.00	N/A	N/A	SAND SET OVER AGGREGATE BASE, HAND TIGHT SAND SWEPT JOINTS. JOINTING MATERIAL TO BE TECHNISEAL HP NEXTGEL OR EQUAL. PROVIDE PRODUCT SAMPLES AND MOCK-UP FOR APPROVAL BY LANDSCAPE ARCHITECT
PV-07	CONCRETE CURB - FLUSH	N/A	CAST IN PLACE CONCRETE CURB; LIGHT BROOM FINISH	N/A	
PV-08	UNIT PAVER TYPE 1 - VEHICULAR	6/L5.00	HOLLAND STONE PAVER; GUILFORD	BELGARD	SAND SET OVER HEAVY DUTY CONCRETE BASE, HAND TIGHT SAND SWEPT JOINTS. JOINTING MATERIAL TO BE TECHNISEAL HP NEXTGEL OR EQUAL. CONCRETE BASE TO HAVE 1" DIA. WEEP HOLES FILLED W/ #8 STONE AND SPACED @ 10' O.C. BOTH DIRECTION AND ALONG LOWE EDGES, WEEP HOLES TO BE COVERED W/ GEOTEXTILE FABRIC (MIRAFI 140N OR EQUAL. SEE ED-01 FOR EDGING SPEC. PROVIDE PRODUCT SAMPLES AND MOCK-UP FOR APPROVAL BY LANDSCAPE ARCHITECT
PV-09	UNIT PAVER TYPE 5	6/L5.00	SQUADRA SLATE PAVER; CHESTNUT BROWN	TECHO-BLOC	SAND SET OVER CONCRETE BASE, HAND TIGHT SAND SWEPT JOINTS. JOINTING MATERIAL TO BE TECHNISEAL HP NEXTGEL OR EQUAL. CONCRETE BASE TO HAVE 1" DIA. WEEP HOLES FILLED W/ #8 STONE AND SPACED @ 10' O.C. BOTH DIRECTION AND ALONG LOWE EDGES, WEEP HOLES TO BE COVERED W/ GEOTEXTILE FABRIC (MIRAFI 140N OR EQUAL. SEE ED-01 FOR EDGING SPEC. PROVIDE PRODUCT SAMPLES AND MOCK-UP FOR APPROVAL BY LANDSCAPE ARCHITECT
PV-10	PRECAST CURB	6/L5.00	ARCHITECTURAL PRECAST CURB;	LUCAS CONCRETE	MORTAR SET OVER CONCRETE BASE. PROVIDE PRODUCT SAMPLES AND MOCK-UP FOR APPROVAL BY LANDSCAPE ARCHITECT
PV-09	SYNTHETIC TURF TYPE 1	6/L5.00	SELECT EL SYNTHETIC TURF (ADD ALTERNATE: FUSION PRIZM SYNTHETIC TURF; INFILL: ENVIROFILL	FOREVERLAWN HTTPS://WWW.FOREVERLAWN.COM/	PROVIDE PRODUCT DATA AND SAMPLES FOR REVIEW/APPROVAL BY LANDSCAPE ARCHITECT.
PV-10	ASPHALT PAVEMENT	7/L5.00	PEDESTRIAN ASPHALT PAVEMENT		

SF - SITE FURNITURE

CODE	DESCRIPTION	DETAIL	PRODUCT INFORMATION	MANUFACTURER/SUPPLIER	NOTES
SF-01	PET STATION TYPE 1	X/L5.0X	MONOLINE NO. 2 COMBO (ML-NO2COMBO); FINISH: POWDER COATED; FRAME COLOR: TBD; ICON COLOR: TBD	SITE PIECES HTTPS://WWW.SITEPIECES.COM	PROVIDE PRODUCT DATA AND FINISH SAMPLES FOR APPROVAL BY LANDSCAPE ARCHITECT. COORDINATE W/ LOCAL REPRESENTATIVE - SEAN SMITH SEAN@JETTY14.COM 917.716.9242
SF-02	PLANTER TYPE 1	X/L5.0X	STOCK COLLECTION PLANTER; FINISH: POWDER COATED; COLOR: SUADE BRONZE	GREEN THEORY HTTPS://GREENTHEORY.COM/	PROVIDE FINISH SAMPLES FOR APPROVAL BY LANDSCAPE ARCHITECT.
SF-02	BENCH TYPE 1	X/L5.0X	RADIUM PARK BENCH WITH BACKREST; LENGTH: 79" THERMALLY MODIFIED WOOD, STEEL; COLOR: ROBINIA, DEUTSCHE BAHN	MMCITE HTTPS://WWW.MMCITE.COM/US	PROVIDE PRODUCT DATA AND FINISH SAMPLES FOR APPROVAL BY LANDSCAPE ARCHITECT.
SF-02	BENCH TYPE 2	X/L5.0X	RADIUM PARK BENCH WITHOUT BACKREST; LENGTH: 79", THERMALLY MODIFIED WOOD, STEEL; COLOR: ROBINIA, DEUTSCHE BAHN	MMCITE HTTPS://WWW.MMCITE.COM/US	PROVIDE PRODUCT DATA AND FINISH SAMPLES FOR APPROVAL BY LANDSCAPE ARCHITECT.
SF-02	BIKE RACK	X/L5.0X	LOTLIMIT BICYCLE RACK; FINISH: POWDER COATED; COLOR: DEUTSCHE BAHN	MMCITE HTTPS://WWW.MMCITE.COM/US	PROVIDE PRODUCT DATA AND FINISH SAMPLES FOR APPROVAL BY LANDSCAPE ARCHITECT.

ST - STAIRS

CODE	DESCRIPTION	DETAIL	PRODUCT INFORMATION	MANUFACTURER/SUPPLIER	NOTES
ST-01	CONCRETE STAIR TYPE 1	X/L5.0X	CAST-IN-PLACE CONCRETE; FINISH: LIGHT BROOM; COLOR: NATURAL GRAY	N/A	
ST-02	TIMBER STAIR	X/L5.0X	SEE DETAIL	N/A	

WL - SITE WALLS

CODE	DESCRIPTION		PRODUCT INFORMATION	MANUFACTURER/SUPPLIER	NOTES
WL-01	WALL TYPE 1	X/L5.0X	SEE DETAIL	N/A	
WL-02	WALL TYPE 2	X/L5.0X	SEE DETAIL	N/A	
WL-03	WALL TYPE 3	X/L5.0X	SEE DETAIL	N/A	
WL-04	WALL TYPE 4	X/L5.0X	SEE DETAIL	N/A	
WL-05	WALL TYPE 5	X/L5.0X	SEE DETAIL	N/A	

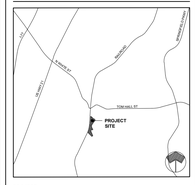
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SURVEYOR
CLONINGER BELL SURVEYING & MAPPING
107 RIVERSIDE DRIVE
MCADENVILLE, NC 28101
704.864.9007

KEY MAP



PROJECT
THE LOOM @ FORT MILL

104 WILLIAMSON STREET
FORT MILL, SOUTH CAROLINA

PROJECT NUMBER
23006

DATE
2026.01.27

ISSUED FOR
FORT MILL CAR

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJ. MANAGER: JM
DRAWN BY: AF, JM, CB
CHECKED BY: JM

SEAL

SCALE
AS INDICATED

DRAWING
HARDSCAPE SCHEDULE

L0.01

Plotted: Z:\Shared Projects\2023\23006 Williamson Site-Unique Loom-Fort Mill\Dwg\Sheets\CD\23006-L0-Gnrl.dwg / 1/27/2026 4:07 PM

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ORIGINAL SHEET SIZE: 30" X 42"

GENERAL SYBMOLS/ABBREVIATIONS

PA	PLANTING AREA, SEE L6 - L7 SERIES
	PROPOSED TREE LOCATION

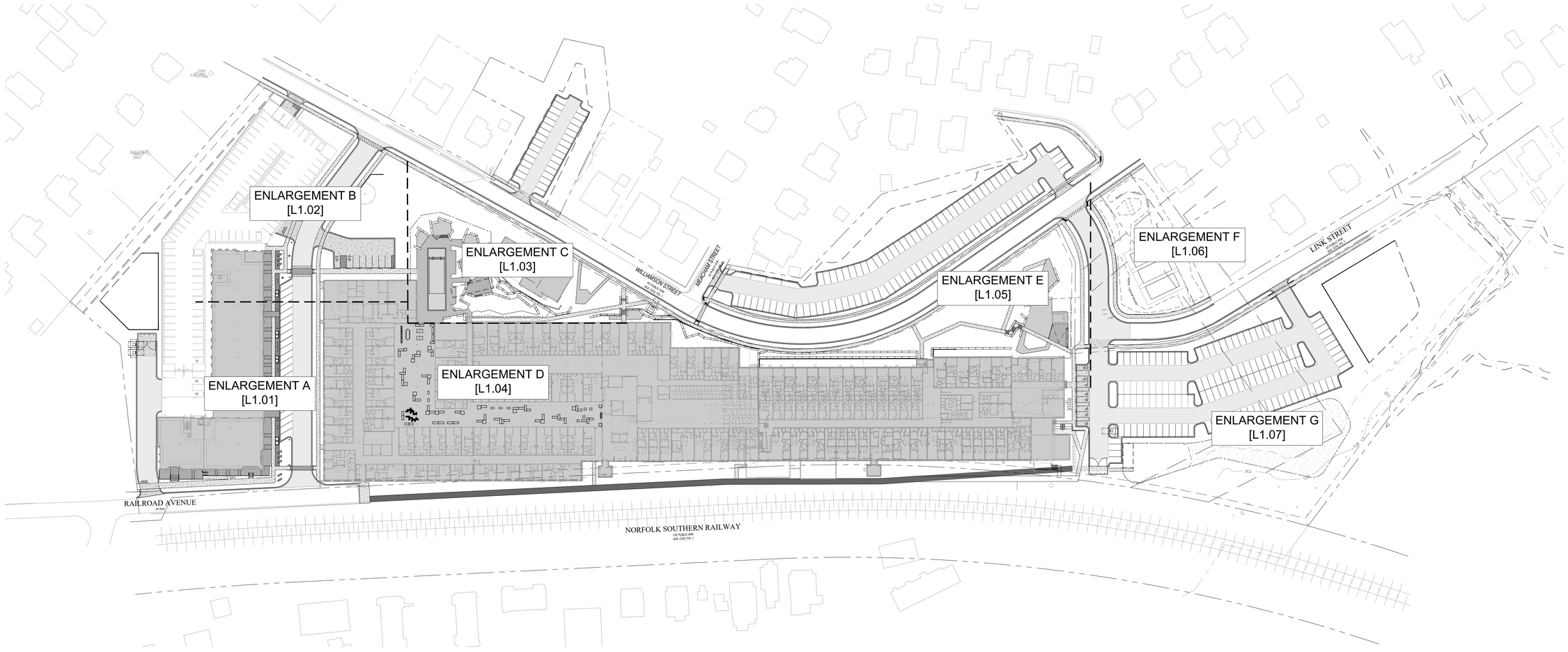
LIGHTING + ELEC SYMBOLS

SYMBOL	DESCRIPTION	DETAIL
U1	LANDSCAPE UPLIGHT	N/A
B1	BOLLARD LIGHT - SECURITY	6/L5.03
B2	BOLLARD LIGHT - PATH LIGHT	N/A
W1	RECESSED WALL LIGHT	N/A

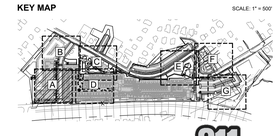
NOTE: REFER TO ELEC. DWGS FOR ELECTRICAL SPECS, LIGHT FIXTURE SPECIFICATIONS, AND ASSOCIATED ELEC. SCOPE OF WORK.

NOTES

1. SEE SHEET L0.01 FOR GENERAL NOTES.
2. UTILITIES ARE SHOWN FOR REFERENCE ONLY, FOR FULL DOCUMENTATION OF PROPOSED AND EXISTING UTILITIES SEE CIVIL DRAWINGS.



KEY MAP SCALE: 1" = 500'



811 Know what's below. Call before you dig.

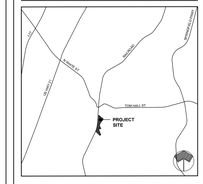
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KEY MAP



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THE LOOM @ FORT MILL

104 WILLIAMSON STREET
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DATE
2026.01.27

ISSUED FOR
FORT MILL CAR

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJ. MANAGER: JM
DRAWN BY: AF, JM, CB
CHECKED BY: JM

SEAL

SCALE
AS INDICATED

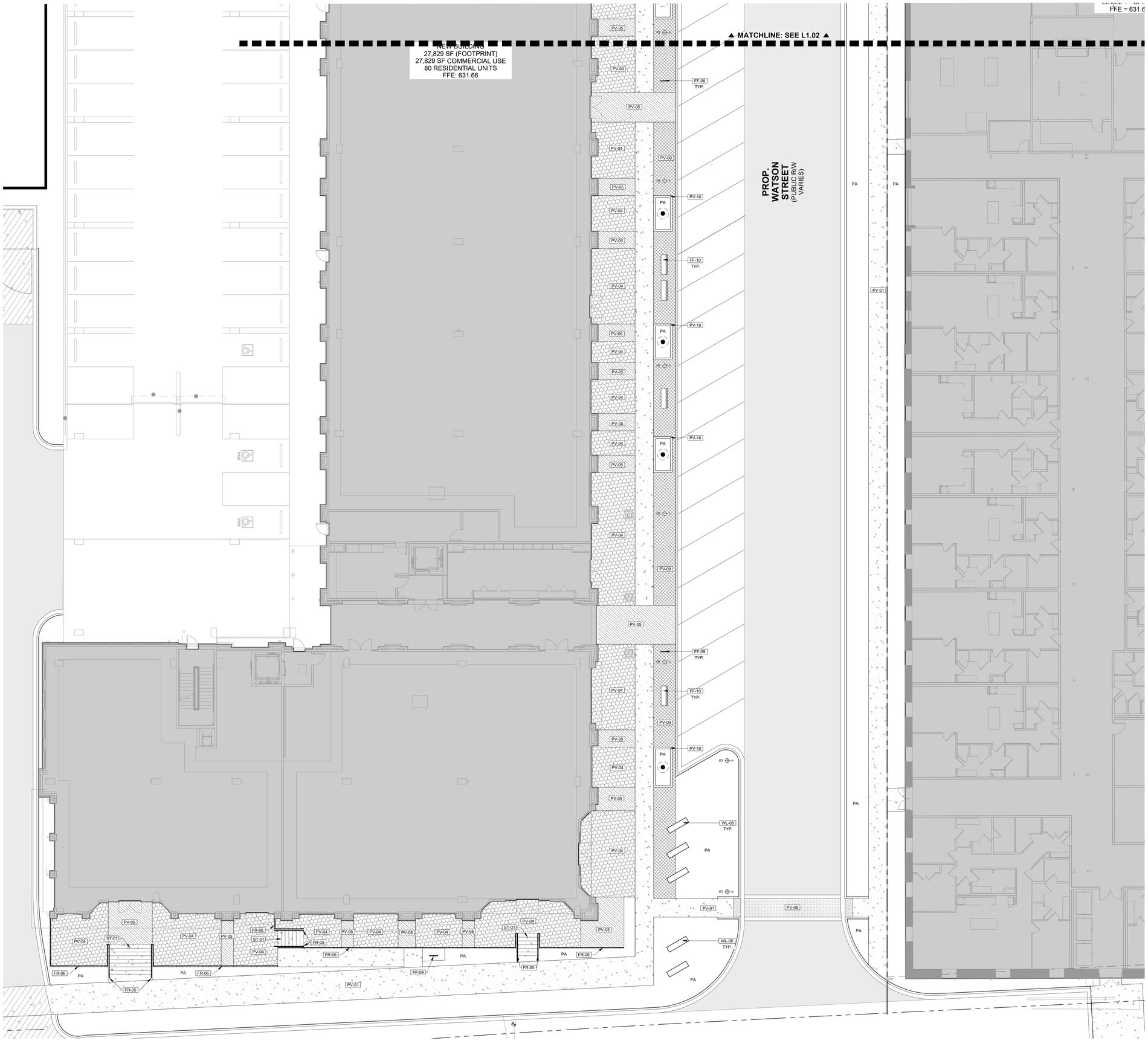
DRAWING
OVERALL HARDSCAPE PLAN

L1.00

Plotted: Z:\Shared Projects\2023\23006 Williamson Site-Unique Loom-Fort Mill\Dwg\Sheets\CD\23006-L1-Hscp.dwg | 1/27/2026 4:09 PM

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ORIGINAL SHEET SIZE: 30" X 42"



GENERAL SYBMOLS/ABBREVIATIONS

PA	PLANTING AREA, SEE L6 - L7 SERIES
	PROPOSED TREE LOCATION

LIGHTING + ELEC SYMBOLS

SYMBOL	DESCRIPTION	DETAIL
P1	PARKING LOT POLE LIGHT	X/L5.XX
P2	PEDESTRIAN POLE LIGHT	X/L5.XX
U1	LANDSCAPE UPLIGHT	N/A
B1	BOLLARD LIGHT - SECURITY	X/L5.XX
B2	BOLLARD LIGHT - PATH LIGHT	N/A
W1	RECESSED WALL LIGHT	N/A

NOTE: REFER TO ELEC. DWGS FOR ELECTRICAL SPECS, LIGHT FIXTURE SPECIFICATIONS, AND ASSOCIATED ELEC. SCOPE OF WORK.

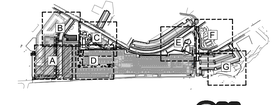
NOTES

1. SEE SHEET L0.01 FOR GENERAL NOTES.
2. UTILITIES ARE SHOWN FOR REFERENCE ONLY, FOR FULL DOCUMENTATION OF PROPOSED AND EXISTING UTILITIES SEE CIVIL DRAWINGS.

