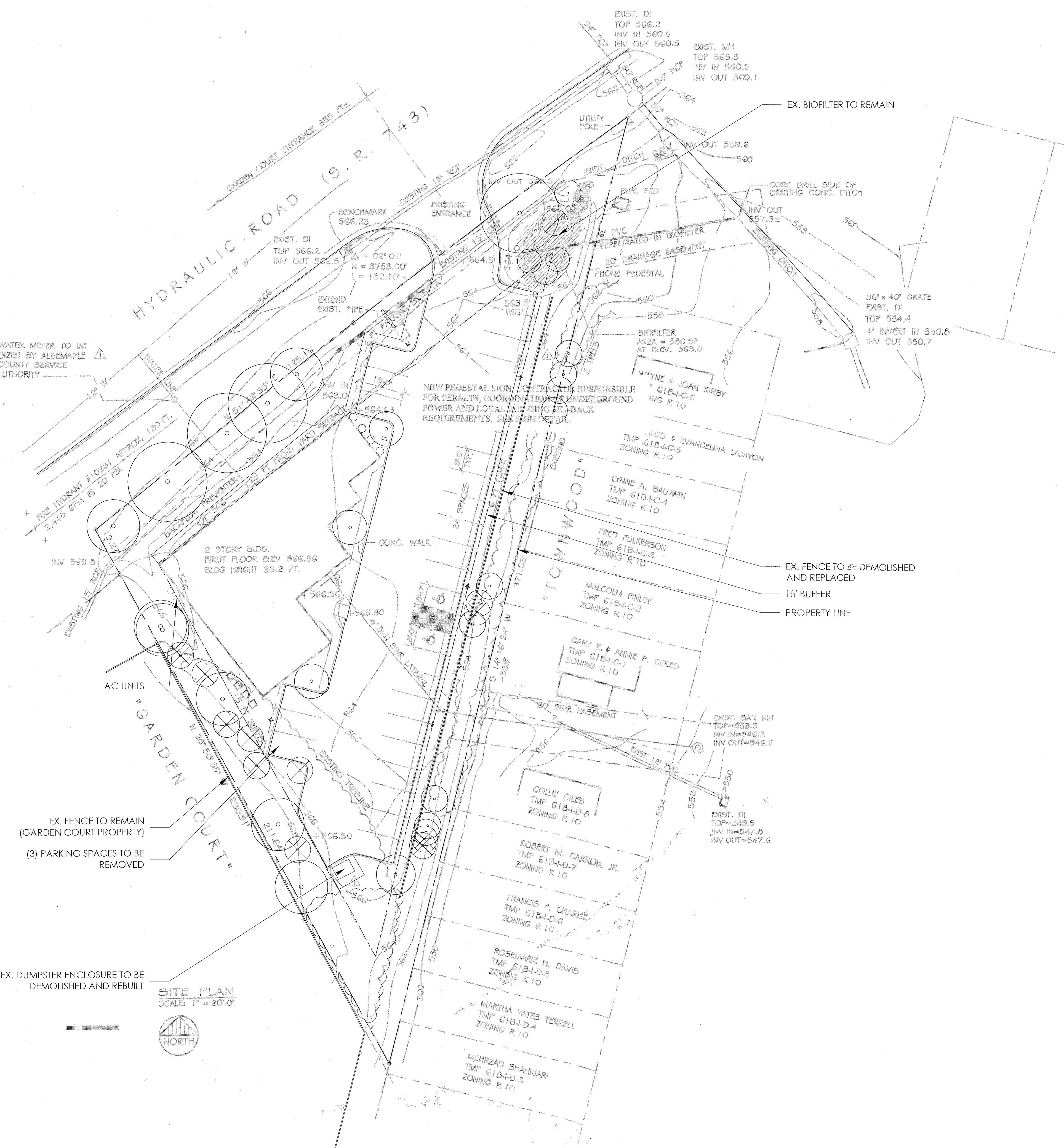


NOTES:

