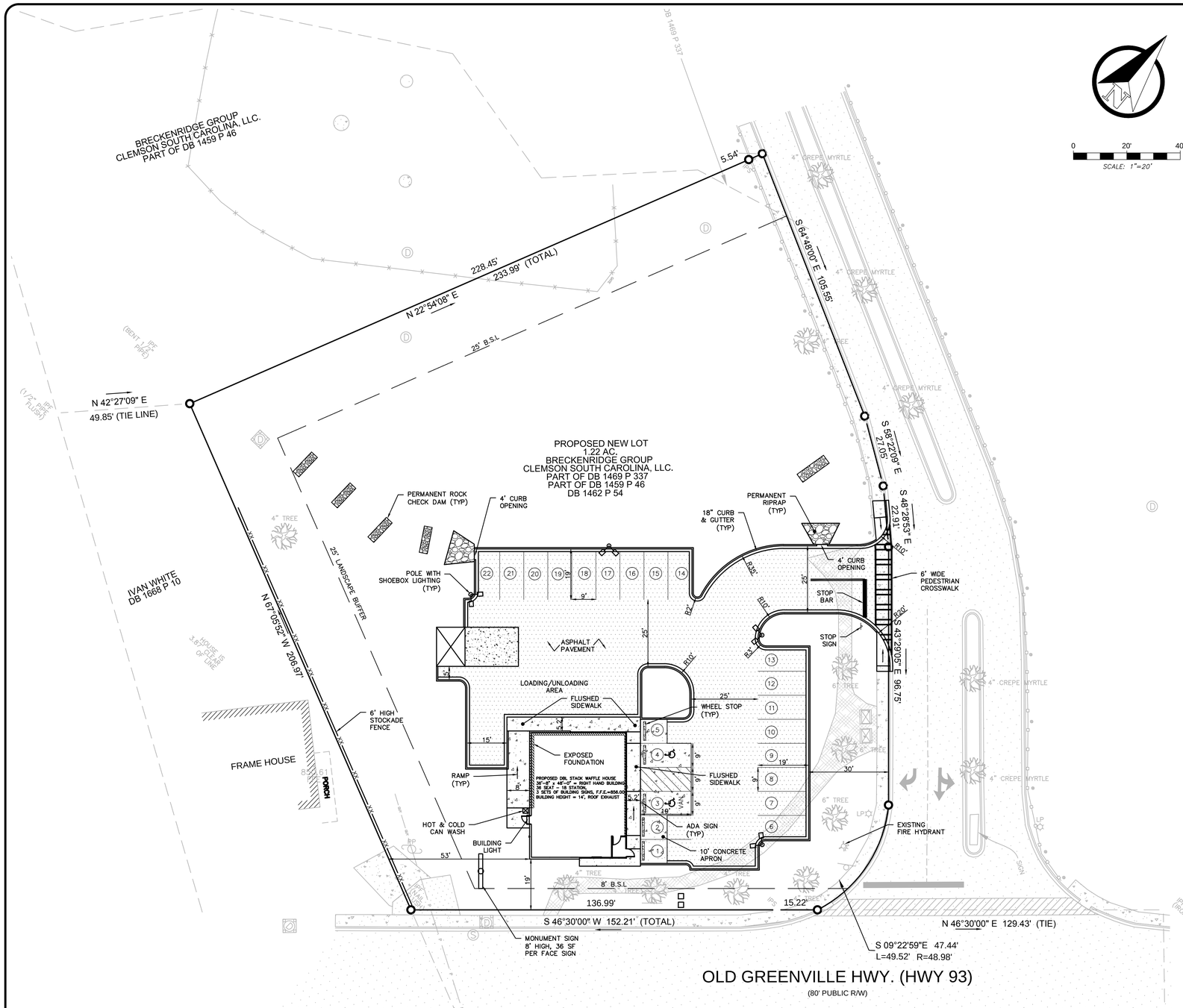

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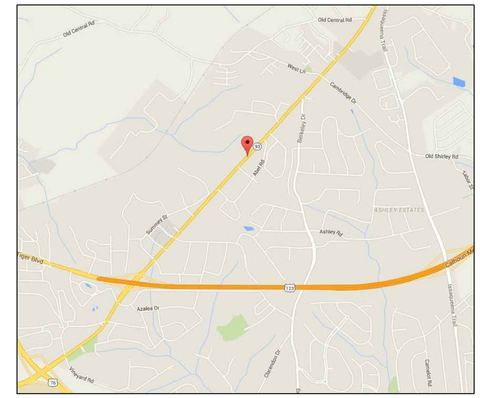

VICINITY MAP

N.T.S.