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
SITE FURNITURE	
FF-01	POOL
FF-02	SHADE STRUCTURE TYPE 1
FF-03	OUTDOOR KITCHEN TYPE 1
FF-05	FIRE FEATURE CONTROLS
FF-06	FIRE FEATURE TYPE 1
FF-07	FIRE FEATURE TYPE 2
FF-08	STRING LIGHT POSTS
FF-09	BIKE RACK
FF-10	BENCH
FENCING, RAILING, BARRIERS	
FR-01	POOL FENCE TYPE 1
FR-02	POOL GATE TYPE 1
FR-03	DOG PARK FENCE TYPE 1
FR-04	DOG PARK GATE TYPE 1
FR-05	HANDRAIL
FR-06	GUARDRAIL
PAVEMENT, RAMPS, CURBS	
PV-01	CONCRETE PAVEMENT TYPE 1
PV-02	UNIT PAVER TYPE 1
PV-03	UNIT PAVER TYPE 2
PV-04	UNIT PAVER TYPE 3
PV-05	UNIT PAVER TYPE 4
PV-06	AGGREGATE PAVEMENT
PV-07	SYNTHETIC TURF TYPE 1
PV-08	CONCRETE PAVER - VEHICULAR
PV-09	UNIT PAVER TYPE 5
PV-10	PRECAST CURB
SITE FEATURES	
SF-01	PET STATION TYPE 1
STAIRS	
ST-01	CONCRETE STAIR
ST-02	TIMBER STAIR
SITE WALLS	
WL-02	WALL TYPE 2
WL-03	WALL TYPE 3
WL-04	WALL TYPE 4
WL-05	WALL TYPE 5

KEY MAP SCALE: 1" = 500'



SCALE: 1" = 10'
0 5' 10' 20'

811 Know what's below. Call before you dig.

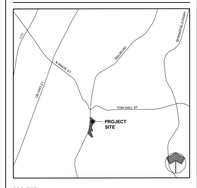
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704.334.1716

SURVEYOR
CLONINGER BELL SURVEYING & MAPPING
107 RIVERSIDE DRIVE
MCADENVILLE, NC 28101
704.864.9007

KEY MAP



PROJECT

THE LOOM @ FORT MILL

104 WILLIAMSON STREET
FORT MILL, SOUTH CAROLINA

PROJECT NUMBER
23006

DATE
2026.01.27

ISSUED FOR
FORT MILL CAR

REVISIONS

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DRAWN BY: AF, JM, CB
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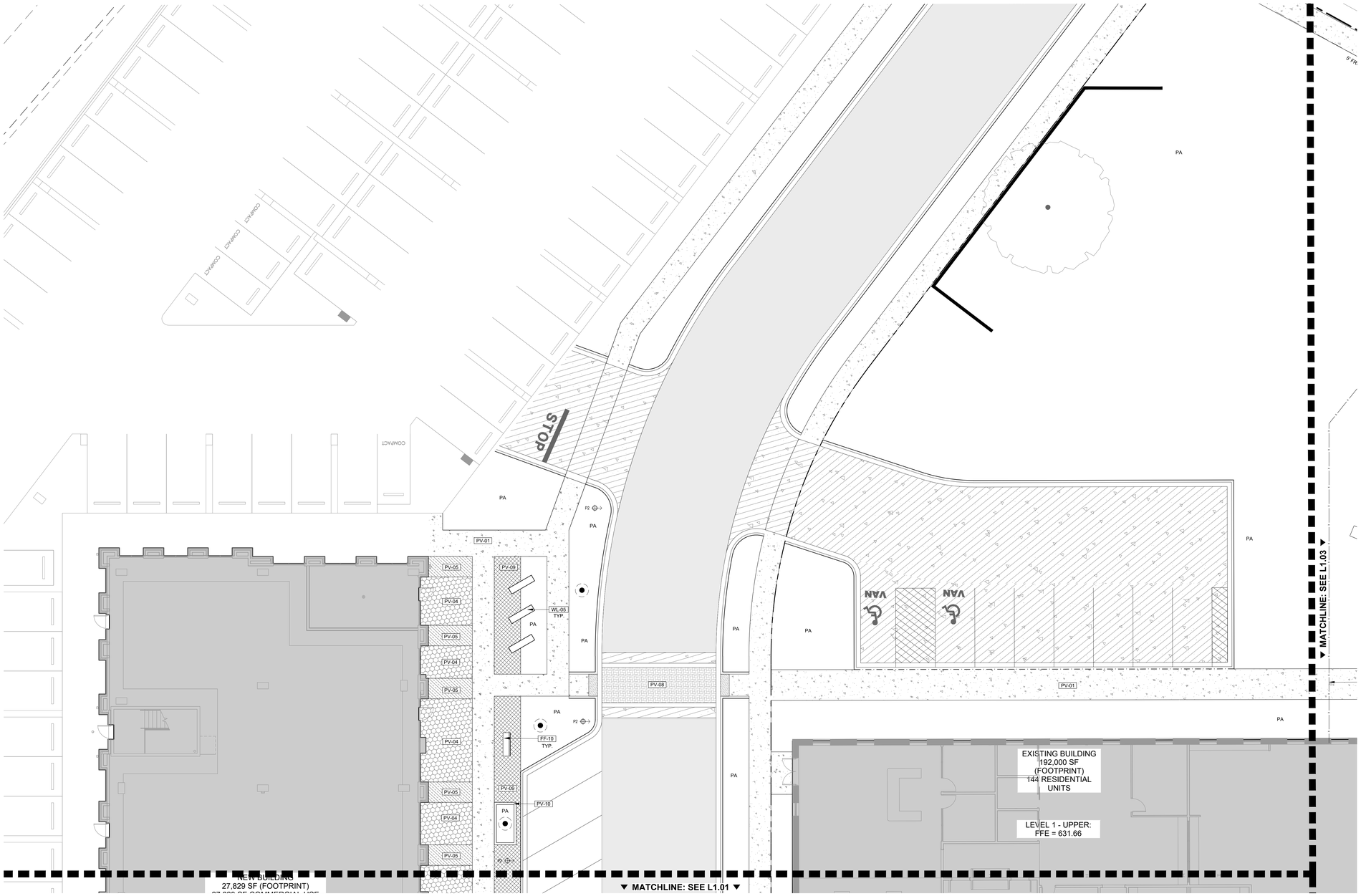
DRAWING
HARDSCAPE PLAN - ENLARGEMENT A

L1.01

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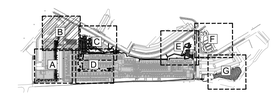
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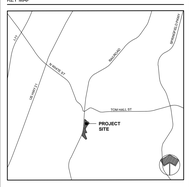
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KEY MAP



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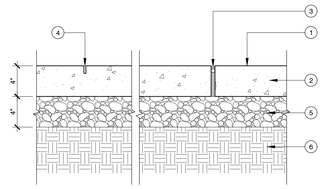
DRAWING
HARDSCAPE PLAN - ENLARGEMENT B

L1.02

Plotted: Z:\Shared Projects\2023\23006 Williamson Site-Unique Loom-Fort Mill\Dwg\Sheets\CD\23006-L1-Hscp.dwg | 1/27/2026 4:39 PM

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ORIGINAL SHEET SIZE: 30" X 42"



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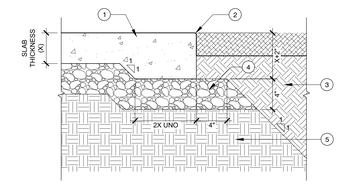
1. SURFACE FINISH
2. CIP CONCRETE PAVING, 3,000 PSI @ 28 DAYS
3. 1/2" EXP. JT
4. 1/8" SAW CUT CONTROL JOINT, MIN. 1/4 DEPTH OF SLAB
5. 98% COMPACTED AGGREGATE BASE
6. PERPARED SUBGRADE PER PROJECT GEOTECH

NOTES:

1. LOCATE EXPANSION AND CONTROL JOINTS PER PLANS

1 CONCRETE PAVEMENT

DETAIL-NOTES — 1 1/2" = 1'-0"



KEY:

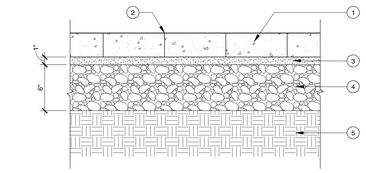
1. CONCRETE PAVEMENT
2. 1/2" RADIUS ON SLAB EDGE
3. PLANTING AREA
4. 98% COMPACTED AGGREGATE BASE
5. PERPARED SUBGRADE PER GEOTECH

NOTES:

1. PROVIDE THICKENED EDGE AT ALL PERIMETER EDGES OF CONCRETE PAVEMENT THAT DO NOT ABUT A RIGID STRUCTURE.
2. PROVIDE THICKENED EDGE WHERE NOTED IN DETAILS.

2 CONCRETE PAVEMENT - THICKENED EDGE

SECTION — 1 1/2" = 1'-0"

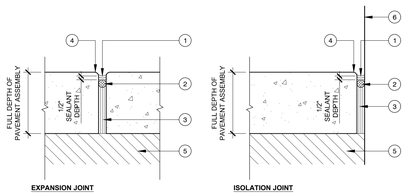


KEY:

1. CONCRETE UNIT PAVER
2. HAND-TIGHT POLYMERIC SAND SWEPT JOINTS
3. SAND SETTING BED (ASTM C33)
4. 98% COMPACTED AGGREGATE BASE
5. PREPARED SUBGRADE PER PROJECT GEOTECH

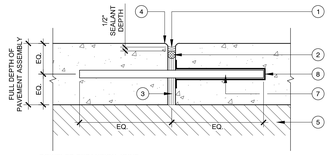
3 UNIT PAVER

SECTION — 1 1/2" = 1'-0"



EXPANSION JOINT

ISOLATION JOINT



DOWELED EXPANSION JOINT

KEY:

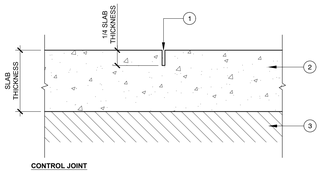
1. ELASTOMERIC JOINT SEALANT (ASTM C920) TOOLED CONCAVE, COLOR SHALL MATCH ADJACENT PAVING
2. CLOSED CELL POLYETHYLENE FOAM BACKER ROD (ASTM C1330)
3. PREFORMED FOAM EXPANSION JOINT FILLER (ASTM D8139), 1/2" THK. UNLESS NOTED OTHERWISE
4. 1/4" RADIUS ON SLAB EDGES
5. PAVING ASSEMBLY VARIES, SEE PAVING DETAILS
6. FACE OF BUILDING, WALL, CURB, COLUMN, OR OTHER RIGID STRUCTURE
7. 1/2" DIA. X 18" L SMOOTH STEEL DOWEL @ 24" O.C.
8. PLASTIC EXPANSION SLEEVE ONE SIDE OF DOWEL (SPEED DOWEL OR EQ.)

NOTES:

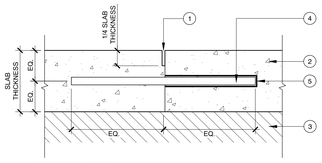
1. SUBMIT COLOR SAMPLES FOR APPROVAL PRIOR TO INSTALLATION.
2. CONFORM TO SEALANT MANUFACTURERS SPECIFICATIONS FOR CLEANING, PRIMING, AND APPLICATION FOR PROPER SURFACE ADHESION.
3. PROVIDE VOID CAP OR TEAR STRIP TO ALLOW PROPER BACKER ROD AND SEALANT INSTALLATION.
4. PROVIDE DOWELED EXPANSION JOINTS IN VEHICULAR PAVING AND WHERE INDICATED IN DETAILS.

4 TYP. EXPANSION + ISOLATION JOINT

SECTION — 3" = 1'-0"



CONTROL JOINT



CONSTRUCTION JOINT

KEY:

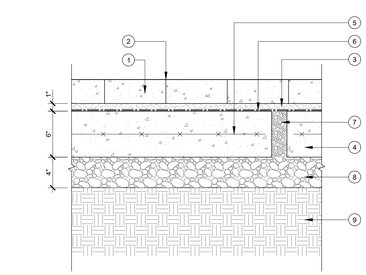
1. 1/8" SAW CUT JOINT
2. CONCRETE PAVING, TYPE VARIES SEE PLANS/DETAILS
3. BASE TYPE VARIES SEE PLANS/DETAILS
4. 1/2" DIA. X 18" L SMOOTH STEEL DOWEL @ 24" O.C.
5. PLASTIC SLEEVE ONE SIDE OF DOWEL (SPEED DOWEL OR EQ.)

NOTES:

1. LOCATE JOINTS PER PLANS.
2. CONTINUE SAW CUT JOINT THROUGH VERTICAL FACE OF SLAB WHERE EDGE OF SLAB IS EXPOSED TO VIEW.
3. CONSTRUCTION JOINTS TO ALIGN WITH A CONTROL JOINT LOCATION SHOWN ON PLANS. CONTRACTOR TO DETERMINE QUANTITY AND LOCATION OF CONSTRUCTION JOINTS.

5 TYP. CONTROL JOINT + CONSTRUCTION JOINT

SECTION — 3" = 1'-0"



KEY:

1. UNIT PAVER, AS SPECIFIED
2. HAND-TIGHT POLYMERIC SAND SWEPT JOINTS
3. SAND SETTING BED (ASTM C33)
4. CIP CONCRETE BASE 4,000 PSI @ 28 DAYS
5. CONT. 6X6-W2.1/W2.1 WWM
6. NON-WOVEN GEOTEXTILE FABRIC, LAP 12" MIN. @ JOINTS
7. 2" DIA. WEEP HOLES FILLED W/ #8 STONE @ 6'-0" O.C. BOTH WAYS + AT LOW EDGES + VALLEYS
8. 98% COMPACTED AGGREGATE BASE
9. PREPARED SUBGRADE PER PROJECT GEOTECH

6 UNIT PAVER - HEAVY-DUTY

SECTION — 1 1/2" = 1'-0"

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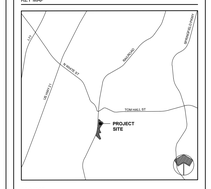
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KEY MAP



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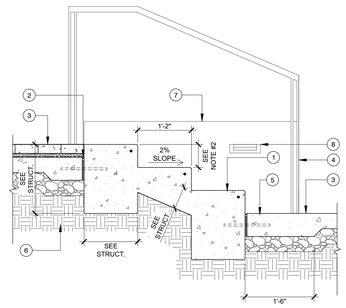
DRAWING
HARDSCAPE DETAILS

L5.00

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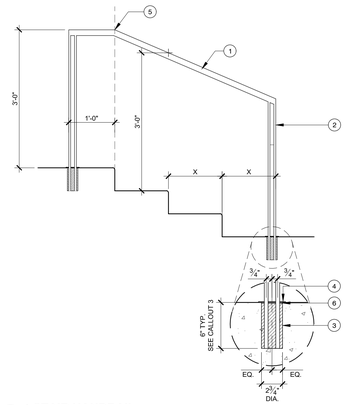
1. CIP REINFORCED CONC. STAIR, SEE STRUCT. DWGS
2. 1/2" DOWELED EXP. JT.
3. ADJACENT TREATMENT VARIES, SEE PLANS
4. HANDRAIL BEYOND, SEE HANDRAIL DETAIL
5. EXTEND THICKENED SLAB EDGE 1'-6" AT BOTTOM OF STAIR
6. PREPARED SUBGRADE PER PROJECT GEOTECHNICAL REPORT
7. CHEEK WALL, BEYOND
8. RECESSED WALL LIGHT BEYOND, SEE ELEC. DWGS

NOTES:

1. TREAD AND RISER QUANTITY VARY, SEE GRADING PLAN
2. RISER HEIGHTS VARY PER STAIR SET, SEE GRADING PLAN FOR RISER HEIGHTS

1 CONCRETE STAIR

DETAIL-NOTES 3/4" = 1'-0"



KEY:

1. 1 1/2" O.D. STEEL PIPE, PAINTED FINISH
2. (2) 1/2" X 1 1/2" STEEL FLAT BAR POST, PAINTED FINISH
3. CORE DRILL PAVING AND GROUT POST IN PLACE W/ HYDRAULIC ANCHORING CEMENT
4. 3-1/2" DIA. X 1/8" THK. STEEL ESCUTCHEON PLATE, FINISH TO MATCH HANDRAIL
5. ALIGN BREAK IN RAIL WITH CORNER OF TOP RISER
6. CLEAR ELASTOMERIC SEALANT BED UNDER ESCUTCHEON PLATE

NOTES:

1. ALL WELDS SHALL BE CONTINUOUS
2. GRIND ALL WELDS SMOOTH PRIOR TO FINISHING
3. STAIR CONFIGURATION MAY VARY, REFER TO PLANS

2 STAIR HANDRAIL

DETAIL-NOTES 3/4" = 1'-0"

KEY:

1. 1 1/2" X 3" STEEL TUBE WELDED TO POSTS, PAINTED FINISH
2. 1/2" X 3" STEEL FLAT BAR, PAINTED FINISH
3. 3/4" DIA. STEEL BAR WELDED TO POSTS, PAINTED FINISH
4. STEEL BASE PLATE WELDED TO POSTS, PAINTED FINISH
5. GALV. ANCHOR BOLT, TYPE + SIZE TBD BY FABRICATOR
6. MOUNTING SURFACE VARIES
7. 4" DIA. SPHERE SHALL NOT PASS
8. 2" DIA. SPHERE SHALL NOT PASS

NOTES:

1. ALL WELDS SHALL BE CONTINUOUS + GROUND SMOOTH PRIOR TO FINISHING.
2. GUARDRAIL + CONNECTIONS SHALL MEET ALL REQUIREMENTS OF NCBC SECTION 1015.
3. ENGINEERED SHOP DRAWINGS SHALL BE PROVIDED FOR ALL GUARDRAIL CONFIGURATIONS + ALL MOUNTING SURFACES/CONDITIONS.

3 GUARDRAIL TYPE 1

DETAIL-NOTES 3/4" = 1'-0"

KEY:

1. 1 1/2" X 3" STEEL TUBE WELDED TO POSTS, PAINTED FINISH
2. 1/2" X 3" STEEL FLAT BAR, PAINTED FINISH
3. 3/4" DIA. STEEL BAR WELDED TO POSTS, PAINTED FINISH
4. STEEL BASE PLATE WELDED TO POSTS, PAINTED FINISH
5. GALV. ANCHOR BOLTS, TYPE + SIZE TBD BY FABRICATOR
6. 4" DIA. SPHERE SHALL NOT PASS
7. 6" DIA. SPHERE SHALL NOT PASS
8. 1 1/2" DIA. STEEL TUBE HANDRAIL MOUNTED TO GUARDRAIL POSTS WITH STANDOFFS, PAINTED FINISH
9. HANDRAIL POST, SEE HANDRAIL DETAILS

NOTES:

1. ALL WELDS SHALL BE CONTINUOUS + GROUND SMOOTH PRIOR TO FINISHING.
2. GUARDRAIL + CONNECTIONS SHALL MEET ALL REQUIREMENTS OF PA BUILDING CODE SECTION 1015 AND 1607.8.
3. ENGINEERED SHOP DRAWINGS SHALL BE PROVIDED FOR ALL GUARDRAIL CONFIGURATIONS + ALL MOUNTING SURFACES/CONDITIONS.