- LOSS OF THE THREE PARKING SPACES FITS WITHIN THE GUIDELINES OF THE REQUIRED PARKING. TOTAL USABLE SQUARE FOOTAGE OF THE BUILDING IS 6,146.69 SQUARE FEET (80% = 4917.35; DIV 200 = 24.58 SPACES). SQUARE FOOTAGE LEFT OUT OF CALCULATIONS: ELEVATOR, ELEVATOR MECHANICAL ROOM AND STAIRS FOR A TOTAL OF 524 SQUARE FEET (80% = 419.2; DIV 200 = 2.096). THE PROPERTY CURRENTLY HAS 30 SPACES. THE OWNER WOULD LIKE TO ELIMINATE 3 FOR A TOTAL OF 27.
- LIGHTING WILL REMAIN AS IS.
- SEE EXISTING TREE PLAN FOR PROPOSED TREE REMOVAL WITHIN THE 15' BUFFER AND PLANTING PLAN FOR TREE REPLACEMENT.
- VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED



NO.	Date	Issues/Revisions
1	7-18-16	MINOR SITE PLAN AMENDMENT
2	9-16-16	PLAN REVISIONS

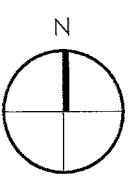
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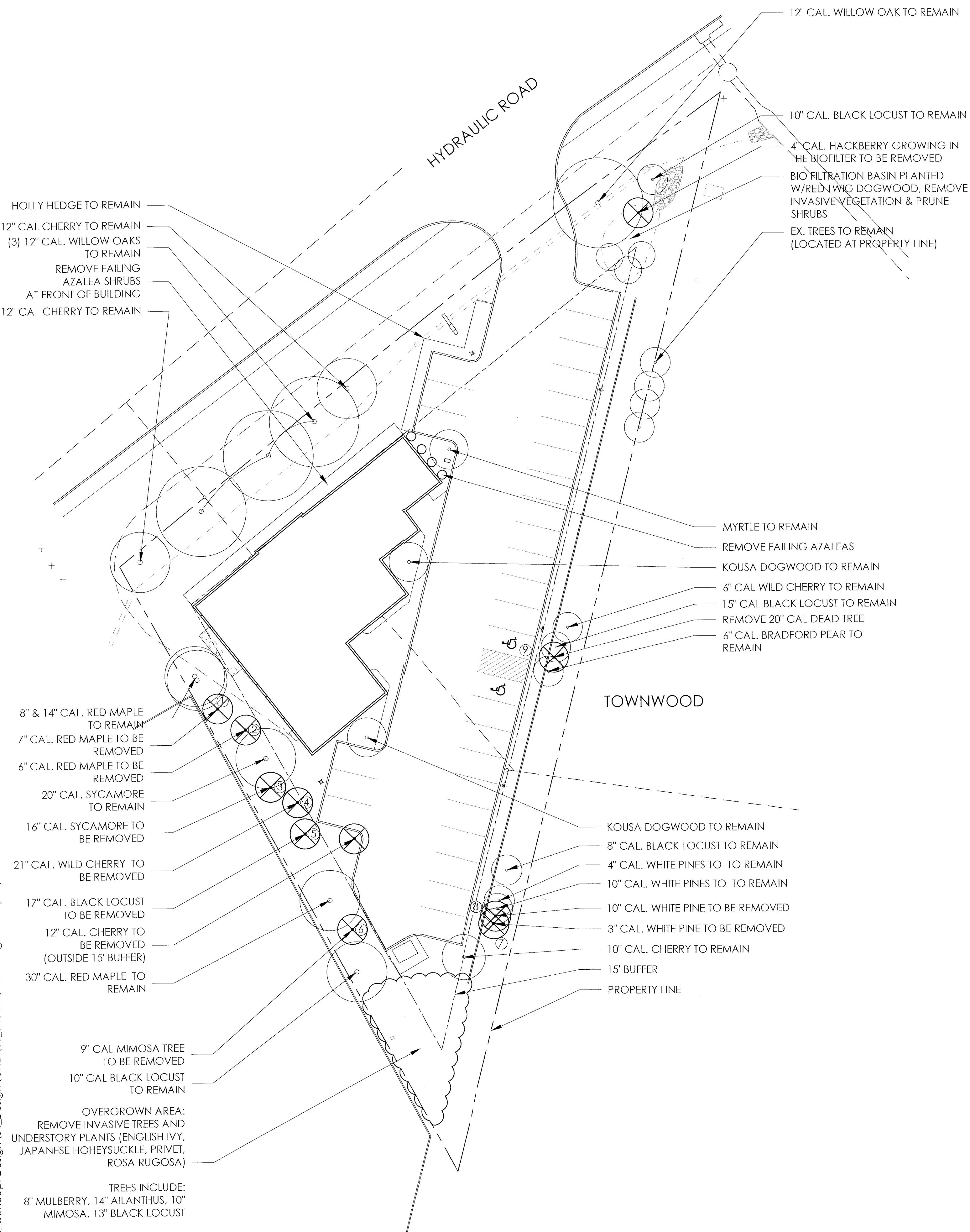
MINOR SITE PLAN AMENDMENT
PROJECT NO.: 1608
DRAWN BY: ZP, CW
CHECKED BY: ZP, JA
DRAWING TITLE