SITE LEGEND

- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- LIMITS OF CONSTRUCTION
- 18" CURB AND GUTTER
- HANDICAP ACCESSIBLE DESIGNATED STALL
- FIRE HYDRANT
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT

SITE NOTES:

1. COMPLETION OF ALL WORK SHALL BE IN ACCORDANCE THESE PLANS, SPECIFICATIONS, AS WELL AS, WITH FEDERAL, STATE AND LOCAL REGULATIONS. DEVIATION FROM THESE MAY CAUSE THE PROJECT TO BE UNACCEPTABLE.
2. PROJECT TO BE DELIVERED IN ACCORDANCE WITH AMERICANS WITH DISABILITY ACT (ADA) PER FEDERAL, STATE AND LOCAL CODES.
3. PROJECT TO BE DELIVERED IN ACCORDANCE WITH THE UNIFORM TRAFFIC CONTROL MANUAL (MUTCD), ASHTO, AS WELL AS STATE AND LOCAL REGULATIONS.
4. ARCHITECTURAL PLANS ARE TO GOVERN IN THE AREA WITHIN 5' OF THE BUILDING ENVELOPE. THIS IS TO INCLUDE, BUT NOT LIMITED, TO STEPS, STOOPS, SIDEWALKS, RAMPS, HANDRAILS, ETC. SITE CONTRACTOR IS RESPONSIBLE FOR ALL WORK OUTSIDE OF THIS ENVELOPE.
5. THE FACE OF CURB AND OUTSIDE FACE OF BUILDING SHALL BE THE DIMENSIONAL REFERENCE FOR ALL SITE MEASUREMENTS AND RADII, UNLESS OTHERWISE NOTED. ALL RADII SHALL BE ASSUMED TO BE 5' WHERE NO DIMENSION IS GIVEN.
6. EXISTING AND REMAINING FACILITIES, WHETHER ON THE PROPERTY OR ON ADJACENT PROPERTIES, SHALL BE MAINTAINED IN THEIR ORIGINAL CONDITIONS. IF DISTURBED, THESE STRUCTURES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.
7. CONTRACTOR IS RESPONSIBLE TO PROVIDING ALL AS-BUILTS AND OTHER CERTIFICATIONS IN ORDER TO CAUSE THE ACCEPTANCE OF THE PROJECT BY THE CLIENT AND RELEASE OF A CERTIFICATE OF OCCUPANCY.
8. CONTRACTOR TO VERIFY THE EXISTING CONDITIONS ON WHICH THE PROJECT DESIGNS (ALL PHASES) ARE BASED AND BECOME FAMILIAR WITH ALL NECESSARY INFORMATION, WHETHER ON THE SUBJECT TRACT OR ADJACENT PROPERTIES. IF UNKNOWN CONDITIONS ARE DISCOVERED WHICH JEOPARDIZES THE SCOPE AND DELIVERY OF THE PROJECT, THE CONTRACTOR IS TO PROVIDE IMMEDIATE WRITTEN NOTIFICATION TO THE ENGINEER.
9. ALL EASEMENTS REQUIRED TO COMPLETE THE WORK, BUT NOT PROVIDED BY THE CLIENT, ARE THE RESPONSIBILITY OF THE CONTRACTOR.
10. CURB AND GUTTER SHALL BE 18" IN SIZE UNLESS SPECIFIED OTHERWISE.
11. THE CONTRACTOR SHALL DELIVER THE CURB AND GUTTER AT A 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
12. THE CONTRACTOR SHALL DELIVER THE PARKING LOT PAINTING AND STRIPING WITH A MINIMUM OF TWO COATS OF PAINT PER PROJECT SPECIFICATIONS.

SITE DATA

JURISDICTION	CITY OF CLEMSON
CURRENT ZONING	CP-1, ARCHITECTURAL REVIEW DISTRICT
PROPOSED PROPERTY	TOTA
PROPERT SIZE	1.22 ACRES
BUILDING SIZE	1,875 S.F.
FRONT SETBACK	8-FT
SIDE SETBACK	0-FT
REAR SETBACK	25-FT

PARKING SUMMARY

	REQUIRED	PROVIDED
STALLS	18	20
ACCESSIBLE STALLS	1	2
TOTAL	19	22

REQUIREMENTS:
1 STALL PER 100 SF OF BUILDING AREA.
1,875 / 100 = 18.75 = 19 SPACES REQUIRED
20% MAX INCREASE ALLOWED = 19x.20 = 3.8
MAX SPACES ALLOWED = 22.8 = 23