4 GUARDRAIL TYPE 1 @ STAIR

DETAIL-NOTES 3/4" = 1'-0"

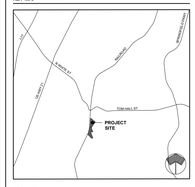
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SURVEYOR
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MCADENVILLE, NC 28101
704.864.9007

KEY MAP



PROJECT

THE LOOM @ FORT MILL

104 WILLIAMSON STREET
FORT MILL, SOUTH CAROLINA

PROJECT NUMBER
23006

DATE
2026.01.27

ISSUED FOR
FORT MILL CAR

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJ. MANAGER: JM
DRAWN BY: AF, JM, CB
CHECKED BY: JM

SEAL

SCALE
AS INDICATED

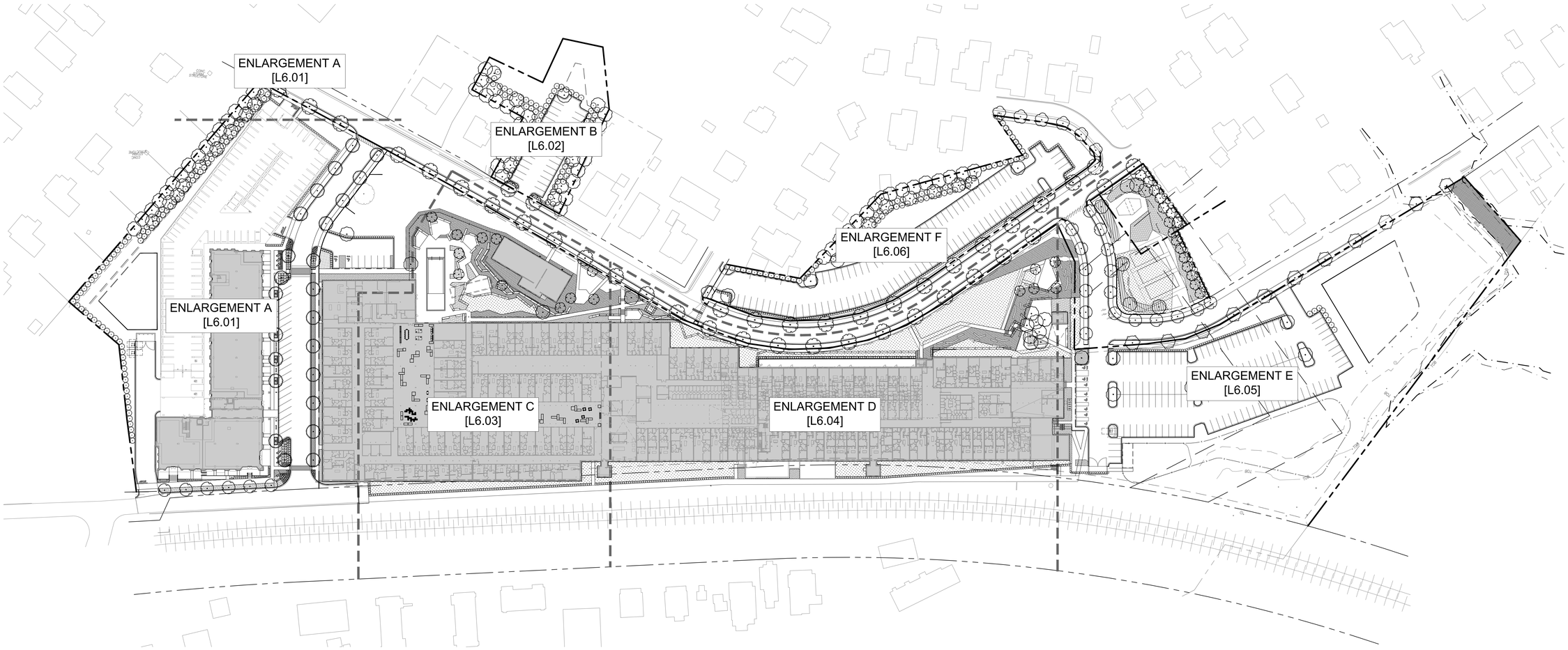
DRAWING
HARDSCAPE DETAILS

L5.02

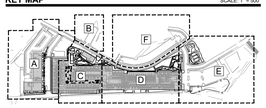
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ORIGINAL SHEET SIZE: 30" X 42"



KEY MAP SCALE: 1" = 500'



SCALE: 1" = 60'
0 30' 60' 120'

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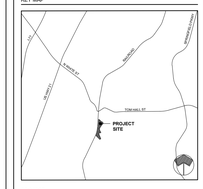
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KEY MAP



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THE LOOM @ FORT MILL

104 WILLIAMSON STREET
FORT MILL, SOUTH CAROLINA

PROJECT NUMBER
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DATE
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ISSUED FOR
FORT MILL CAR

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJ. MANAGER: JM
DRAWN BY: AF, JM, CB
CHECKED BY: JM

SEAL

SCALE
AS INDICATED

DRAWING
OVERALL PLANTING PLAN

L6.00

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ORIGINAL SHEET SIZE: 30" X 42"



CONCEPT PLANT SCHEDULE

- ORNAMENTAL TREE
- LARGE MATURE TREE
- EVERGREEN SHRUB
- EVERGREEN SHRUB 2
- PLANTING AREA TYPE 1
- PLANTING AREA TYPE 2
- PLANTING AREA TYPE 3
- PLANTING AREA TYPE 4
- PLANTING AREA TYPE 5
- PLANTING AREA TYPE 6
- PLANTING AREA TYPE 7
- LAWN

STREET TREES SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME
TREES	
	AERYN® TRIDENT MAPLE ACER BUERGERIANUM 'ABMTF'
	COLLYNAIR® AMERICAN HORNBEAM CARPINUS CAROLINIANA 'CCMTF1'
	REDMOND AMERICAN LINDEN TILIA AMERICANA 'REDMOND'
	WILDFIRE BLACK GUM NYSSA SYLVATICA 'WILDFIRE'
	WINTER KING HAWTHORN CRATAEGUS VIRIDIS 'WINTER KING'

SYMBOL	COMMON / BOTANICAL NAME	SPACING
SHRUBS		
	APRICOT DRIFT® ROSE ROSA X 'MEIMIRROTE'	30" o.c.
	BABY BLUE EYES SPRUCE PICEA PUNGENS 'BABY BLUE EYES'	96" o.c.
	BLUSH PINK™ HEAVENLY BAMBOO NANDINA DOMESTICA 'AKA'	24" o.c.
	CREAM DE MINT PITTOSPORUM PITTOSPORUM TOBIRA 'SHIMA'	30" o.c.
	DOUBLE MINT GARDENIA GARDENIA JASMINOIDES 'DOUBLE MINT'	36" o.c.
	EMERALD HEIGHTS DISTYLIUM DISTYLIUM X 'PIIDIST-I'	60" o.c.
	RADICANS CRYPTOMERIA CRYPTOMERIA JAPONICA 'RADICANS'	120" o.c.
	SILVER KING EUONYMUS EUONYMUS JAPONICUS 'SILVER KING'	36" o.c.
	SNOWCONE® JAPANESE SNOWBELL STYRAX JAPONICUS 'JFS-D'	144" o.c.
	SOUTHERN MOON INDIAN HAWTHORN RHAPHIOLEPIS UMBELLATA 'MINOR'	60" o.c.
	VINTAGE JADE DISTYLIUM DISTYLIUM X 'VINTAGE JADE'	48" o.c.
GROUND COVERS		
	AMAZON MIST CAREX COMANS 'AMAZON MIST'	14" o.c.
	AMERICAN GOLD RUSH BLACK-EYED SUSAN RUDBECKIA X 'AMERICAN GOLD RUSH'	18" o.c.
	BLACK EYED STELLA DAYLILY HEMEROCALLIS X 'BLACK EYED STELLA'	18" o.c.
	CREEPING LILYTURF LIRIOPE SPICATA	14" o.c.
	EVERCOLOR EVEREST SEDGE CAREX OSHIMENSIS	14" o.c.
	GREEN SHEEN PACHYSANDRA PACHYSANDRA TERMINALIS 'GREEN SHEEN'	8" o.c.
	KARL FOERSTER FEATHER REED GRASS CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	24" o.c.
	PINK MUHLY GRASS MUHLENBERGIA CAPILLARIS	30" o.c.
	WHITE SHADOW CANDYTUFT IBERIS SEMPERVIRENS 'WHITE SHADOW'	12" o.c.

KEY MAP SCALE: 1" = 500'

SCALE: 1" = 20'
0 10' 20' 40'

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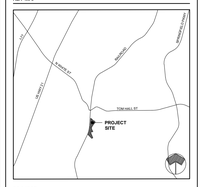
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KEY MAP



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THE LOOM @ FORT MILL

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FORT MILL, SOUTH CAROLINA

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ISSUED FOR
FORT MILL CAR

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJ. MANAGER: JM
DRAWN BY: AF, JM, CB
CHECKED BY: JM

SEAL

SCALE
AS INDICATED

DRAWING
PLANTING PLAN - ENLARGEMENT A

L6.01

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ORIGINAL SHEET SIZE: 30" X 42"

CONCEPT PLANT SCHEDULE

ORNAMENTAL TREE
ACER RUBRUM 'WW WARREN' / RED SENTINEL™ MAPLE
AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY
CORNUS FLORIDA 'CHEROKEE CHIEF' / CHEROKEE CHIEF DOGWOOD
CRATAEGUS VIRIDIS 'WINTER KING' / WINTER KING HAWTHORN
JUNIPERUS VIRGINIANA 'GREENBELT' / GREENBELT EASTERN REDCEDAR
MAGNOLIA GRANDIFLORA 'SOUTHERN CHARM' / TEDDY BEAR® SOUTHERN MAGNOLIA
MAGNOLIA STELLATA 'CENTENNIAL' / CENTENNIAL STAR MAGNOLIA

LARGE MATURE TREE
GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE' / SKYLINE HONEY LOCUST
LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' / ROUND-LOBED SWEET GUM
QUERCUS BICOLOR 'GREEN NOVA' / SUN BREAKER® SWAMP WHITE OAK
QUERCUS LYRATA / OVERCUP OAK
TAXODIUM DISTICHUM 'MICKELSON' / SHAWNEE BRAVE™ BALD CYPRESS
TILIA AMERICANA 'REDMOND' / REDMOND AMERICAN LINDEN
ULMUS AMERICANA 'PRINCETON' / PRINCETON AMERICAN ELM

EVERGREEN SHRUB

EVERGREEN SHRUB 2

PLANTING AREA TYPE 7
AMSONIA HUBRICHTII / ARKANSAS BLUESTAR
ASTER LAEVIS 'BLUEBIRD' / BLUEBIRD SMOOTH ASTER
BAPTISIA / WHITE WILD INDIGO
COREOPSIS VERTICILLATA / TICKSEED
ECHINACEA PURPUREA / CONEFLOWER
GAURA LINDHEIMERI 'BLUSH PINK' / STEFFI™ BLUSH PINK GAURA
GERANIUM X CANTABRIGIENSE / BIOKOVO CRANESBILL GERANIUM
HYLOTELEPHIUM SPECTABILE 'AUTUMN FIRE' / AUTUMN FIRE STONECROP
HYPERICUM X 'CCFLPC-1' / BLUE VELVET™ ST. JOHN'S WORT
MONARDA DIDYMA 'PETITE DELIGHT' / PETITE DELIGHT BEEBALM
MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS
PINUS MUGO / MUGO PINE
PITTOSPORUM TOBIRA 'WHEELER'S DWARF' / WHEELER'S DWARF PITTOSPORUM
ROSMARINUS OFFICINALIS 'BLUE SPIRES' / BLUE SPIRES ROSEMARY
RUDBECKIA X 'AMERICAN GOLD RUSH' / AMERICAN GOLD RUSH BLACK-EYED SUSAN
SPIRAEA JAPONICA / SPIREA
SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED
VERBENA X HYBRIDA 'BALENDLUIM' / ENDURASCAPE™ BLUE IMPROVED VERBENA
WEIGELA JAPONICA / WEIGELA

PLANTING AREA TYPE 1
ANDROPOGON SCOPARIUS / LITTLE BLUESTEM
ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA' / BRILLIANT RED CHOKEBERRY
ASTER LAEVIS 'BLUEBIRD' / BLUEBIRD SMOOTH ASTER
ECHINACEA PURPUREA / CONEFLOWER
ERYNGIUM YUCCIFOLIUM / RATTLESNAKE MASTER
EUPATORIUM RUGOSUM 'CHOCOLATE' / CHOCOLATE SNAKEROOT
FOTHERGILLA MAJOR 'BLUE SHADOW' / BLUE SHADOW FOTHERGILLA
HOSTA X 'SMOKE SIGNALS' / SMOKE SIGNALS SWITCHGRASS
ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERRY HOLLY
ILEX VERTICILLATA 'RED SPRITE' / RED SPRITE WINTERBERRY
ITEA VIRGINICA 'MERLOT' / MERLOT SWEETSPIRE
LIATRIS SPICATA / BLAZING STAR
MONARDA X 'ROCKIN' RASPBERRY' / SUGAR BUZZ® ROCKIN' RASPBERRY BEE BALM
MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS
PENSTEMON X 'DARK TOWERS' / DARK TOWERS BEARDTONGUE
PYCNANTHEMUM VIRGINIANUM / MOUNTAIN MINT
RHODODENDRON X 'BUBBLEGUM' / BUBBLEGUM RHODODENDRON

PLANTING AREA TYPE 2
ANDROPOGON SCOPARIUS / LITTLE BLUESTEM
ASTER LAEVIS 'BLUEBIRD' / BLUEBIRD SMOOTH ASTER
BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA
ECHINACEA PURPUREA / CONEFLOWER
FOTHERGILLA MAJOR 'BLUE SHADOW' / BLUE SHADOW FOTHERGILLA
HYDRANGEA MACROPHYLLA 'BAILMACFIVE' / SUMMER CRUSH® HYDRANGEA
ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERRY HOLLY
ITEA VIRGINICA 'MERLOT' / MERLOT SWEETSPIRE
MONARDA X 'ROCKIN' RASPBERRY' / SUGAR BUZZ® ROCKIN' RASPBERRY BEE BALM
RHODODENDRON X 'BUBBLEGUM' / BUBBLEGUM RHODODENDRON
SALVIA X SYLVESTRIS 'BLUE HILL' / BLUE HILL SAGE
SISYRINCHIUM ANGUSTIFOLIUM 'LUCERNE' / LUCERNE BLUE-EYED GRASS

PLANTING AREA TYPE 3
ASTER DUMOSUS 'WOOD'S PURPLE' / WOODS PURPLE ASTER
CAREX APPALACHICA / APPALACHIAN SEDGE
CAREX PENSYLVANICA / PENNSYLVANIA SEDGE
DIANTHUS GRATIANOPOLITANUS 'FIREWITCH' / FIREWITCH CHEDDAR PINK
SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED
TIARELLA CORDIFOLIA / FOAMFLOWER

PLANTING AREA TYPE 4
BUDDLEJA X 'MISS MOLLY' / MISS MOLLY BUTTERFLY BUSH
BUXUS X 'SB 300' / NEWGEN™ FREEDOM® BOXWOOD
DISTYLIUM X 'PIDIST-I' / EMERALD HEIGHTS® DISTYLIUM

PLANTING AREA TYPE 5
AMSONIA HUBRICHTII / ARKANSAS BLUESTAR
ANDROPOGON SCOPARIUS / LITTLE BLUESTEM
ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA' / BRILLIANT RED CHOKEBERRY
ARONIA MELANOCARPA 'UCONNAM165' / LOW SCAPE MOUND® BLACK CHOKEBERRY
ASTER LAEVIS 'BLUEBIRD' / BLUEBIRD SMOOTH ASTER
BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA
ECHINACEA PURPUREA / CONEFLOWER
FOTHERGILLA MAJOR 'BLUE SHADOW' / BLUE SHADOW FOTHERGILLA
HOSTA X 'SMOKE SIGNALS' / SMOKE SIGNALS SWITCHGRASS
HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS' / RUBY SLIPPERS OAKLEAF HYDRANGEA
ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERRY HOLLY
ITEA VIRGINICA 'MERLOT' / MERLOT SWEETSPIRE
MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS
PINUS MUGO 'MOPS' / MOPS DWARF MUGO PINE
PYCNANTHEMUM VIRGINIANUM / MOUNTAIN MINT
RUDBECKIA X 'AMERICAN GOLD RUSH' / AMERICAN GOLD RUSH RUDBECKIA

PLANTING AREA TYPE 6
ANDROPOGON SCOPARIUS / LITTLE BLUESTEM
ASTER LAEVIS 'BLUEBIRD' / BLUEBIRD SMOOTH ASTER
BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA
BUDDLEJA X 'MISS MOLLY' / MISS MOLLY BUTTERFLY BUSH
BUXUS X 'SB 300' / NEWGEN™ FREEDOM® BOXWOOD
DISTYLIUM X 'PIDIST-I' / EMERALD HEIGHTS® DISTYLIUM
ECHINACEA PURPUREA / CONEFLOWER
HYDRANGEA MACROPHYLLA 'BAILMACFIVE' / SUMMER CRUSH® HYDRANGEA
HYLOTELEPHIUM SPECTABILE 'AUTUMN FIRE' / AUTUMN FIRE STONECROP
SALVIA X SYLVESTRIS 'BLUE HILL' / BLUE HILL SAGE

LAWN

STREET TREES SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
TREES			
	AT	ACER BUERGERIANUM 'ABMTF'	AERYN® TRIDENT MAPLE
	CO	CARPINUS CAROLINIANA 'CCMTF1'	COLLYNAIR® AMERICAN HORNBEAM
	CV	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN
	NW	NYSSA SYLVATICA 'WILDFIRE'	WILDFIRE BLACK GUM
	TR	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN

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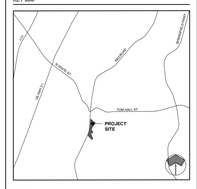
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KEY MAP


S TRYON ST
S TRYON ST
S TRYON ST

PLANTING NOTES

1. VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES OR INACCURACIES IN THE PLANS TO THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING. QUANTITIES SHOWN ARE INTENDED TO ASSIST THE CONTRACTOR IN EVALUATING THEIR OWN TAKE OFF'S AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF THE REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS BID QUANTITIES AS REQUIRED BY THE PLANS AND SPECIFICATIONS. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS LABELED ON THE PLANTING PLAN AND THE QUANTITY SPECIFIED IN THE LANDSCAPE SCHEDULE/ GRAPHIC SYMBOLS SHOWN ON THE PLAN, THE GREATER QUANTITY SHALL GOVERN.
2. THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL PLANT MATERIAL SUBSTITUTIONS OR DEVIATIONS FROM THE PLANTING PLAN BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PLANT SUBSTITUTIONS WITHOUT PRIOR WRITTEN APPROVAL THAT DO NOT COMPLY WITH THE DRAWINGS AND SPECIFICATIONS MAY BE REJECTED BY THE LANDSCAPE ARCHITECT AT NO COST TO THE OWNER. THESE ITEMS MAY BE REQUIRED TO BE REPLACED WITH PLANT MATERIAL THAT ARE IN COMPLIANCE WITH THE DRAWINGS.
3. THE CONTRACTOR IS RESPONSIBLE FOR SECURING ALL PLANT MATERIAL IN THE SIZE SPECIFIED ON THE PLAN PRIOR TO INSTALLATION. IN THE EVENT THAT THE PLANT MATERIAL IS NOT AVAILABLE IN THE SIZE SPECIFIED, THE CONTRACTOR SHALL INSTALL A GREATER SIZE.
4. PRIOR TO MOBILIZATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT, IN WRITING, IF HE OR SHE BELIEVES ANY PLANT MATERIAL SPECIFIED ON THE PLAN MAY NOT BE SUITABLE FOR THE SITE OR MAY DIE. SUBSTITUTION OF PLANT MATERIAL WILL BE GRANTED BY THE LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. FAILURE TO NOTIFY THE LANDSCAPE ARCHITECT IN WRITING MAY RESULT IN THE REPLACEMENT OF ALL FAILED PLANT MATERIAL (EXCEPT FOR DEFECTS RESULTING IN LACK OF ADEQUATE MAINTENANCE AS DETERMINED BY THE OWNER, NEGLECT OR VANDALISM, AND UNKINDLY ACTS OF GOD) AT THE CONTRACTORS EXPENSE.
5. PROTECTION OF EXISTING VEGETATION. AT THE START OF GRADING INVOLVING THE LOWERING OF EXISTING GRADE AROUND A TREE OR STRIPPING OF TOPSOIL, A CLEAN, SHARP, VERTICAL CUT SHALL BE MADE AT THE EDGE OF THE TREE SAVE AREA AT THE SAME TIME AS OTHER EROSION CONTROL MEASURES ARE INSTALLED. TREE PROTECTION FENCING SHALL BE INSTALLED ON THE SIDE OF THE CUT FARTHEST AWAY FROM THE TREE TRUNK AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IN THE VICINITY OF THE TREES IS COMPLETE. NO STORAGE OF MATERIALS, FILL, OR EQUIPMENT AND NO TRESPASSING SHALL BE ALLOWED WITHIN THE BOUNDARY OF THE PROTECTED AREA.
6. TREE PROTECTION NOTE: TREE PROTECTION FENCING MUST BE IN PLACE PRIOR TO ANY DEMOLITION, LAND DISTURBANCE OR ISSUANCE OF A GRADING PERMIT AND SHALL INCLUDE WARNING SIGNS POSTED IN BOTH ENGLISH AND SPANISH, AS FOLLOWS: "NO TRESPASSING/TREE PROTECTION AREA/PROHIBIDO ENTRAR/ZONA PROTECTORA PARA LOS ARBOLES.
7. ROOT ZONE PROTECTION AREA: VARIES BASED ON LOCAL JURISDICTION HAVING AUTHORITY. CONTRACTOR SHALL COMPLY WITH LOCAL JURISDICTIONAL REQUIREMENTS. NO DISTURBANCE ALLOWED WITHIN THIS AREA. AREA MUST BE PROTECTED WITH BOTH TREE PROTECTION FENCING AND WARNING SIGNS.
8. THE LANDSCAPE CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL EXISTING AND NEW UNDERGROUND UTILITIES PRIOR TO EXCAVATION FOR PLANTING. DAMAGES TO UTILITIES CAUSED BY THE LANDSCAPE OPERATION SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
9. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COORDINATION OF LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND IRRIGATION AND DRAINAGE SYSTEMS. IN AREAS WHERE THERE IS A DRAINAGE INLET CONFLICT WITH SPECIFIED SHRUBS PER PLAN, FINAL SHRUB LOCATIONS WILL BE DETERMINED ON SITE AS APPROPRIATE AND APPROVED BY LANDSCAPE ARCHITECT.
10. PLANTING SOIL SHOULD BE TESTED BY THE CONTRACTOR AND AMENDED PER AMENDED SOIL SPECIFICATIONS.
11. LANDSCAPE WORK SHALL INCLUDE THE FURNISHING, INSTALLATION, AND WARRANTY OF ALL PLANTING MATERIALS WITHIN THE PROJECT AREA.
12. THE CONTRACTOR SHALL INSTALL ALL PLANT MATERIAL IN THE SIZE INDICATED IN THE PLANT SCHEDULE UNLESS OTHERWISE NOTED ON THE PLAN SET. ALL SIZES AND QUALITY OF THE PLANT MATERIAL SHALL MEET THE MINIMUM SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK. ALL PLANTS THAT DO NOT MEET THE SIZE AND SPECIFICATIONS SET FORTH BY THE AMERICAN STANDARD FOR NURSERY STOCK WILL BE REJECTED BY THE LANDSCAPE ARCHITECT AT NO COST TO THE OWNER.
13. LANDSCAPING SHALL REMAIN CLEAR FROM ANY FIRE HYDRANTS AND FDC LOCATIONS ON THE SITE.
14. WHERE TREES MAYBE LOCATED IN A DRAINAGE SWALE, AVOID PLANTING ALL TREES IN THE CENTER OF THE SWALE RESULTING IN POOR WATER FLOW.