EXISTING TREE
PLAN

DATE: SEPTEMBER 16, 2016
SCALE: 1" = 20'-0"
DRAWING NUMBER



L1.01



NOTES:

1. ALL TREES IN THE 15' BUFFER HAVE BEEN EVALUATED BY VAN YAHRES CERTIFIED ARBORIST.
2. MAJORITY OF TREES PROPOSED FOR REMOVAL HAVE STRUCTURAL ISSUES OR COMPROMISE EXISTING OR PROPOSED STRUCTURES OR SAFETY.
3. BUFFER VEGETATION ALONG GARDEN COURT IS CURRENTLY COMPROMISED BY INVASIVE UNDERSTORY OF ENGLISH IVY, JAPANESE HOHEYSUCKLE, ROSA RUGOSA AND PRIVET. ENGLISH IVY IS PRESENT ON TRUNKS OF MOST TREES IN THE BUFFER.

TREE REMOVAL KEY (WITHIN 15' BUFFER)

#	SPECIES	CALIPER	REASON FOR REMOVAL
1	RED MAPLE	7"	HAS SIGNIFICANT LEAN, COMPROMISED BY IVY AND TWINING VINE GROWTH, SAFETY HAZARD
2	RED MAPLE	6"	HAS SNAPPED TOP, ALL NEW GROWTH IS FROM DECAYING FORK, SAFETY PROBLEM
3	SYCAMORE	16"	OVERGROWN WITH POISON IVY VINES, HEALTH CONCERN, ONE SIDED GROWTH, COULD FALL OVER
4	WILD CHERRY	21"	OVERGROWN WITH ENGLISH IVY, CONFLICTS WITH PROPOSED GRADING AT COURTYARD
5	BLACK LOCUST	22"	CANOPY SHOWS STORM DAMAGE, DECLINING DUE TO LIMITED ROOT SPACE, CONFLICTS WITH PROPOSED GRADING AT COURTYARD
6	MIMOSA TREE	9"	SNAPPED TOP FROM STORM DAMAGE, LEANING, AGGRESSIVE TREE DISPLACES NATIVE SPECIES
7	WHITE PINE	3"	LEANING OVER FENCE, SAFETY HAZARD TO PARKED CARS
8	WHITE PINE	10"	LEANING OVER FENCE, SAFETY HAZARD TO PARKED CARS
9	N/A	20"	DEAD