24-HR EMERGENCY CONTACT: DAVID MITCHELL (770) 729-5700

D:\DROPBOX (CONTINEO-MASTER)\CONTINEO-MASTER\P-DRIVE\ PROJECTS\2016\16-102 - WH CLEMSON, SC\DWG

STATE OF SOUTH CAROLINA
No. 27901
REGISTERED PROFESSIONAL ENGINEER
RONI T. C. RUMP
07/19/16

THE CONTINEO GROUP
THE CONTINEO GROUP
6825 JIMMY CARTER BLVD. | NORCROSS, GA 30071
PHONE: 678.601.6046 | WWW.THECONTINEOGROUP.COM

#	DATE	REVISIONS	BY
1	07/19/16	CITY COMMENTS	JPD

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"A UNIQUE AMERICAN PHENOMENON"
WAFFLE HOUSE®
"AMERICA'S PLACE TO EAT, AMERICA'S PLACE TO WORK"
5986 Financial Drive, Norcross, GA 30071
(770) 729-5700

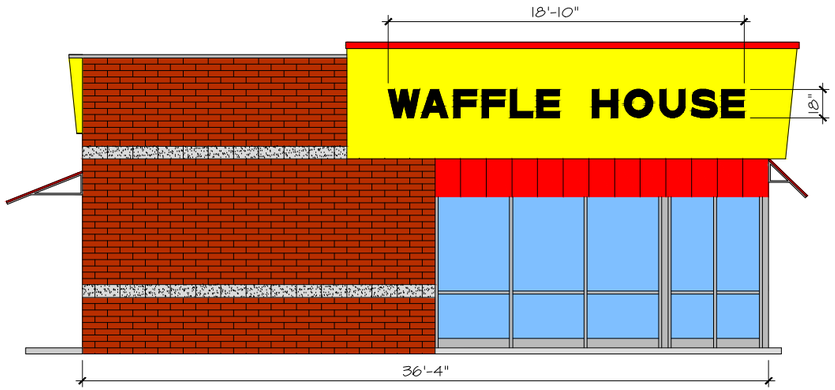
WAFFLE HOUSE
CLEMSON, SC
38 SEAT/ 20 STATION/
LOCATION: 673 OLD GREENVILLE HWY., CLEMSON, SC 29631

CHECKED BY: BHR

DRAWN BY: JPD

SITE

JOB NO:	SHEET
16-102	C-2
DATE: 02/23/16	OF 11 SHEETS



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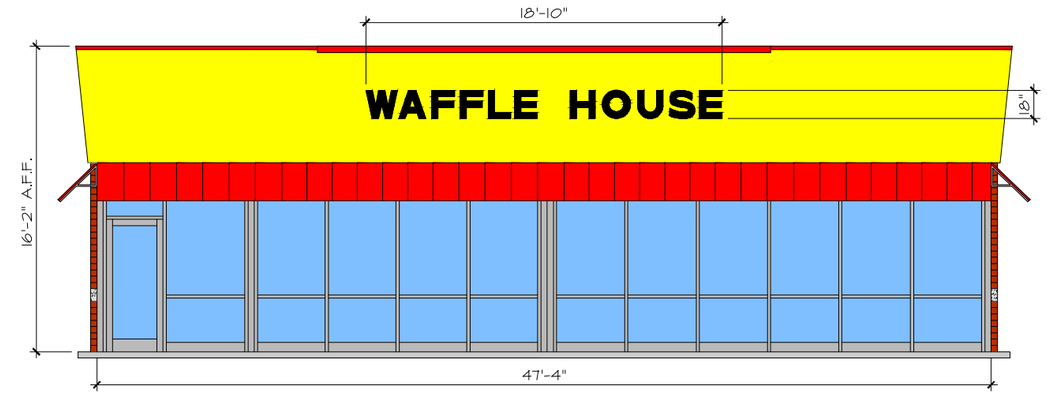

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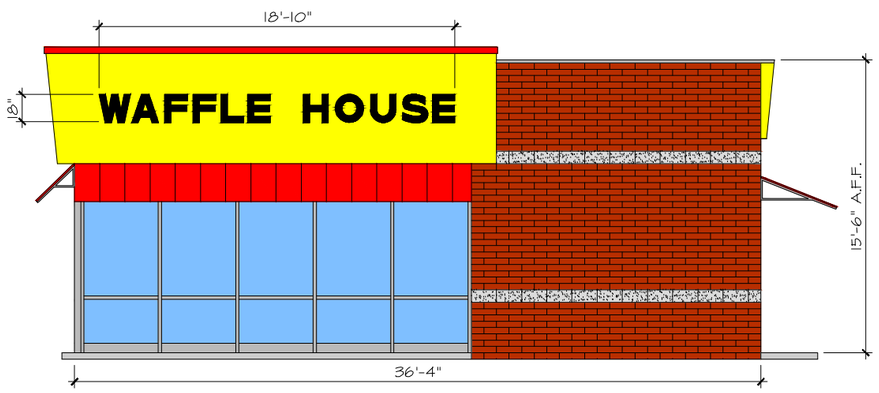