OWNER MAINTENANCE RESPONSIBILITY

UPON OWNER'S (OR OWNER'S CONTRACTOR) COMPLETION OF LANDSCAPE WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL MAINTENANCE, UPKEEP, WATERING, CARE, AND PRUNING/TRIMMING OF ALL NEWLY INSTALLED PLANT MATERIAL, INCLUDING BUT NOT LIMITED TO; SHADE TREES, ORNAMENTAL TREES, SHRUBS, ORNAMENTAL GRASSES, TURF GRASS, PERENNIALS, FLOWERS, AND GROUNDCOVER. INCLUDING ALL LANDSCAPE AREAS ADJACENT OR PART OF THE LANDSCAPE AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING:

- TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
- TREES WITHIN VEHICULAR SIGHT TRIANGLES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7FT. ABOVE FINISHED GRADE, OR AS OTHERWISE INDICATED ON THE PLANS.
- GROUND COVER, SHRUBS, ORNAMENTAL PLANTS, AND GRASSES WITHIN SIGHT TRIANGLES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE.
- FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY OTHER HAZARDS.

THESE REQUIREMENTS DO NOT AFFECT THE WARRANTY PERIOD FOR PLANT MATERIAL THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

PLANTING REQUIREMENTS

PER ARTICLE II. SEC. 19 MXU MIXED USE DEVELOPMENT DISTRICT

BUFFERS ART. II, SEC. 19 (MXU DISTRICT) K. BUFFERS		
SIDES ABUTTING RESIDENTIAL 35'. MAY BE REDUCED BY 33% (23.5') IF 6' OPAQUE WALL CONSTRUCTED	**REQUIRED BUFFER (100FT)** EVERGREEN TREES: 9 EVERGREEN SHRUBS: 20	**PROPOSED BUFFER**
BUFFER A (280.5 LF)	EVERGREEN TREES: 26 EVERGREEN SHRUBS: 57	EVERGREEN TREES: 26 EVERGREEN SHRUBS: 57
BUFFER B (369 LF)	EVERGREEN TREES: 25 EVERGREEN SHRUBS: 55	EVERGREEN TREES: 25 EVERGREEN SHRUBS: 55
BUFFER C (260 LF)	EVERGREEN TREES: 34 EVERGREEN SHRUBS: 74	EVERGREEN TREES: 34 EVERGREEN SHRUBS: 74
ALTERNATIVE BUFFER: 6FT WIDE WITH 6FT OPAQUE WALL AND EVERGREEN SHRUBS 6'-8' HT, PLACED 8' O.C.		
SCREENING REQUIREMENTS		
PARKING AND LOADING: SCREENING SHRUBS EVERGREEN, MIN. 3' TALL AND MIN. SPREAD OF 2' WHEN PLANTED AND NO FURTHER THAN 5' APART. AVG. HEIGHT AT NORMAL GROWTH WITHIN 4 YEARS OF PLANTING IS TO BE 5' - 6'. AVG. HEIGHT MAY BE REDUCED TO 4' WHEN SCREENING ALONG PUBLIC STREETS.		
INTERNAL PLANTING REQUIREMENTS. ART. II, SEC. 19 (MXU DISTRICT) J. LANDSCAPING		

TOTAL IMPERVIOUS COVER	PLANTING AREA REQUIRED	PLANTING AREA PROPOSED	TREES REQUIRED	TREES PROPOSED
201,248 SF (4.62 AC)	20,124 SF (10% OF TOTAL I.C)	20,124 SF MIN.	21 TREES (1 TREE/ 10,000 SF I.C)	21 TREES

STREET TREES REQUIREMENTS

BUFFERS			
STREET	**FRONTAGE (LF)**	**TREES REQUIRED** SMALL MATURING (SPACING 30') OR MEDIUM MATURING (SPACING 40') OR LARGE MATURING (SPACING 50')	**TREES PROVIDED**
RAILROAD AVE.	±154	6 SMALL MATURING OR 4 MEDIUM MATURING OR 3 LARGE MATURING	6 SMALL MATURING TREES
PROP. WATSON STREET	±957	32 SMALL MATURING OR 24 MEDIUM MATURING OR 20 LARGE MATURING	24 MEDIUM MATURING TREES
WILLIAMSON STREET	±1,965	65 SMALL MATURING OR 50 MEDIUM MATURING OR 40 LARGE MATURING	41 LARGE MATURING TREES
LINK STREET	±515	18 SMALL MATURING OR 13 MEDIUM MATURING OR 11 LARGE MATURING	11 LARGE MATURING TREES
LINK STREET + PROP. STREET	±484	17 SMALL MATURING OR 13 MEDIUM MATURING OR 10 LARGE MATURING	17 SMALL MATURING TREES
MEACHAM STREET	±199	7 SMALL MATURING OR 5 MEDIUM MATURING OR 4 LARGE MATURING	7 SMALL MATURING TREES

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SURVEYOR
CLONINGER BELL SURVEYING & MAPPING
107 RIVERSIDE DRIVE
MCADENVILLE, NC 28101
704.864.9007

KEY MAP



PROJECT
THE LOOM @ FORT MILL

104 WILLIAMSON STREET
FORT MILL, SOUTH CAROLINA

PROJECT NUMBER
23006

DATE
2026.01.27

ISSUED FOR
FORT MILL CAR

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJ. MANAGER: JM
DRAWN BY: AF, JM, CB
CHECKED BY: JM

SEAL

SCALE
AS INDICATED

DRAWING
PLANTING REQUIREMENTS

L6.09

811 Know what's below. Call before you dig.

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ORIGINAL SHEET SIZE: 30" X 42"

Plotted: Z:\Shared Projects\2022\23006 Williamson Site-Unique Loom-Fort Mill\Dwg\Sheets\CD\23006-L6-Plnt.dwg | 1/27/2026 4:16 PM

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUDS, FACE OF MASONRY OR CONCRETE FOR MASONRY OR CONCRETE PARTITIONS, AND CENTERLINES OF COLUMNS AND EXTERIOR OPENINGS. ALL DIMENSIONS TO DOOR OPENINGS ARE TO CENTER OF OPENING. WHERE DIMENSIONS TO DOOR OPENINGS ARE NOT SHOWN, THE DOOR FRAME IS TO BE 4 INCHES FROM THE INTERSECTING 90 DEGREE STUD WALL.

2. REFER TO A2.00 SERIES FOR UNIT PLAN TYPES AND DIMENSIONS.

3. REFER TO G2.01 FOR PROJECT DATA.

4. SEE CIVIL DRAWINGS FOR EXTERIOR HARDSCAPE.

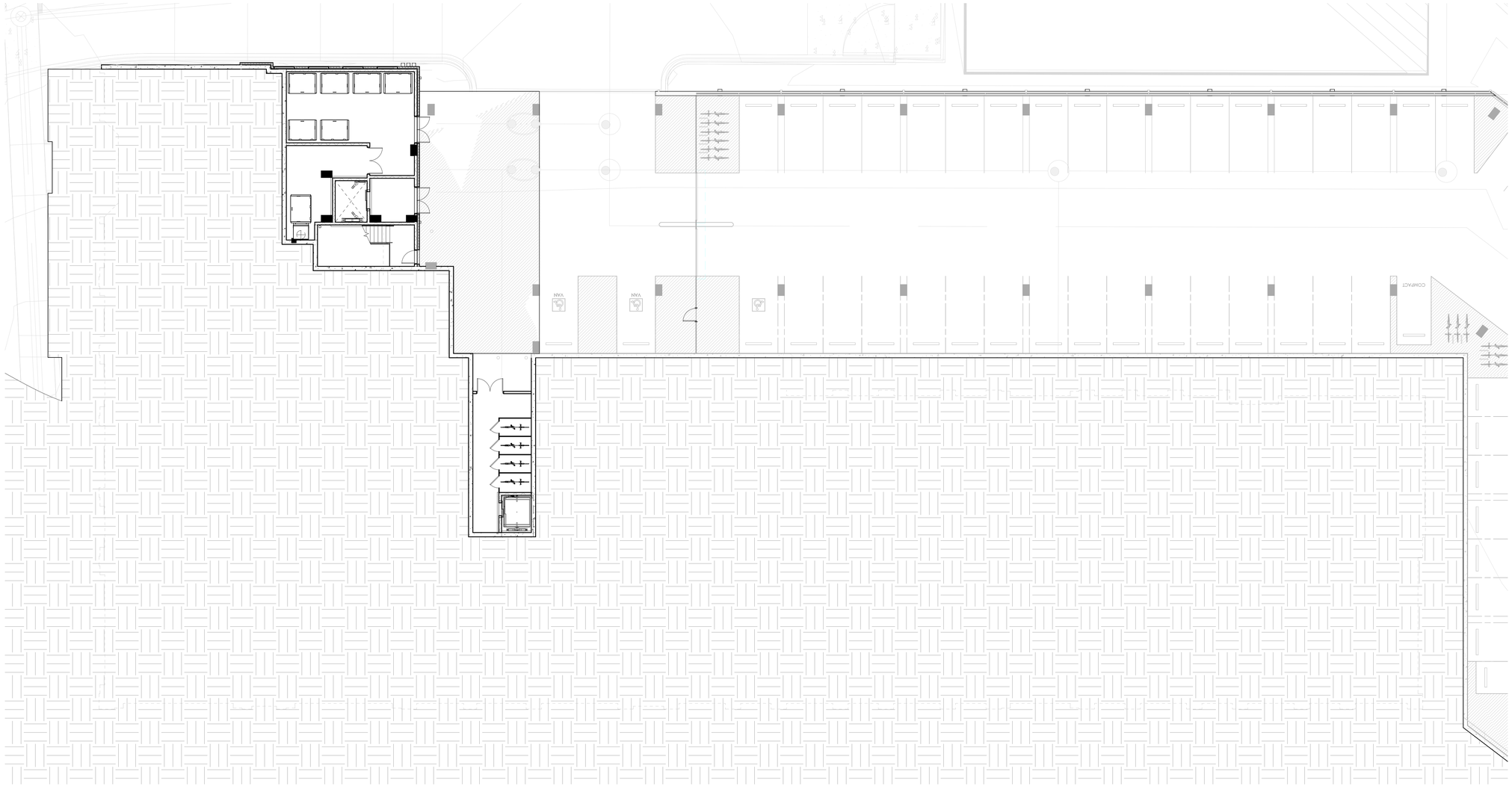
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6. REFER TO CONSULTANT DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.

7. SPOT ELEVATION DEPICT TOP OF WOOD DECKING AT WOOD FRAMING AND TOP OF SLAB AT CONCRETE STRUCTURE, UNLESS NOTED OTHERWISE.

8. SEE EDGE OF SLAB DRAWINGS FOR DRAIN LOCATIONS.

9. ALL INTERIOR WALL AND CEILING FINISHES TO MEET FLAME SPREAD REQUIREMENTS ACCORDING TO CHAPTER 8 OF THE 2018 NCSBC.



TRUE NORTH

1 / A1.00

BASEMENT T.O.S.

SCALE: 3/32" = 1'-0"

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CAR REVIEW - CYCLE 2

THE LOOM AT FORT MILL - NEW BUILDING

UNIQUE LOOM

LOCATION / FORT MILL, SC
PROJECT # / 23UNI410
DATE / 01.29.2026
DRAWN / AH/LC/PT/FC

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BASEMENT FLOOR PLAN

A1.00

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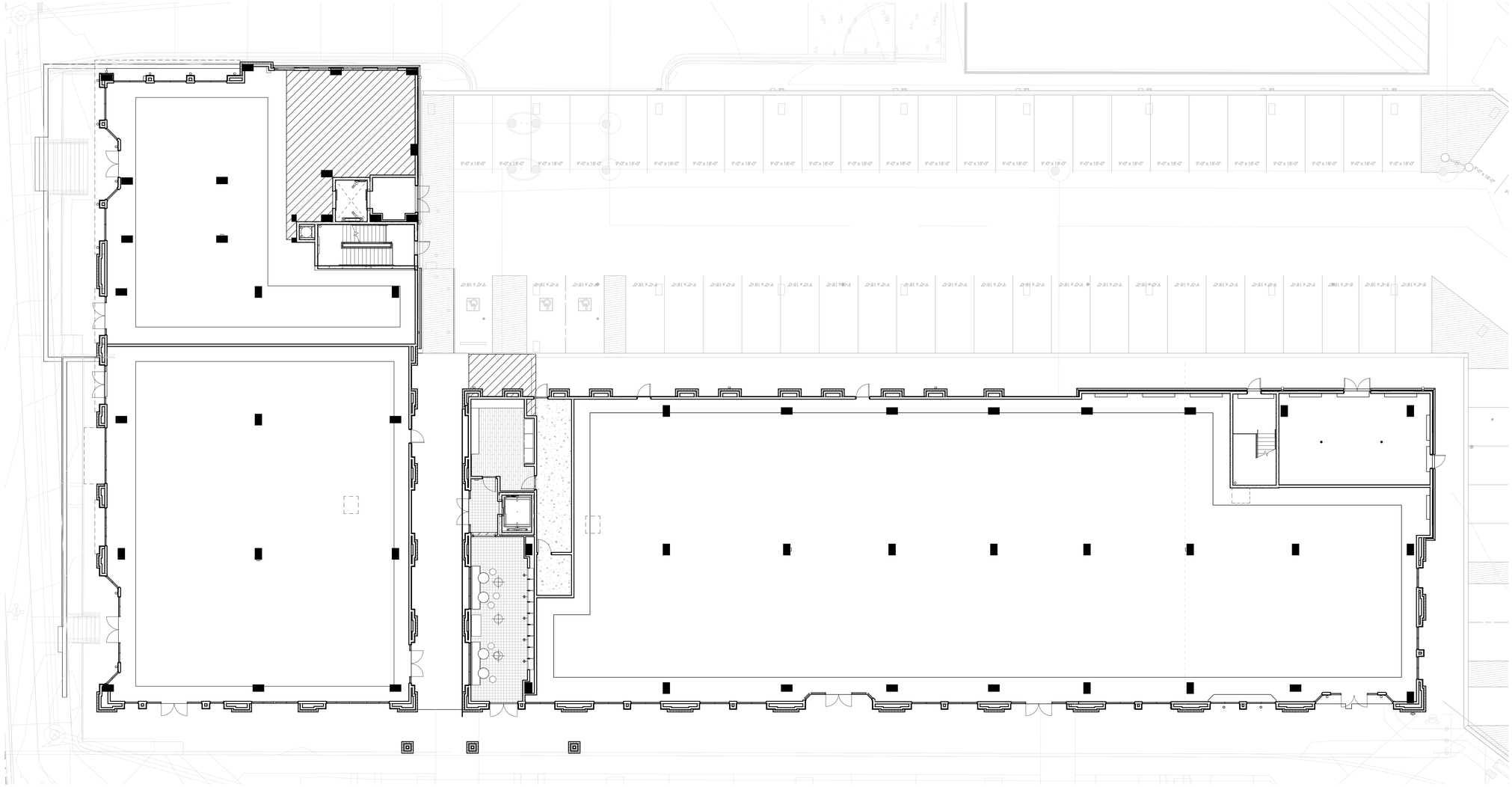
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TRUE NORTH

1 / A1.01

LEVEL 1 (T.O.S.)

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CAR REVIEW - CYCLE 2

THE LOOM AT FORT MILL - NEW BUILDING

UNIQUE LOOM

LOCATION / FORT MILL, SC
PROJECT # / 23UNI410
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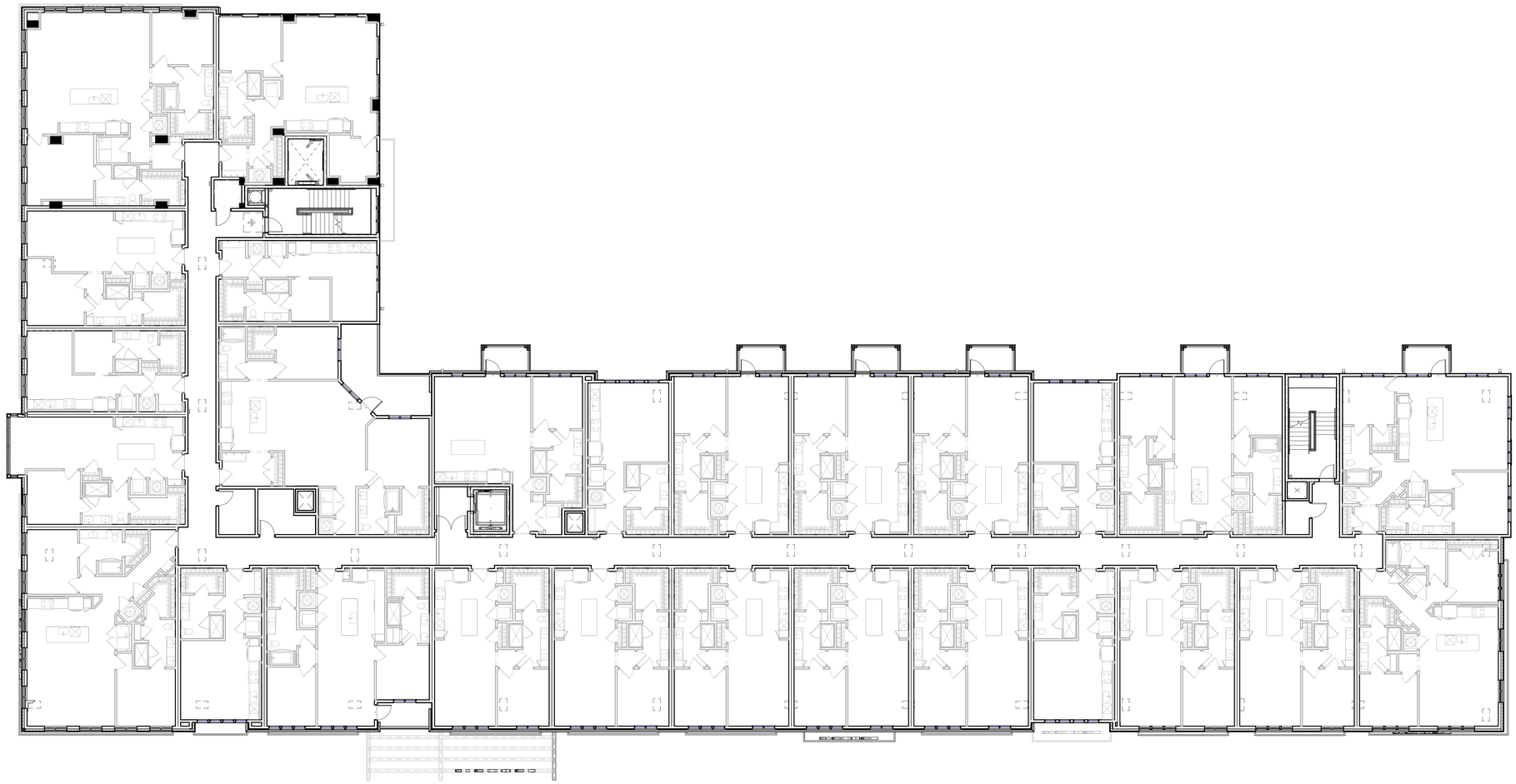
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NO.	DESCRIPTION	DATE

GROUND FLOOR PLAN

A1.01

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1 / A1.02

LEVEL 2 (T.O.S.)