Date Issues/Revisions

7-18-16 MINOR SITE
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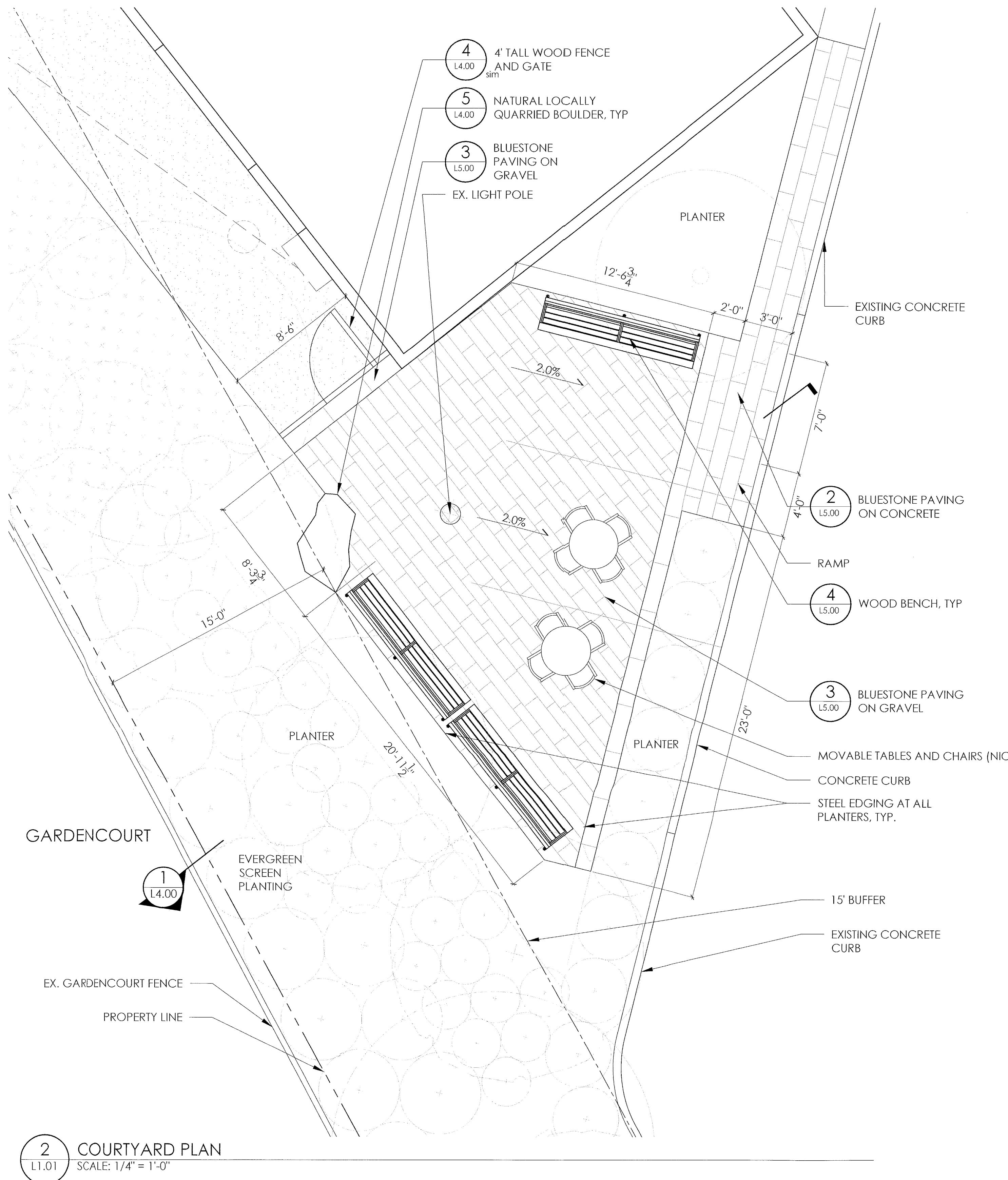
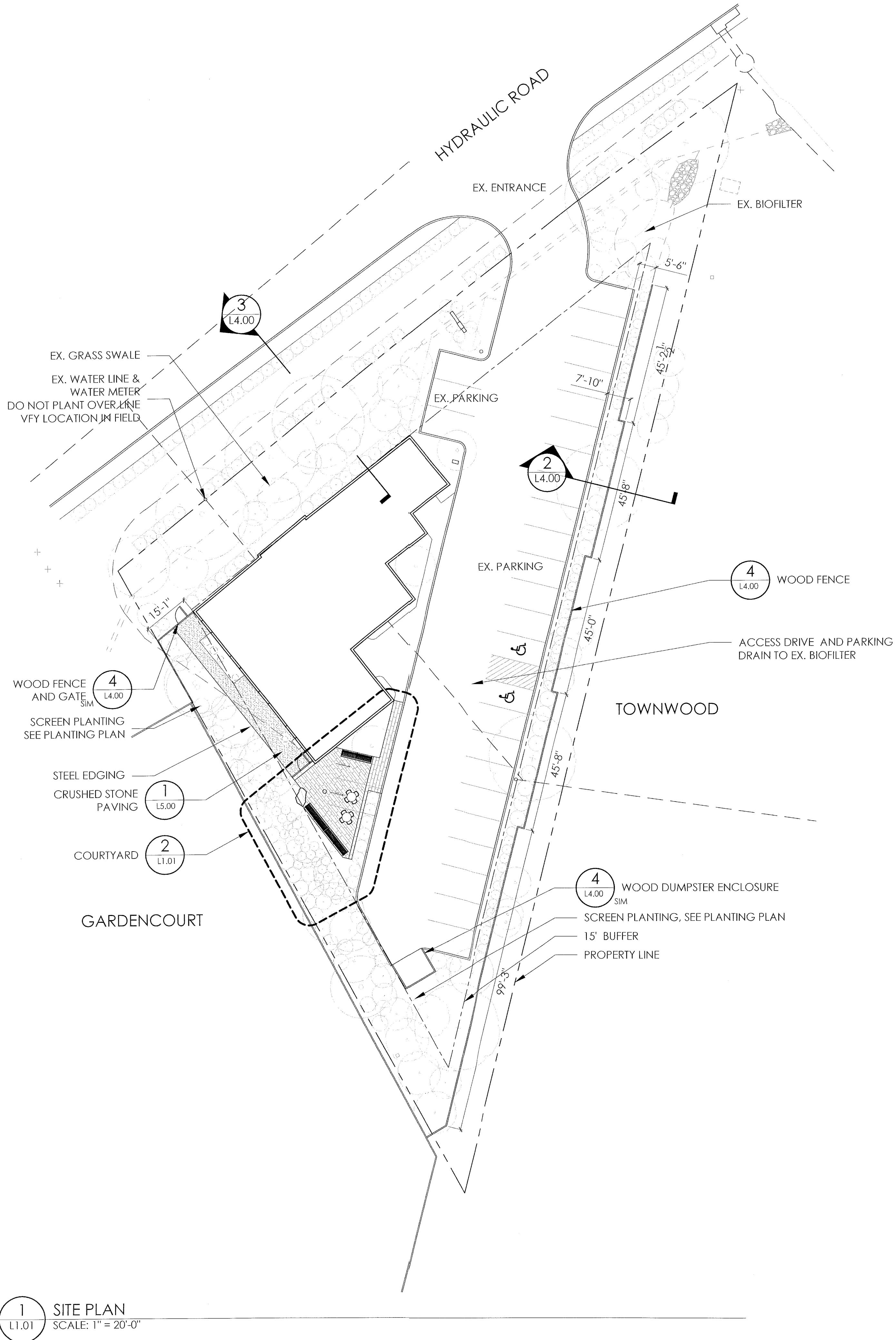