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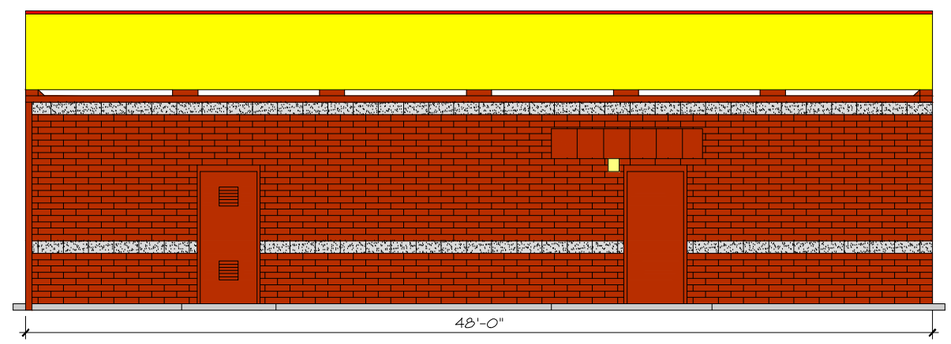
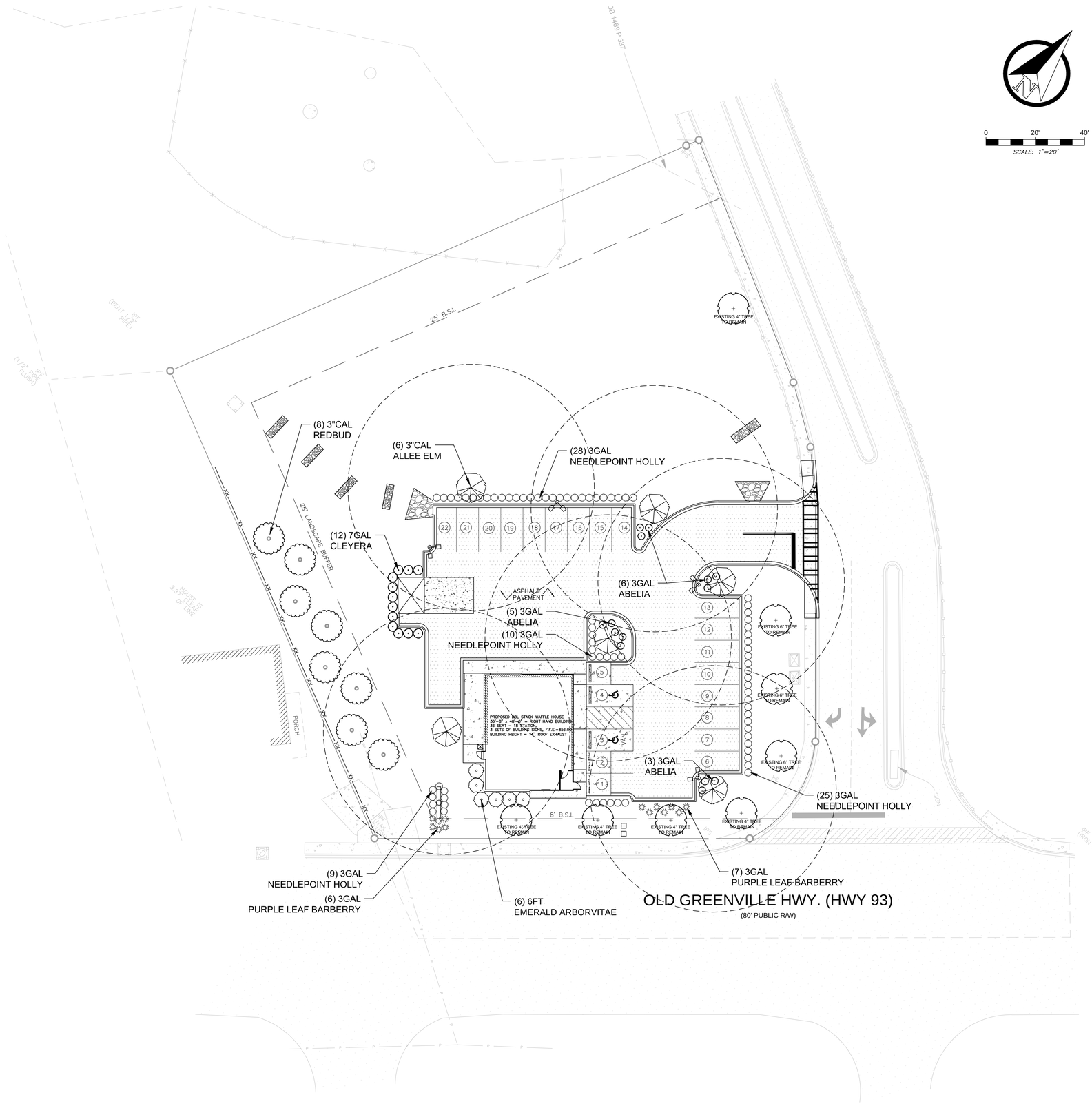