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CAR REVIEW - CYCLE 2

THE LOOM AT FORT MILL - NEW BUILDING

UNIQUE LOOM

LOCATION / FORT MILL, SC
PROJECT # / 23UNI410
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LEVEL 2 PLAN

A1.02

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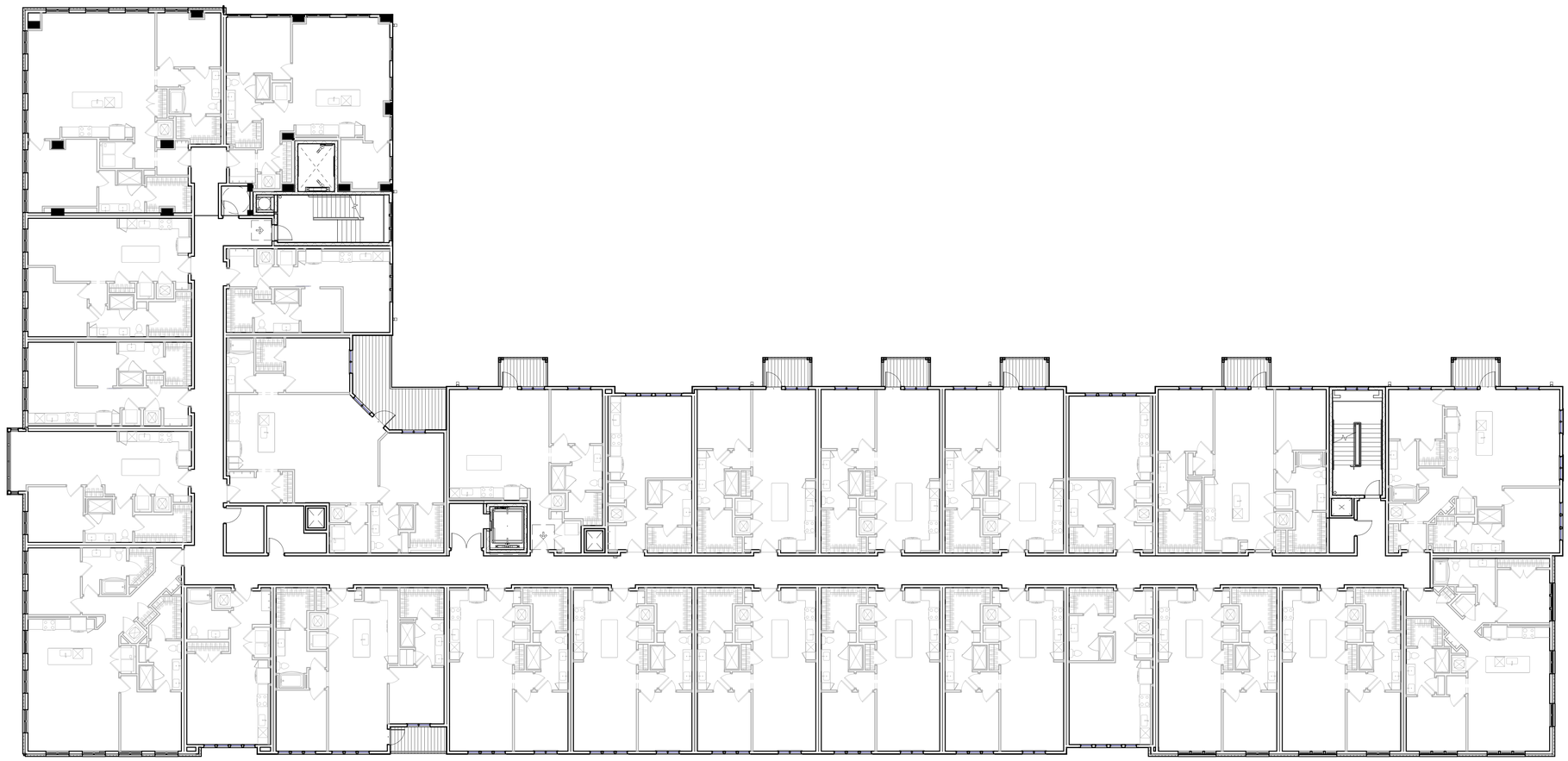
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1 / A1.03 LEVEL 3 (T.O.D.)

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CAR REVIEW - CYCLE 2

THE LOOM AT FORT MILL - NEW BUILDING

UNIQUE LOOM

LOCATION / FORT MILL, SC
PROJECT # / 23UNI410
DATE / 01.29.2026
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LEVEL 3 PLAN

A1.03

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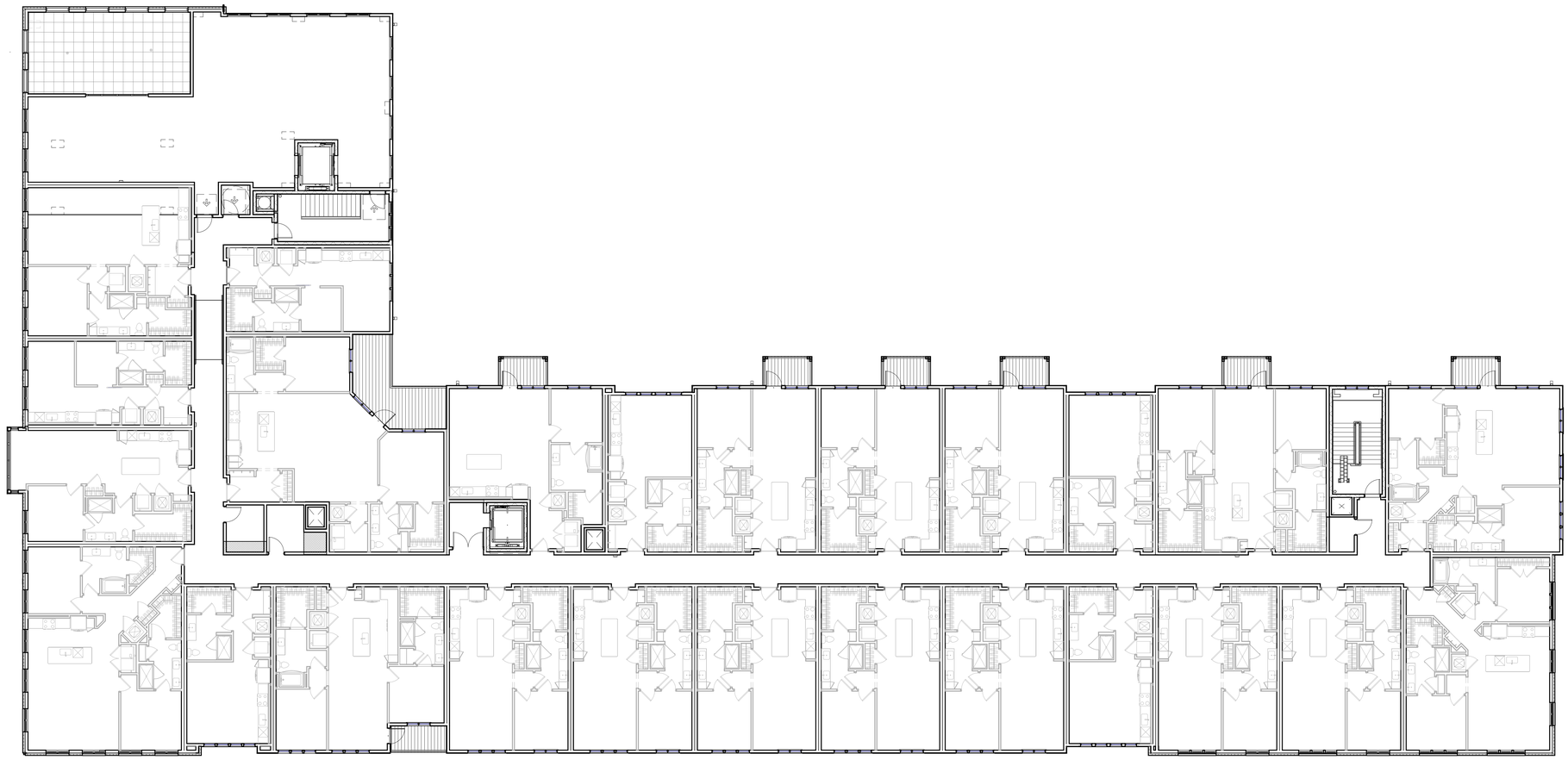
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LEVEL 4 (T.O.D.)

SCALE: 3/32" = 1'-0"

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1 A1.04

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CAR REVIEW - CYCLE 2

THE LOOM AT FORT MILL - NEW BUILDING

UNIQUE LOOM

LOCATION / FORT MILL, SC
PROJECT # / 23UNI410
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LEVEL 4 PLAN

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GENERAL NOTES

1. BALCONY RAIL TO BE POWDER-COATED ALUMINUM. FINISHED COLOR TO BE APPROVED BY OWNER AND ARCHITECT.
2. WINDOW TRIM TO MATCH COLOR OF SURROUNDING PANEL UNO.

3. WHERE THROUGH WALL FLASHING OCCURS IN THE MASONY VENEER, PROVIDE END DAMS.

4. PROVIDE VERTICAL CONTROL JOINTS AT MASONRY VENEER AT CHANGES IN WALL HEIGHT AND NEAR CORNERS, ON RETURN WALL 3 FEET BACK FROM FACE OF MAIN WALL VENEER, AT INSIDE OF SETBACKS, AT OFFSETS, ALIGNED WITH VERTICAL EDGES OF WINDOWS, PROVIDE HORIZONTAL CONTROL JOINT AT LOOSE LINTELS

5. BRICK CONTROL JOINT AT LOOSE LINTELS EXTEND IN 1/4" PAST EDGE OF LINTEL.

6. BRICK CONTROL JOINTS ARE TO BE FREE OF MORTAR AND PROVIDE WITH BACKER ROD AND SEALANT.

7. GENERAL CONTRACTOR TO CONSOLIDATE AND ALIGN (VERTICALLY + HORIZONTALLY) ALL DRYER AND BATH VENTS, COORDINATE WITH MECHANICAL SUBCONTRACTOR AND TRUSS MANUFACTURER/SUPPLIER, UNIT EXHAUST VENTS PAINTED TO MATCH ADJACENT COLOR

GENERAL NOTES

8. ALL EXTERIOR WALL SCONCE LIGHT FIXTURES TO BE MOUNTED AT 6'-8" MINIMUM CLEAR FROM ADJACENT WALKING SURFACE. SEE ELEVATIONS FOR SPECIFIC MOUNTING HEIGHT INFORMATION.

9. PROVIDE STRIPS OF SELF ADHERING FLASHING TAPE BEHIND ALL BRICK TIES.

10. PROVIDE 12" SELF ADHERED MEMBRANE VERTICALLY ON ALL INSIDE AND OUTSIDE CORNERS WHERE SHEET APPLIED WRB IS PRESENT.

11. AT LOCATIONS WHERE CLADDING/ MASONRY TRANSITION FLASHINGS ARE INSTALLED CONTINUOUSLY AROUND INSIDE AND OUTSIDE CORNERS, PROVIDE CONTINUOUS FLASHING AT THESE LOCATIONS WITH SOLDERED JOINTS AND 6" MIN LEGS MATCHING THE PROFILE OF PRIMARY CLADDING TRANISITON FLASHING, LAPS BETWEEN CORNER PIECES TO BE FULLY BEDDED IN SEALANT TO THE PRIMARY CLADDING TRANSITION FLASHING

12. BALCONY DOOR COLOR TO MATCH WINDOW COLOR

MATERIAL LEGEND:

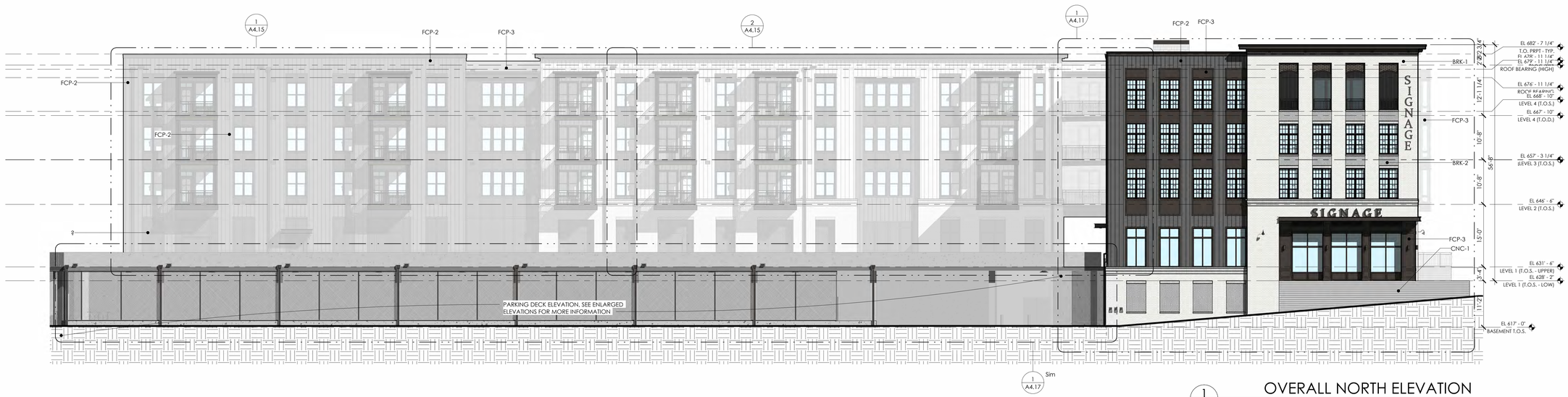
- BRK-1 LIGHT BRICK W/ LIGHT GRAY MORTAR, RUNNING BOND. FINAL SELECTION TBD
- BRK-2 LIGHT BRICK W/ LIGHT GRAY MORTAR, HERRINGBONE. FINAL SELECTION TBD
- FCP-1 FIBER CEMENT PANEL SIDING W/ BATTENS AT 12" O.C., FINISH PT-1
- FCP-2 FIBER CEMENT PANEL SIDING W/ BATTENS AT 12" O.C., FINISH PT-2
- FCP-3 FIBER CEMENT PANEL SIDING W/ PTD 1X4 TRIM BDS, FINISH PT-2
- CNC-1 CAST-IN-PLACE CONCRETE WALL W/ BOARD-FORMED FINISH
- CNC-2 CAST-IN-PLACE CONCRETE WALL W/ SMOOTH-FORMED FINISH



1 A4.12 | 2 A4.12 | 1 A4.13

2 A4.01 OVERALL SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



1 A4.01 OVERALL NORTH ELEVATION

SCALE: 3/32" = 1'-0"

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CAR REVIEW - CYCLE 2

THE LOOM AT FORT MILL - NEW BUILDING

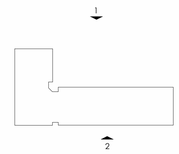
UNIQUE LOOM

LOCATION / FORT MILL, SC
PROJECT # / 23UNI410
DATE / 01.29.2026
DRAWN / AH/LC/PT/FC

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NO.	DESCRIPTION	DATE

OVERALL BUILDING ELEVATIONS



A4.01

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11. AT LOCATIONS WHERE CLADDING/ MASONRY TRANSITION FLASHINGS ARE INSTALLED CONTINUOUSLY AROUND INSIDE AND OUTSIDE CORNERS, PROVIDE CONTINUOUS FLASHING AT THESE LOCATIONS WITH SOLDERED JOINTS AND 6" MIN LEGS MATCHING THE PROFILE OF PRIMARY CLADDING TRANISITON FLASHING, LAPS BETWEEN CORNER PIECES TO BE FULLY BEDDED IN SEALANT TO THE PRIMARY CLADDING TRANSITION FLASHING

12. BALCONY DOOR COLOR TO MATCH WINDOW COLOR

MATERIAL LEGEND:

- BRK-1 LIGHT BRICK W/ LIGHT GRAY MORTAR, RUNNING BOND. FINAL SELECTION TBD
- BRK-2 LIGHT BRICK W/ LIGHT GRAY MORTAR, HERRINGBONE, FINAL SELECTION TBD
- FCP-1 FIBER CEMENT PANEL SIDING W/ BATTENS AT 12" O.C., FINISH PT-1
- FCP-2 FIBER CEMENT PANEL SIDING W/ BATTENS AT 12" O.C., FINISH PT-2
- FCP-3 FIBER CEMENT PANEL SIDING W/ PTD 1X4 TRIM BDS, FINISH PT-2
- CNC-1 CAST-IN-PLACE CONCRETE WALL W/ BOARD-FORMED FINISH
- CNC-2 CAST-IN-PLACE CONCRETE WALL W/ SMOOTH-FORMED FINISH



2 A4.02 OVERALL EAST ELEVATION

SCALE: 3/32" = 1'-0"



1 A4.02 OVERALL WEST ELEVATION

SCALE: 3/32" = 1'-0"

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CAR REVIEW - CYCLE 2

THE LOOM AT FORT MILL - NEW BUILDING

UNIQUE LOOM

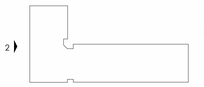
LOCATION / FORT MILL, SC
PROJECT # / 23UNI410
DATE / 01.29.2026
DRAWN / AH/LC/PT/FC

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NO.	DESCRIPTION	DATE

OVERALL BUILDING ELEVATIONS



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1 A4.11 ENLARGED ELEVATION - NORTH

SCALE: 3/16" = 1'-0"



2 A4.11 ENLARGED ELEVATION - WEST

SCALE: 3/16" = 1'-0"

MATERIAL LEGEND:

- BRK-1 LIGHT BRICK W/ LIGHT GRAY MORTAR, RUNNING BOND, FINAL SELECTION TBD
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GENERAL NOTES

1. BALCONY RAIL TO BE POWDER-COATED ALUMINUM, FINISHED COLOR TO BE APPROVED BY OWNER AND ARCHITECT.
2. WINDOW TRIM TO MATCH COLOR OF SURROUNDING PANEL UNO.

3. WHERE THROUGH WALL FLASHING OCCURS IN THE MASONY VENEER, PROVIDE END DAMS.

4. PROVIDE VERTICAL CONTROL JOINTS AT MASONRY VENEER AT CHANGES IN WALL HEIGHT AND NEAR CORNERS, ON RETURN WALL 3 FEET BACK FROM FACE OF MAIN WALL VENEER, AT INSIDE OF SETBACKS, AT OFFSETS, ALIGNED WITH VERTICAL EDGES OF WINDOWS, PROVIDE HORIZONTAL CONTROL JOINT AT LOOSE LINTELS

5. BRICK CONTROL JOINT AT LOOSE LINTELS EXTEND IN 1/4" PAST EDGE OF LINTEL.

6. BRICK CONTROL JOINTS ARE TO BE FREE OF MORTAR AND PROVIDE WITH BACKER ROD AND SEALANT.

7. GENERAL CONTRACTOR TO CONSOLIDATE AND ALIGN (VERTICALLY + HORIZONTALLY) ALL DRYER AND BATH VENTS. COORDINATE WITH MECHANICAL SUBCONTRACTOR AND TRUSS MANUFACTURER/SUPPLIER. UNIT EXHAUST VENTS PAINTED TO MATCH ADJACENT COLOR

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CAR REVIEW - CYCLE 2

THE LOOM AT FORT MILL - NEW BUILDING

UNIQUE LOOM

LOCATION / FORT MILL, SC
PROJECT # / 23UNI410
DATE / 01.29.2026
DRAWN / AH/LC/PT/FC

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NO.	DESCRIPTION	DATE

ENLARGED BUILDING ELEVATIONS

1
2

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1 A4.12 ENLARGED ELEVATION - SOUTH

SCALE: 3/16" = 1'-0"

MATERIAL LEGEND:

- BRK-1 LIGHT BRICK W/ LIGHT GRAY MORTAR, RUNNING BOND, FINAL SELECTION TBD
- BRK-2 LIGHT BRICK W/ LIGHT GRAY MORTAR, HERRINGBONE, FINAL SELECTION TBD
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12. BALCONY DOOR COLOR TO MATCH WINDOW COLOR



2 A4.12 ENLARGED ELEVATION - SOUTH

SCALE: 3/16" = 1'-0"

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CAR REVIEW - CYCLE 2

THE LOOM AT FORT MILL - NEW BUILDING

UNIQUE LOOM

LOCATION / FORT MILL, SC
PROJECT # / 23UNI410
DATE / 01.29.2026
DRAWN / AH/LC/PT/FC

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ENLARGED BUILDING ELEVATIONS

1 2

A4.12

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- FCP-3 FIBER CEMENT PANEL SIDING W/ PTD 1X4 TRIM BDS, FINISH PT-2
- CNC-1 CAST-IN-PLACE CONCRETE WALL W/ BOARD-FORMED FINISH
- CNC-2 CAST-IN-PLACE CONCRETE WALL W/ SMOOTH-FORMED FINISH



1 A4.13 ENLARGED ELEVATION - SOUTH

SCALE: 3/16" = 1'-0"

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CAR REVIEW - CYCLE 2

THE LOOM AT FORT MILL - NEW BUILDING

UNIQUE LOOM

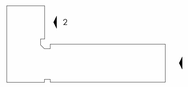
LOCATION / FORT MILL, SC
PROJECT # / 23UNI410
DATE / 01.29.2026
DRAWN / AH/LC/PT/FC

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1 A4.14 ENLARGED ELEVATION - EAST 2

SCALE: 3/16" = 1'-0"



2 A4.14 ENLARGED ELEVATION - EAST 1

SCALE: 3/16" = 1'-0"

MATERIAL LEGEND:

- BRK-1 LIGHT BRICK W/ LIGHT GRAY MORTAR, RUNNING BOND, FINAL SELECTION TBD
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GENERAL NOTES

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3. WHERE THROUGH WALL FLASHING OCCURS IN THE MASONY VENEER, PROVIDE END DAMS.

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CAR REVIEW - CYCLE 2

THE LOOM AT FORT MILL - NEW BUILDING

UNIQUE LOOM

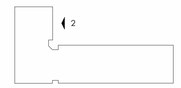
LOCATION / FORT MILL, SC
PROJECT # / 23UNI410
DATE / 01.29.2026
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ENLARGED BUILDING ELEVATIONS



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2 A4.15 ENLARGED ELEVATION - NORTH

SCALE: 3/16" = 1'-0"



1 A4.15 ENLARGED ELEVATION - NORTH

SCALE: 3/16" = 1'-0"

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CAR REVIEW - CYCLE 2

THE LOOM AT FORT MILL - NEW BUILDING

UNIQUE LOOM

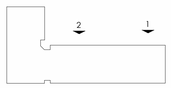
LOCATION / FORT MILL, SC
PROJECT # / 23UNI410
DATE / 01.29.2026
DRAWN / AH/LC/PT/FC

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ENLARGED BUILDING ELEVATIONS



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GENERAL NOTES

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11. AT LOCATIONS WHERE CLADDING/ MASONRY TRANSITION FLASHINGS ARE INSTALLED CONTINUOUSLY AROUND INSIDE AND OUTSIDE CORNERS. PROVIDE CONTINUOUS FLASHING AT THESE LOCATIONS WITH SOLDERED JOINTS AND 6" MIN LEGS MATCHING THE PROFILE OF PRIMARY CLADDING TRANISITON FLASHING. LAPS BETWEEN CORNER PIECES TO BE FULLY BEDDED IN SEALANT TO THE PRIMARY CLADDING TRANSITION FLASHING

12. BALCONY DOOR COLOR TO MATCH WINDOW COLOR



1 / A4.16 EAST PASEO ELEVATION

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

BB+M ARCHITECTURE

BEACHAM BUNCE + MANLEY ARCHITECTURE PLLC

1900 WEST MOREHEAD STREET
SUITE 200
CHARLOTTE, NC 28208
704.334.1716

WWW.BBM-ARCH.COM

BB+M ARCHITECTURE, PLLC REGISTERED ARCHITECTURAL CORPORATION CERT. NO. 51476 NORTH CAROLINA CHARLOTTE, NC

PRELIMINARY
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CAR REVIEW - CYCLE 2

THE LOOM AT FORT MILL - NEW BUILDING

UNIQUE LOOM

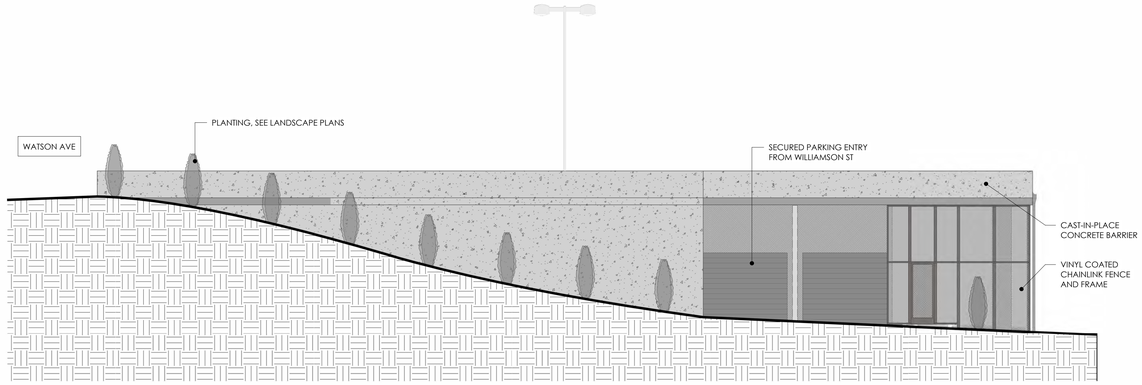
LOCATION / FORT MILL, SC
PROJECT # / 23UNI410
DATE / 01.29.2026
DRAWN / AH/LC/PT/FC

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REVISIONS		
NO.	DESCRIPTION	DATE

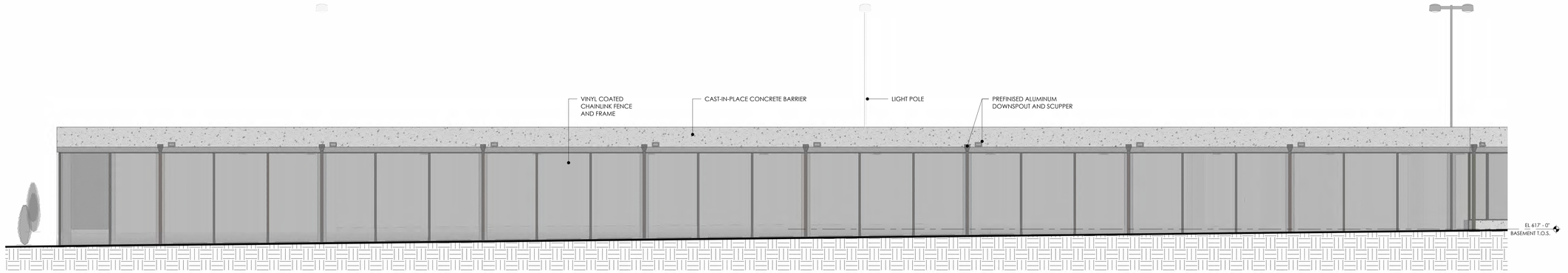
PASEO ELEVATIONS

A4.16



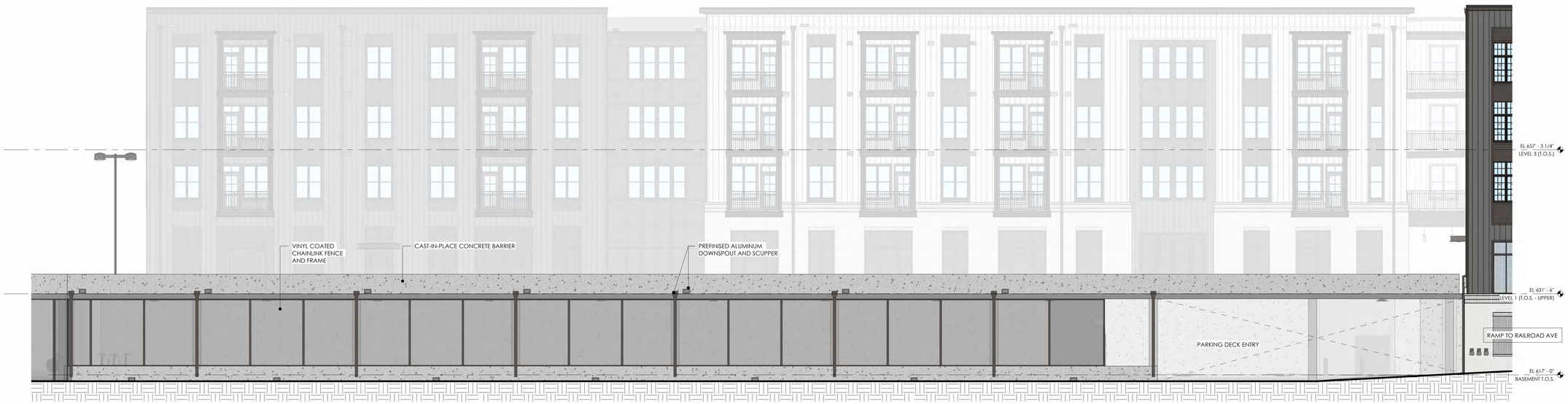
3 A4.17 ELEVATION - WILLIAMSON ST

SCALE: 1/8" = 1'-0"



2 A4.17 ELEVATION - PARKING DECK NORTHEAST

SCALE: 1/8" = 1'-0"



1 A4.17 ELEVATION - PARKING DECK NORTH

SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. BALCONY RAIL TO BE POWDER-COATED ALUMINUM. FINISHED COLOR TO BE APPROVED BY OWNER AND ARCHITECT.
2. WINDOW TRIM TO MATCH COLOR OF SURROUNDING PANEL UNO.

3. WHERE THROUGH WALL FLASHING OCCURS IN THE MASONY VENEER, PROVIDE END DAMS.

4. PROVIDE VERTICAL CONTROL JOINTS AT MASONRY VENEER AT CHANGES IN WALL HEIGHT AND NEAR CORNERS, ON RETURN WALL 3 FEET BACK FROM FACE OF MAIN WALL VENEER, AT INSIDE OF SETBACKS, AT OFFSETS, ALIGNED WITH VERTICAL EDGES OF WINDOWS, PROVIDE HORIZONTAL CONTROL JOINT AT LOOSE LINTELS

5. BRICK CONTROL JOINT AT LOOSE LINTELS EXTEND IN 1/4" PAST EDGE OF LINTEL.

6. BRICK CONTROL JOINTS ARE TO BE FREE OF MORTAR AND PROVIDE WITH BACKER ROD AND SEALANT.

7. GENERAL CONTRACTOR TO CONSOLIDATE AND ALIGN (VERTICALLY + HORIZONTALLY) ALL DRYER AND BATH VENTS. COORDINATE WITH MECHANICAL SUBCONTRACTOR AND TRUSS MANUFACTURER/SUPPLIER. UNIT EXHAUST VENTS PAINTED TO MATCH ADJACENT COLOR

8. ALL EXTERIOR WALL SCONCE LIGHT FIXTURES TO BE MOUNTED AT 6'-8" MINIMUM CLEAR FROM ADJACENT WALKING SURFACE. SEE ELEVATIONS FOR SPECIFIC MOUNTING HEIGHT INFORMATION.

9. PROVIDE STRIPS OF SELF ADHERING FLASHING TAPE BEHIND ALL BRICK TIES.

10. PROVIDE 12" SELF ADHERED MEMBRANE VERTICALLY ON ALL INSIDE AND OUTSIDE CORNERS WHERE SHEET APPLIED WRB IS PRESENT.

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CAR REVIEW - CYCLE 2

THE LOOM AT FORT MILL - NEW BUILDING

UNIQUE LOOM

LOCATION / FORT MILL, SC
PROJECT # / 23UNI410
DATE / 01.29.2026
DRAWN / PT

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REVISIONS		
NO.	DESCRIPTION	DATE

PARKING DECK ELEVATIONS

A4.17

THE LOOM @ FORT MILL

MATERIALS BOARD

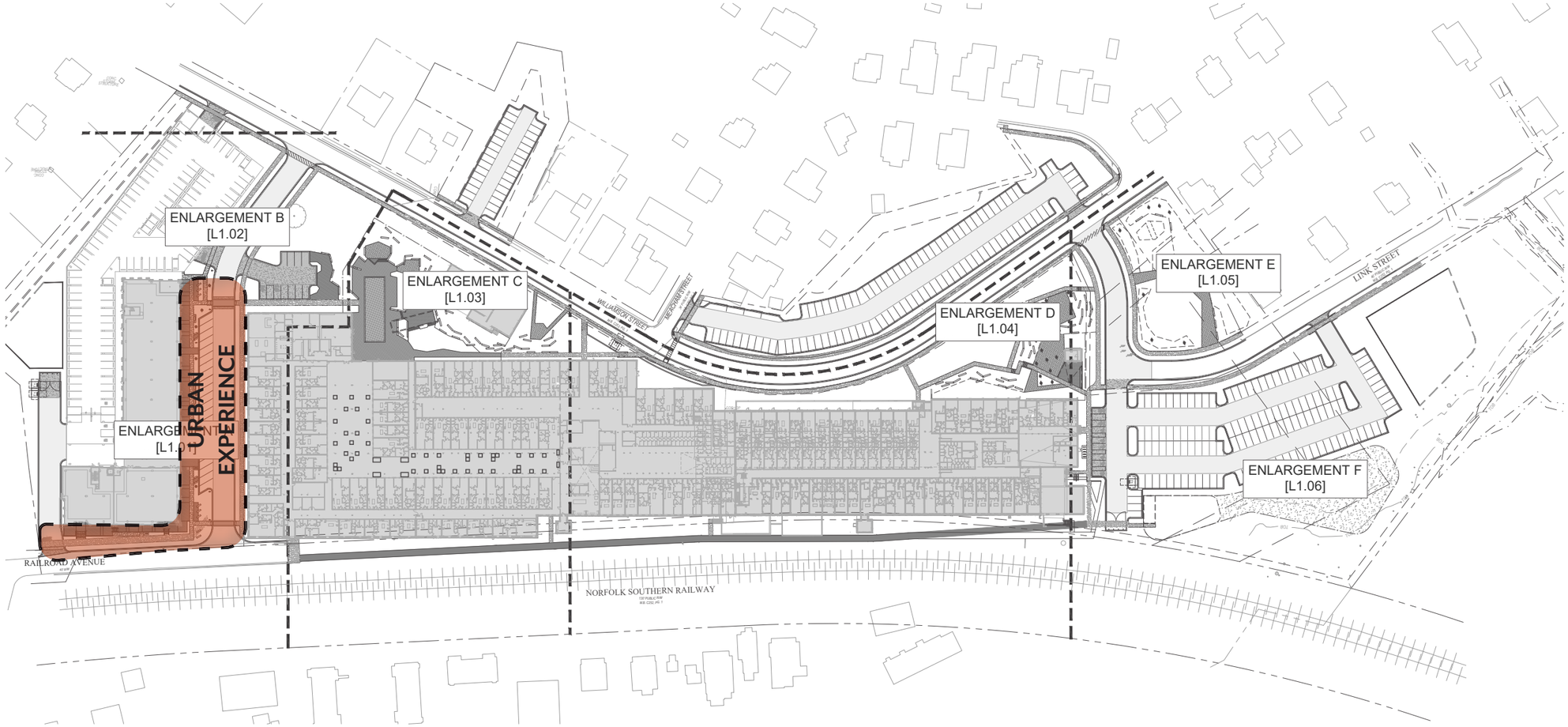
01.27.2026

EXISTING CONDITIONS



note: specifications + imagry is provided to show design intent

FUNCTIONAL DIAGRAM

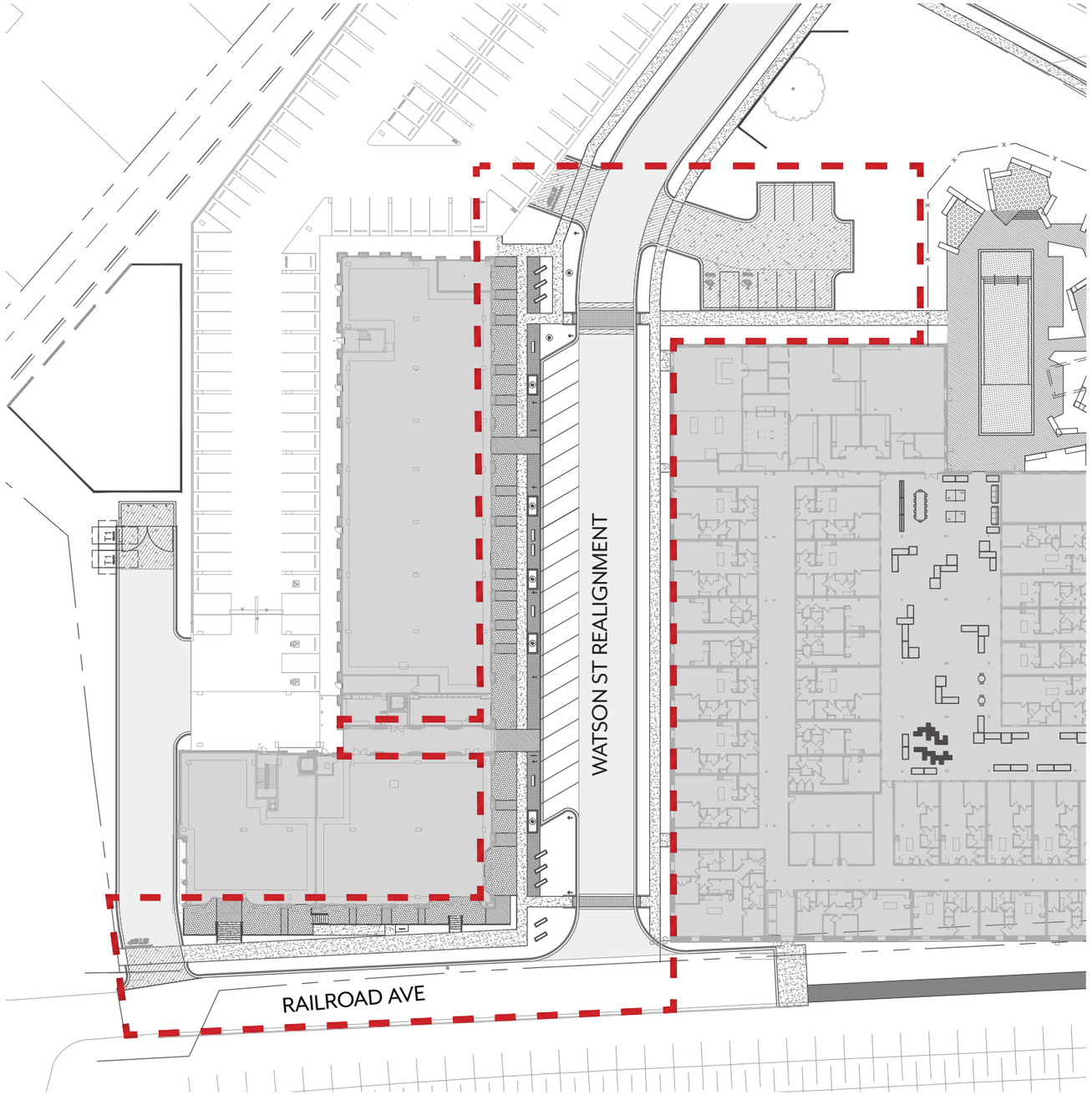


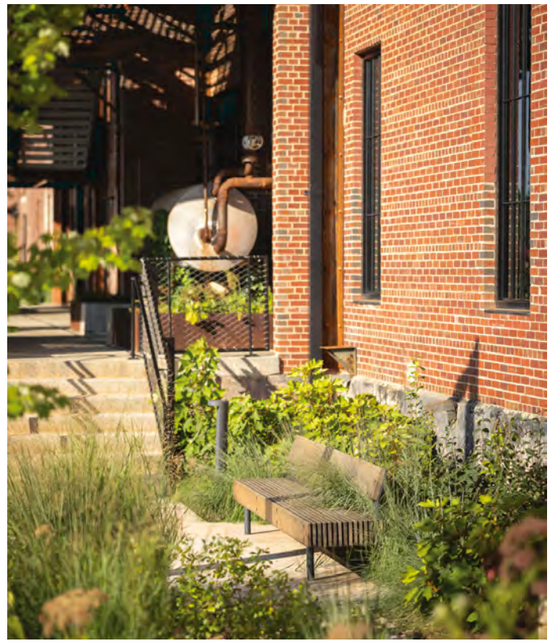
URBAN EXPERIENCE

- Street trees + plants
- Paver/bricks
- Outdoor dining
- Raised cross walk
- Street lights + signage
- Iconic character