PROPOSED WAFFLE HOUSE

OLD GREENVILLE HWY.
CLEMSON, SC

RIGHT HAND, HIGH REVERSE SLOPE FASCIA BUILDING
RED STANDING SEAM METAL AWNING
RICHFIELD BLEND QUIKBRIK
W/ GRAY SPLIT-FACE BLOCK ACCENT BANDS
SCALE: 1/8"=1'-0"

JULY 19, 2016



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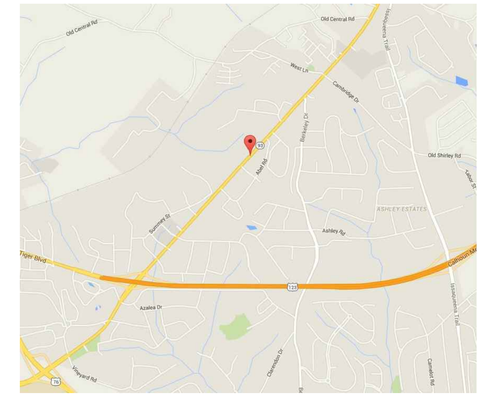

VICINITY MAP

N.T.S.

SITE LEGEND

- PROPERTY LINE
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- 18" CURB AND GUTTER
- HANDICAP ACCESSIBLE DESIGNATED STALL
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- CONCRETE PAVEMENT
- ASPHALT PAVEMENT

LANDSCAPE REQUIREMENTS

Parking Lot requirement:
(1) Upper Story Canopy Tree Must Be Within 50' Of Any Paved Surface
(6) 3" Allee Elm Provided = Requirement Met

25' Buffer Type C Planting Calculations: 200 lf
4 Upper \Story Canopy Trees Per 100' lf = 8 Trees Required
(8) 3" Redbud Provided = Requirement Met

(1) 6-8' Fence Required and Provided = Requirement Met

Vehicular Use Planting Calculations:
(6) 3 Gallon Evergreen Shrubs Per Every 150sf of Landscape Area Around and in the Parking Lot

1700 sf of Landscape Area / 6 = 68 Shrubs Required
(105) 3 Gallon Evergreen Shrubs Provided

Trash Receptacle Screening:
(12) Cleyera, 7 Gallon provided

Plant Table

Trees

QU	Scientific Name	Common Name	Minimum Size	Spacing
8	Cercis canadensis	Redbud	3" Cal	As Shown
6	Ulmus parvifolia 'Allee'	Allee Elm	3" Cal	As Shown
6	Thuja occidentalis 'Emerald'	Emerald Arborvitae	6' ht	As Shown

Shrubs

QU	Scientific Name	Common Name	Minimum Size	Spacing
14	Abelia x grandiflora 'Kaleidoscope'	Kaleidoscope Abelia	3-Gal	3' o.c.
13	Berberis thunbergii	Purple Leaf Barberry	3-Gal	3' o.c.
78	Ilex cornuta 'Needlepoint'	Needlepoint Holly	3-Gal	3' o.c.
12	Ternstroemia gymnanthera	Cleyera	7-Gal	3' o.c.

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Fax (404)420-2798
Email raa@raa-design.com

REVISIONS

State of South Carolina
REGISTERED LANDSCAPE ARCHITECT
No. 1115
7/19/2016
RAY MYERS
SEAL

LANDSCAPE PLAN

WAFFLE HOUSE
CLEMSON, SOUTH CAROLINA

DATE 7-18-2016
JOB NO. 2012011
SCALE
DRAWN BY MAW
CHKD BY REM

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RAA DESIGN

SHEET
LS-1
1 OF 1

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