note: specifications + imagry is provided to show design intent

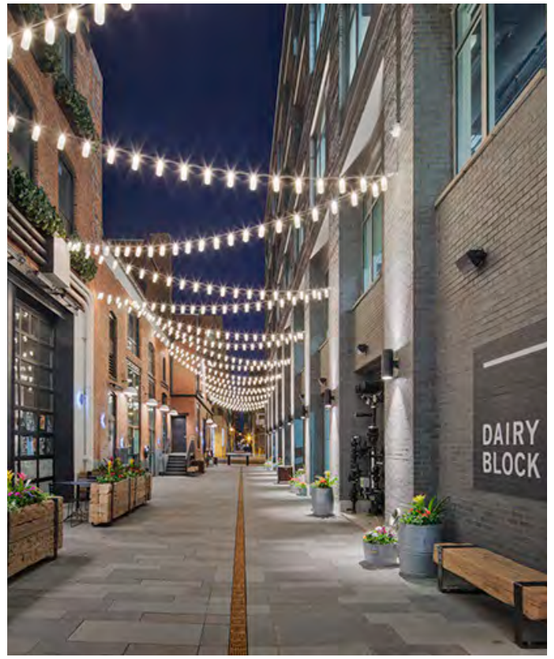
URBAN EXPERIENCE









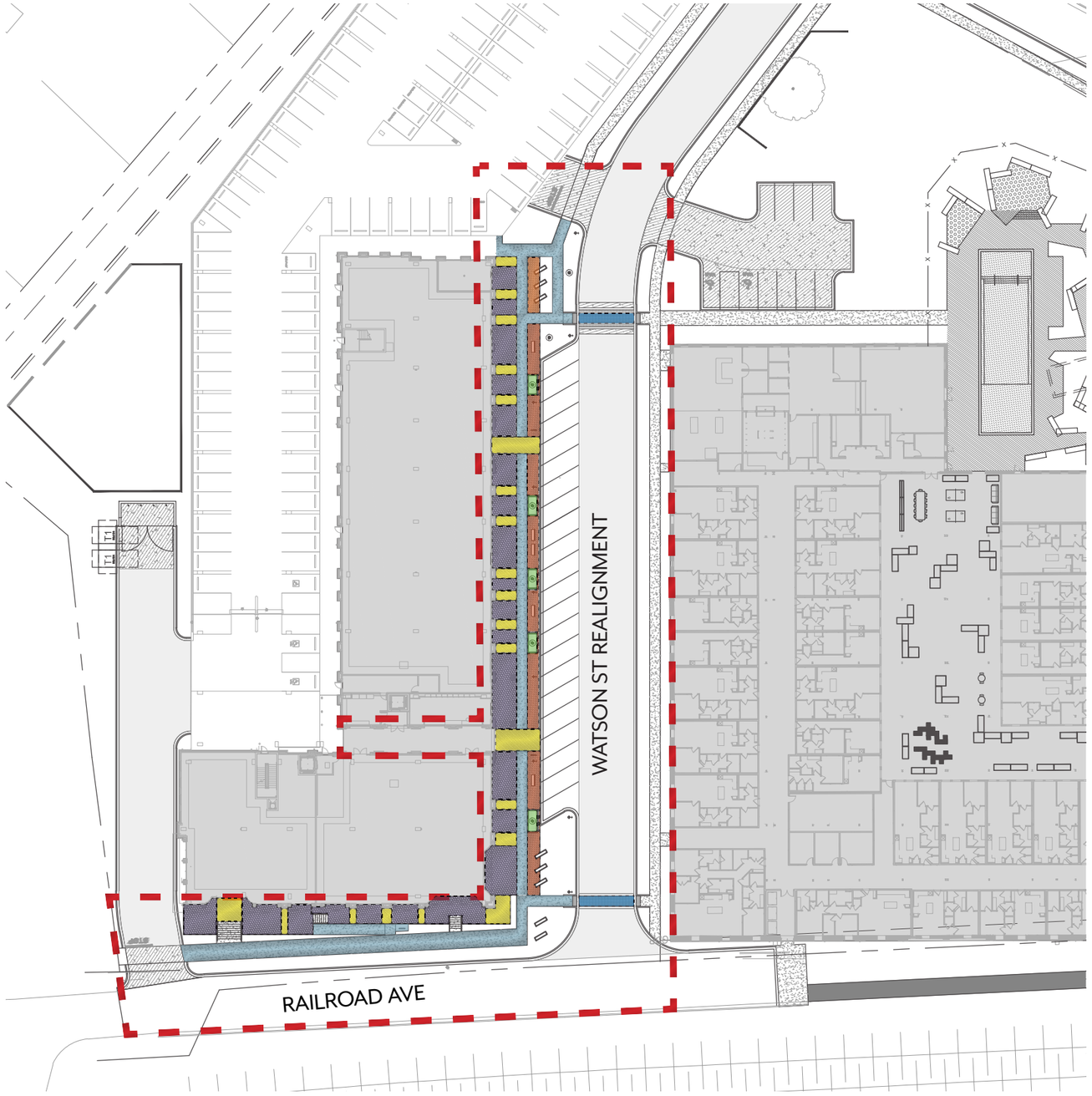




note: specifications + imagry is provided to show design intent

0 30 60 90 120 N

URBAN EXPERIENCE





BLU 80 SMOOTH PAVER; CHESTNUT BROWN / TECHO-BLOC



CONCRETE SIDEWALK



BLU 80 SMOOTH PAVER; CHOCOLATE BROWN / TECHO-BLOC



HOLLAND STONE PAVER; GUILFORD / BELGARD



SQUADRA SLATE PAVER; CHESTNUT BROWN / TECHO-BLOC

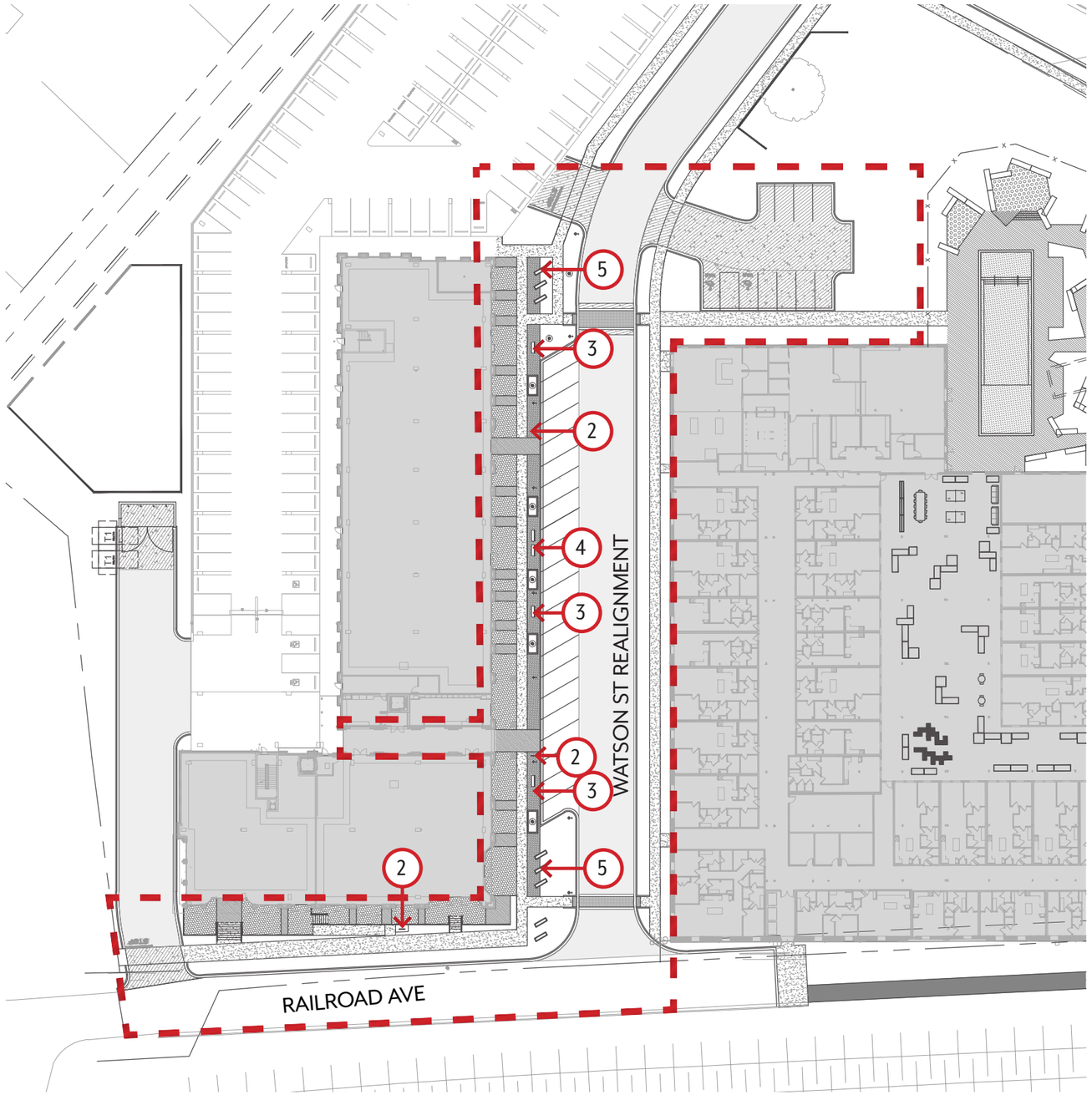


ARCHITECTURAL PRECAST CURB; LUCAS CONCRETE

note: specifications + imagry is provided to show design intent

0 30 60 90 120 N

URBAN EXPERIENCE





1 STOCK COLLECTION PLANTER; SUADE BRONZE / GREEN THEORY



2 LOTLIMIT BICYCLE RACK; DEUTSCHE BAHN / MMCITE



3 RADIUM BENCH; DEUTSCHE BAHN + ROBINIA / MMCITE



4 RADIUM BENCH; DEUTSCHE BAHN + ROBINIA / MMCITE



5 CONCRETE SEAT WALL; SMOOTH CAST FINISH

note: specifications + imagry is provided to show design intent

0 30 60 90 120 N



note: specifications + imagry is provided to show design intent



note: specifications + imagry is provided to show design intent

note: specifications + imagry is provided to show design intent



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THE LOOM AT FORT MILL

PLANNING COMMISSION SUPPLEMENTAL IMAGERY

FEBRUARY 3, 2026

UNIQUE LOOM

BB+M ARCHITECTURE

dpr design 50 yrs



VIEW LOOKING TOWARD WATSON ST FROM WITHERS ST (NEAR CORNER OF ACADEMY AND WITHERS)



VIEW LOOKING AT PARKING DECK FROM CORNER OF WATSON ST AND WILLIAMSON ST



VIEW OF BUILDING CORNER AND PARKING ENTRY FROM WATSON ST

Meeting Information	
Meeting Type	Planning Commission
Meeting Date	February 17, 2026

Request Summary						
Request Type		Action (Old Bus.)	X	Action (New Bus.)		Info/Discussion
		Public Hearing		Executive Session		Other

Case Summary						
Case Type		Annexation		Rezoning		Text Amendment
		Subdivision Plat	X	Appearance Review		Other

Property Information	
Applicant	Rajeev Bhave (Harris Teeter Properties, LLC)
Property Owner	ARIC Fort Mill, LLC
Property Location	2068 Mary Hinson Court
Tax Map Numbers	020-12-01-359
Current Zoning	HC, Highway Commercial / COD-N, Corridor Overlay District-Node
Existing Use	Vacant

Title

Request from Rajeev Bhave (Harris Teeter) to grant Commercial Appearance Review approval for the construction of a new grocery store located at 2068 Mary Hinson Court.

Background Information

Site Characteristics

The property is located on Fort Mill Parkway near North Dobys Bridge Road and is part of the overall Catawba Ridge Market development.

Neighboring Uses

Direction	Zoning	Existing Use
North	PND	Vacant
South	PND	Dominion Bridge Subdivision
East	HC / COD-N	Vacant
West	R-15	Nims Village Subdivision

Zoning Summary

The site is currently zoned HC, Highway Commercial and is in the COD-N, Corridor Overlay District-Node.

Architectural features:

Article II, Section 24(5)(C) of the Zoning Ordinance provides the following architectural guidelines for the COD-N:

1) Materials:
   a. Buildings shall be designed to use building materials such as rock, stone, brick, stucco, concrete, wood, or Hardiplank.
   b. No mirrored glass shall be permitted on any facades in COD-N and mirrored glass with a reflectance no greater than 20 percent shall be permitted in COD.
   c. Corrugated metal shall not be used in any façade.
2) In COD-N, variations in the rooflines and facades of adjacent buildings shall be encouraged to avoid monotony.
3) In COD-N, any nonresidential façade facing the corridor or any other street shall be articulated with architectural features and treatments, such as windows, awnings, scoring, trim, and changes in materials (i.e., stone "water table" base with stucco above), to enhance the quality of pedestrian environment of the public street, particularly in the absence of a primary entrance, so that the façade is of the same quality and standard of design as if it were the front/primary façade.

Applicant Proposal

The applicant is seeking Commercial Appearance Review approval for a new 63,776 sq. ft. grocery store.

The elevations and site plan for the Harris Teeter grocery store originally received commercial appearance review approval at the November 19, 2019, Planning Commission meeting. The applicant received an updated commercial appearance review approval at the August 19, 2025, Planning Commission meeting. The applicant submitted plans to staff and noted changes that had been made to the exterior of the building that deviated from what was previously approved by the Planning Commission.

The changes to the building include the reduction of the pharmacy canopy from two lanes to one lane and the removal of a canopy on the front of the building.

The updated elevations and previously approved elevations are attached.

Staff Recommendation

The building plans are currently pending review by Town staff and generally comply with all zoning requirements. Should the Planning Commission wish to grant commercial appearance review approval, staff would request including language in the approval motion to allow for minor modifications to be made to the building plans to accommodate comments or concerns from reviewing departments.

Alternatives	
1.	Grant commercial appearance review approval.
2.	Grant commercial appearance review approval with conditions.
3.	Deny commercial appearance review approval.
Staff Recommendation	
Recommendation	Staff recommends in favor of APPROVAL for the request, conditioned upon allowing staff to administratively approve minor adjustments to the proposed plan to satisfy the comments and requirements made by staff.
Name & Title	Emily Hawkins, Planner
Department	Planning Department
Date of Request	2/3/2026
Legislative History	
Planning Commission	2/17/2026: Scheduled

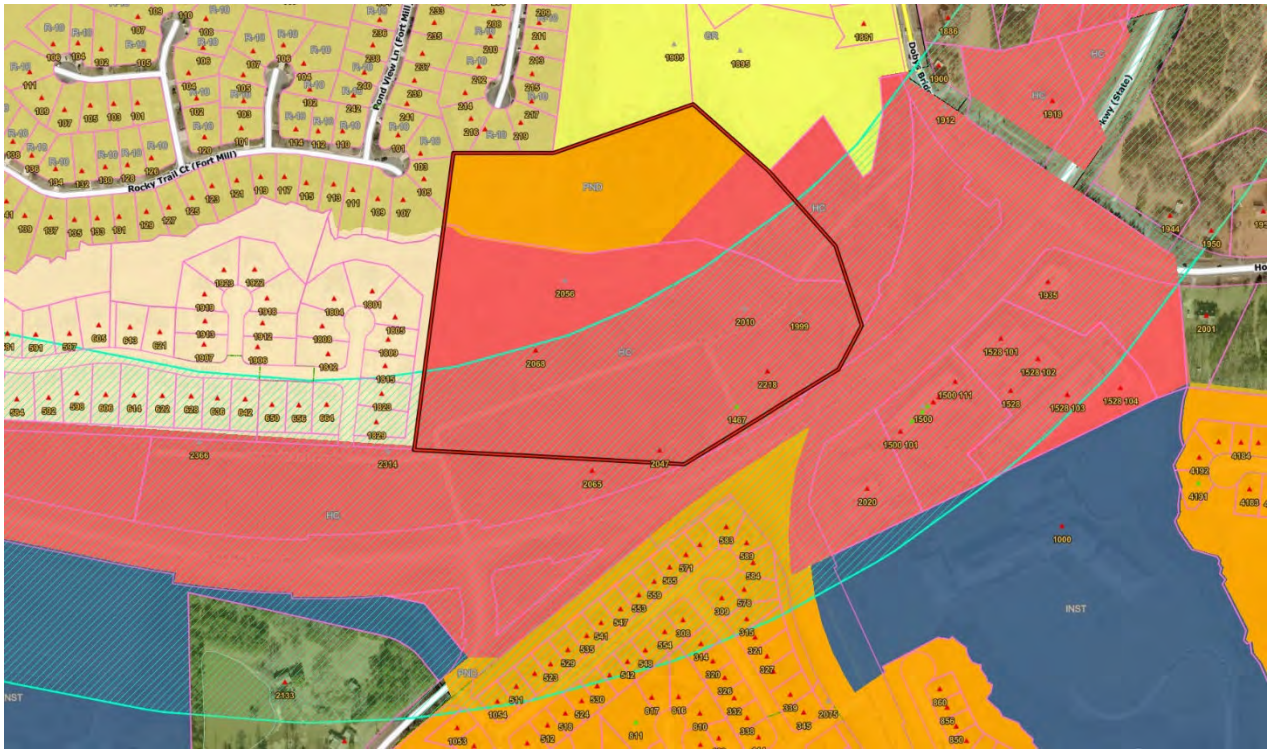
Attachments

- Aerial Map
- Zoning Map
- Commercial Appearance Review Application
- Proposed Elevations
- Previously Approved Elevations

Aerial Map



Zoning Map



Date Received: _2/3/26_____
Planning Commission Date: _2/17/26

Planning Department
200 Tom Hall Street
Fort Mill, SC 29715
Phone: 803-835-2337

Commercial Appearance Review Application

General Information

Applicant Name: Rajeev Bhave for Harris Teeter

Applicant Address: 10550 Independence Pointe Pkw, Suite 300 Matthews, NC

Email: rbhave@arconsds.com Phone: 704 815 6289

Property Owner Name: ARIC Fortmill, LLC

Property Owner Address: 2825 South Blvd, Suite 300, Charlotte 28209

Email: kpartee@astonprop.com Phone: _____

Submission Checklist

- ☐ Completed application
- ☐ Full set of elevations with dimensions
- ☐ Site plan
- ☐ Landscape plan
- ☐ Building material samples

***there is no fee associated with this application**

Property Information

Property Address: 2068 Mary Hinson Court, Fortmill, SC Tax Map ID # : _____

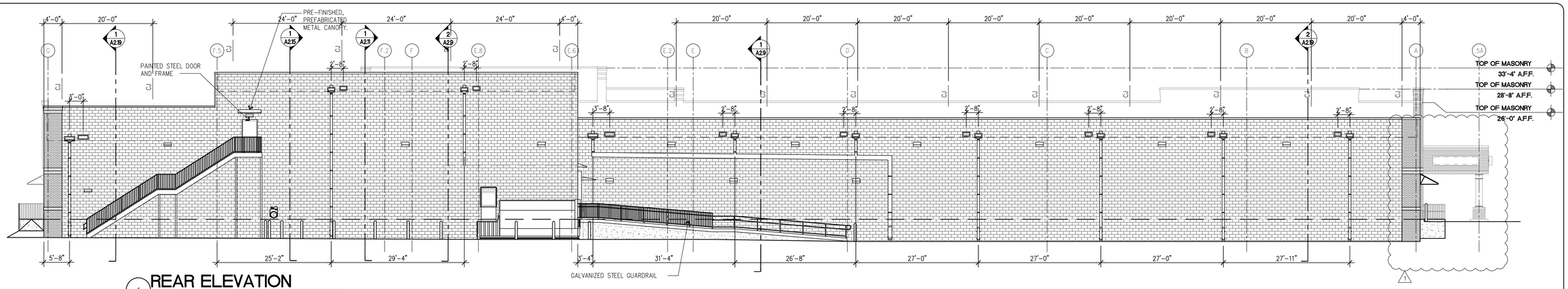
Proposed Use: _____ Zoning Designation: _____

Please provide a brief narrative of the proposed scope of work:

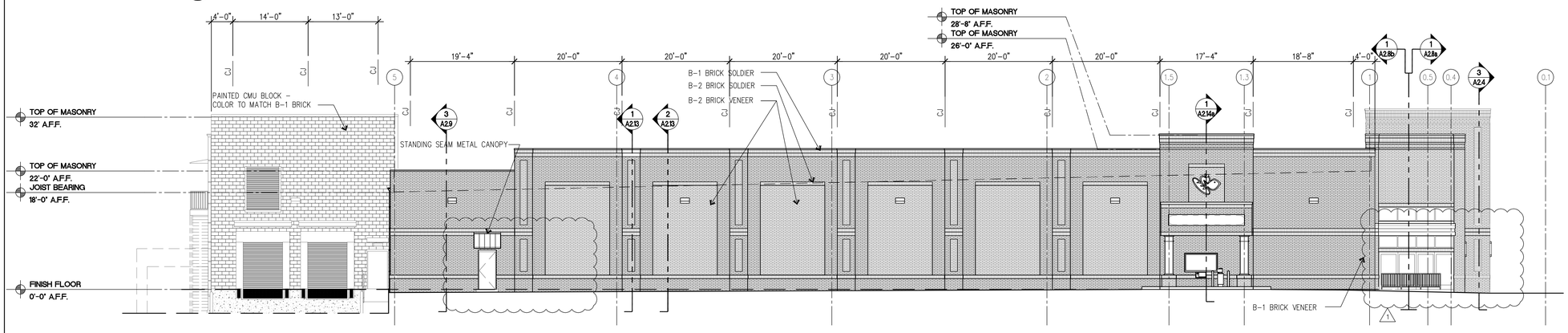
The Harris Teeter exterior design was originally approved in 2019. In August 2024, we presented revisions that were approved by the Planning Commission. Harris Teeter would like to revert back to the original 2019 approval and modify/remove canopies on the side and front.

Applicant Signature:  _____

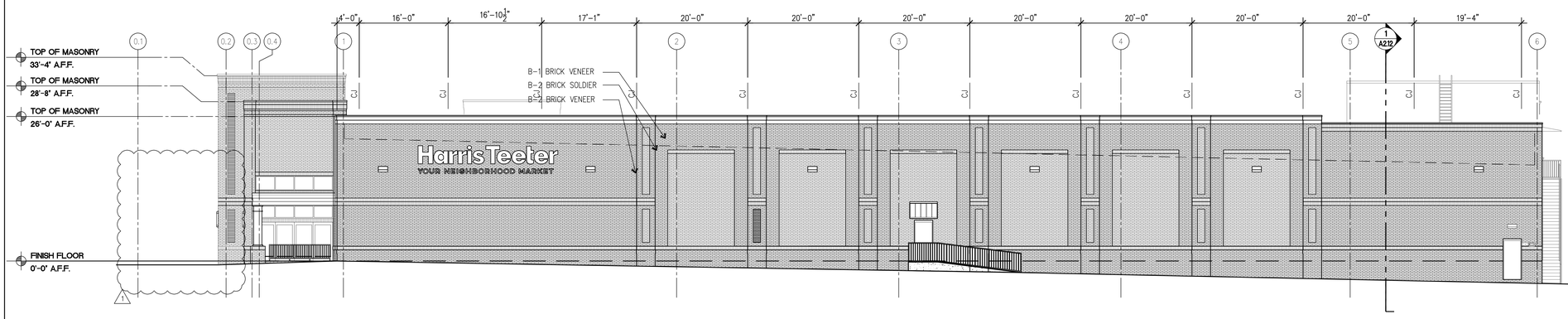
Please submit all materials to Penelope Karagounis at pkaragounis@fortmillsc.gov at least three weeks prior to the meeting date



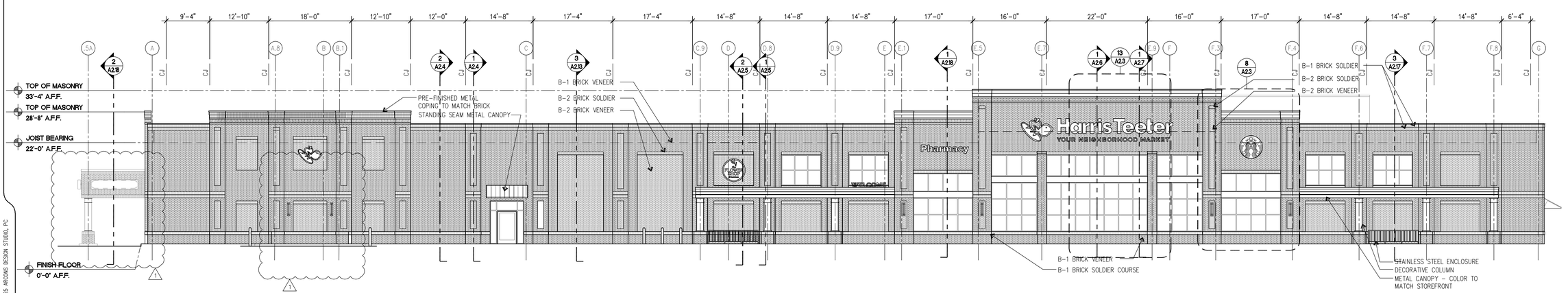
4 REAR ELEVATION
SCALE: 1/8" = 1'-0"



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



2 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



1 FRONT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

SIGNAGE NOTES

G.C. RESPONSIBILITY

GENERAL CONTRACTOR TO COORDINATE ELECTRICAL CONDUIT RUNS AND SIGNAGE SUPPORT WITH SIGNAGE CONTRACTOR. FINAL CONNECTIONS BY ELECTRICAL CONTRACTOR.

SIGNAGE CONTRACTOR RESPONSIBILITY

HARRIS TEETER, OPEN 24 Hrs AND PHARMACY SIGNS TO BE INTERNALLY ILLUMINATED, ACRYLIC FACED, RACEWAY MOUNTED CHANNEL LETTERS. LETTER DEPTH SHALL BE 5" DEEP AND THE COLOR OF THE RETURNS WILL BE DARK BRONZE. LETTER FACES WILL 2447 WHITE* (*IF THE WALL/ BACKGROUND IS A DARK COLOR OR 2793 RED IF THE WALL/BACKGROUND IS A LIGHTER COLOR).
LETTERS WILL BE INTERNALLY ILLUMINATED BY LED'S AS REQUIRED. HT LOGO ICON WILL BE OPEN FACED CHANNELS WITH GE MOLDED PIGMENTED LED'S IN HT STANDARD COLORS. THE TAG LINE WILL HAVE A WHITE PANAFLEX FACE WITH SURFACE APPLIED TRANSLUCENT GREEN VINYL OVERLAY WITH COPY REMOVED TO SHOW AS WHITE. TAG LINE TO BE INTERNALLY ILLUMINATED BY LED'S AS REQUIRED.

STARBUCKS COFFEE SIGNS WILL BE EITHER 14" TALL RACEWAY MOUNTED, INTERNALLY ILLUMINATED CHANNEL LETTERS OR 36" INTERNALLY ILLUMINATED DISC DEPENDING UPON AVAILABLE SQUARE FOOTAGE.

DRIVE THRU PHARMACY SIGNAGE SHALL HAVE ROUTED ALUMINUM FACES WITH PUSHED THROUGH ACRYLIC COPY AS REQUIRED. OPEN AND CLOSED MASSAGES SHALL BE CONNECTED TO A CONTACT SWITCH LOCATED ON THE INTERIOR PHARMACY GATE.

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RAJEEV D. BHAVE
Charlotte, NC
4503
REGISTERED ARCHITECT
1.20.26

STATE OF SOUTH CAROLINA
ARCONS DESIGN STUDIO PC
CHARLOTTE, NC
100053
REGISTERED ARCHITECTS

Harris Teeter
YOUR NEIGHBORHOOD MARKET

HARRIS TEETER INC.
701 CRESTDALE RD.
MATTHEWS, NC 28105
PH. 704-844-3100

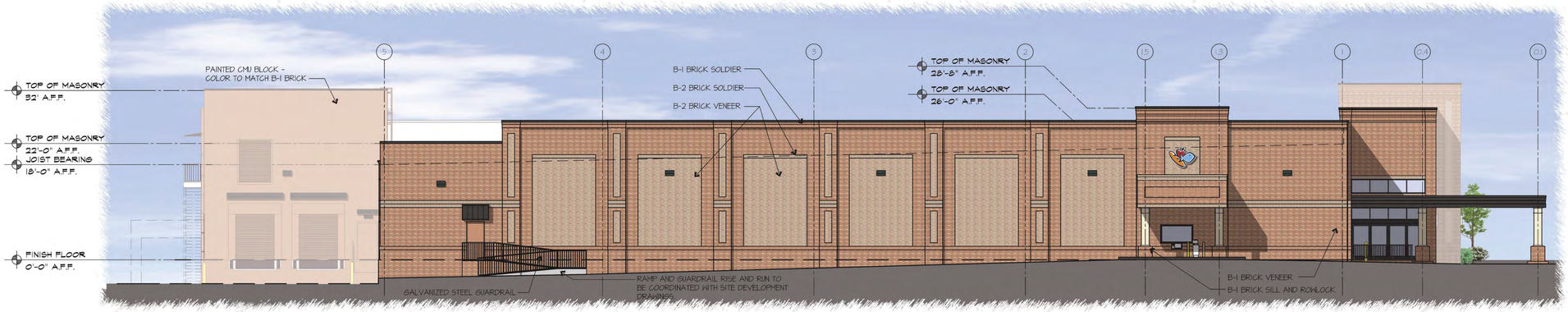
HARRIS TEETER #271

CATAWBA RIDGE MARKET
FORT MILL, SC

PROJECT MANAGER: Rajeev Bhave
JOB NO.: 24-HT271-02
DR. BY: REK
REVISIONS
No. 1 Date 1/20/26
No. ____ Date ____

SHEET NAME:
EXTERIOR ELEVATIONS

ISSUE DATE: 4.15.2025
SHEET NO. A2.1



Left Side Elevation



Front Elevation

Legend

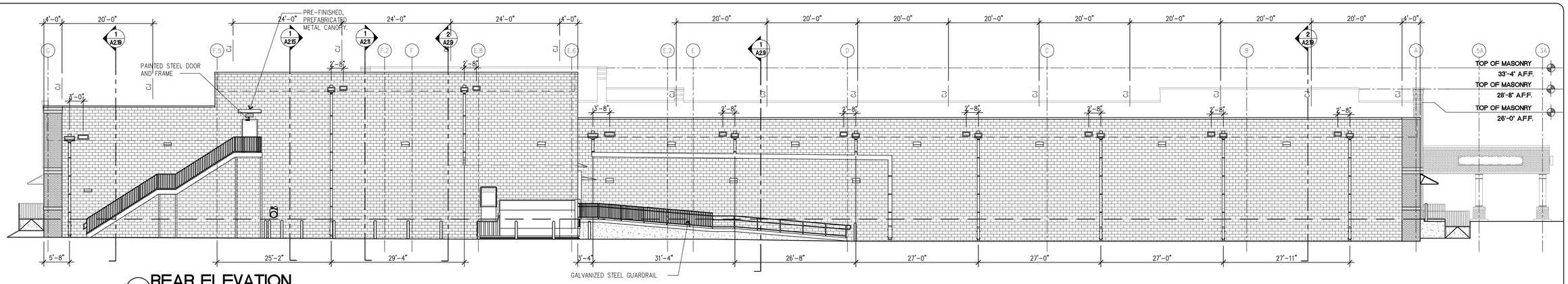
- Brick B-1: Phoenix
- Brick B-2: Nottingham-Tudor
- Exposed CMU block to match the colour of Brick B-1
- Sheet metal

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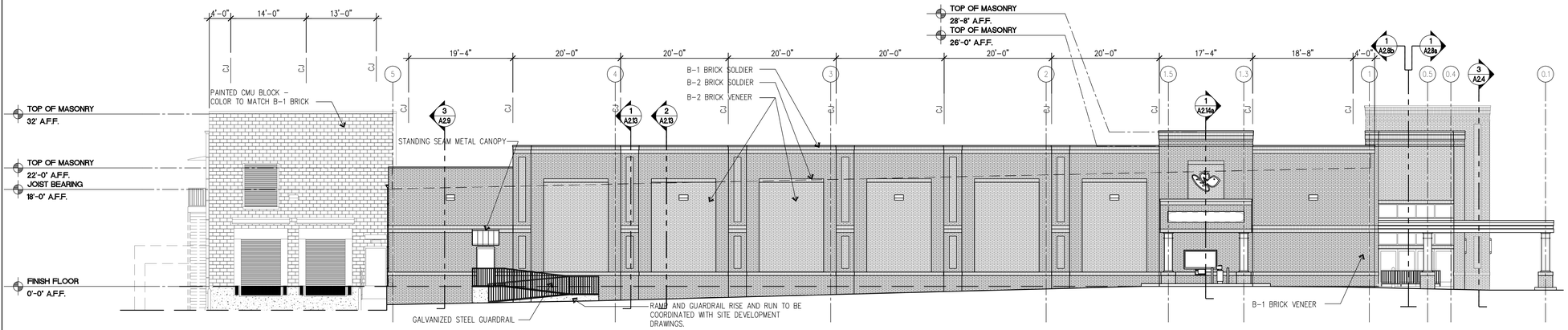
Harris Teeter #271

Date: 01.17.2025

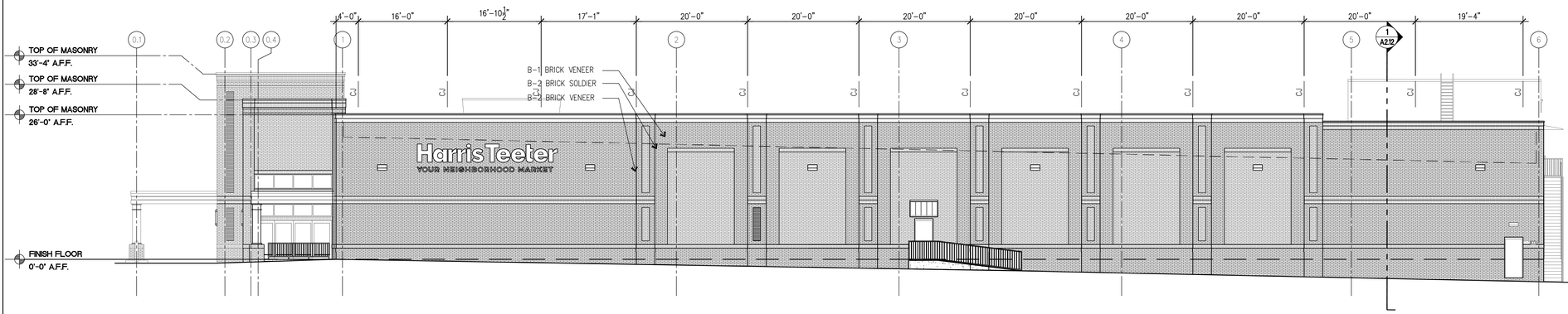
Harris Teeter
YOUR NEIGHBORHOOD MARKET



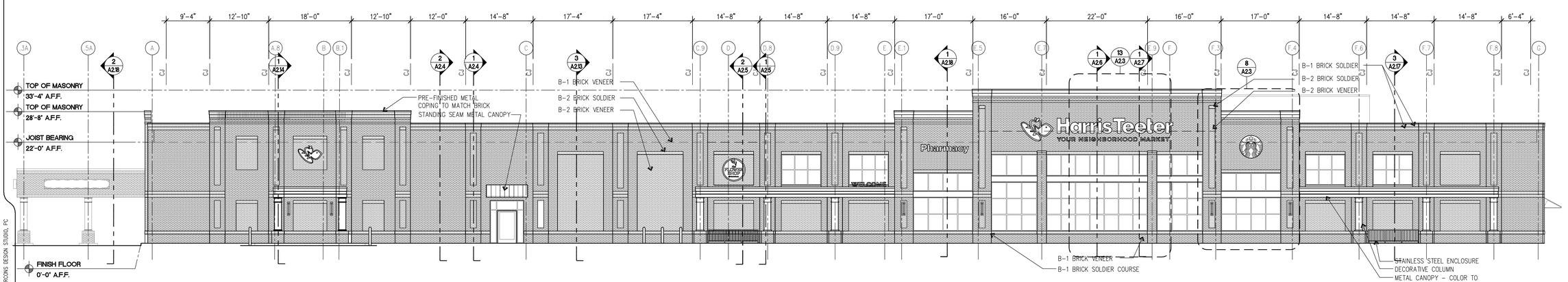
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