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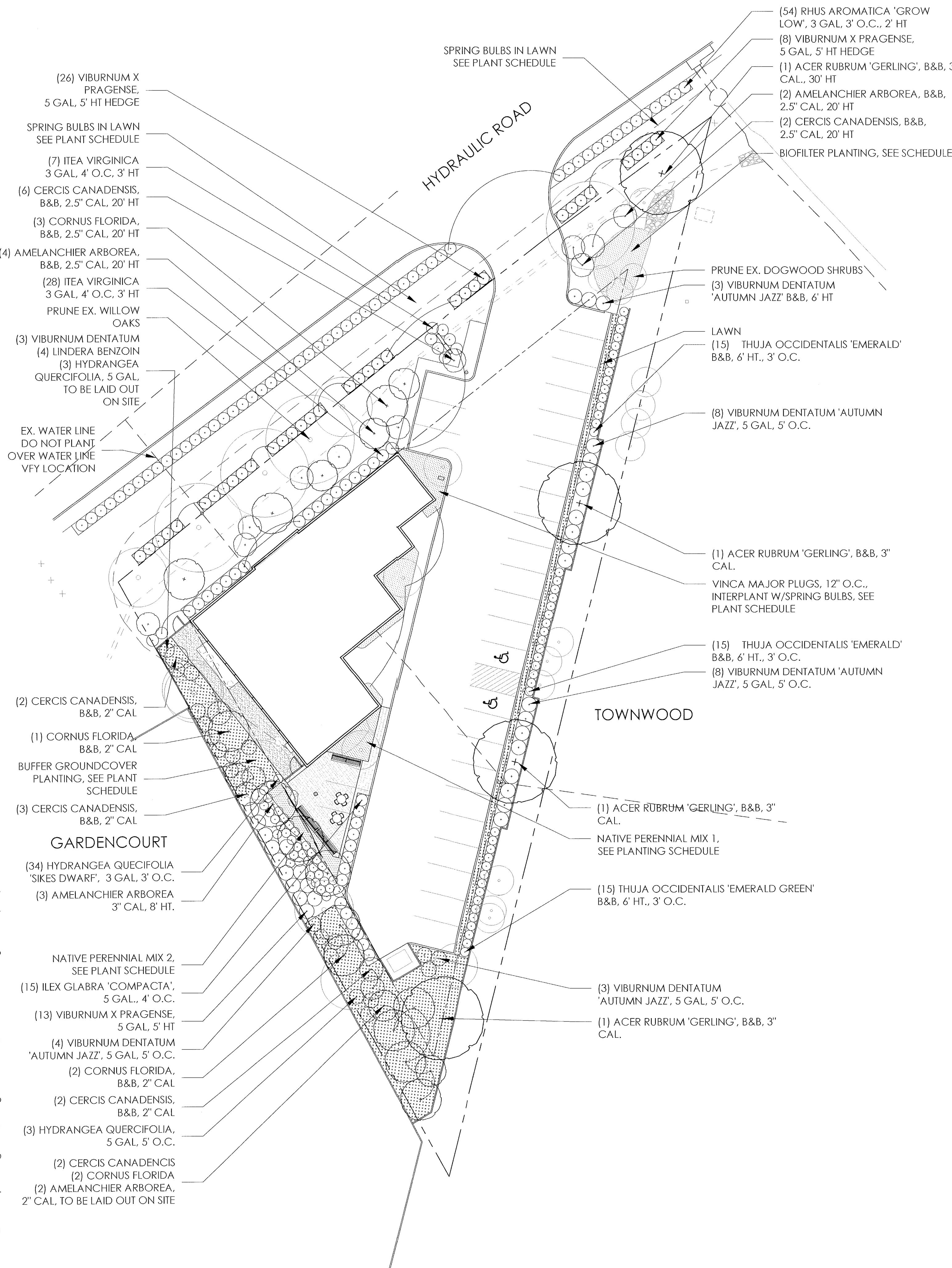
EF PLAN

EE: SEPTEMBER 16, 2016
EE: AS SHOWN

NUMBER

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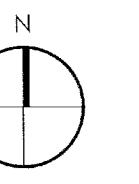
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PROJECT NO.: 1608
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CHECKED BY: ZP, JA

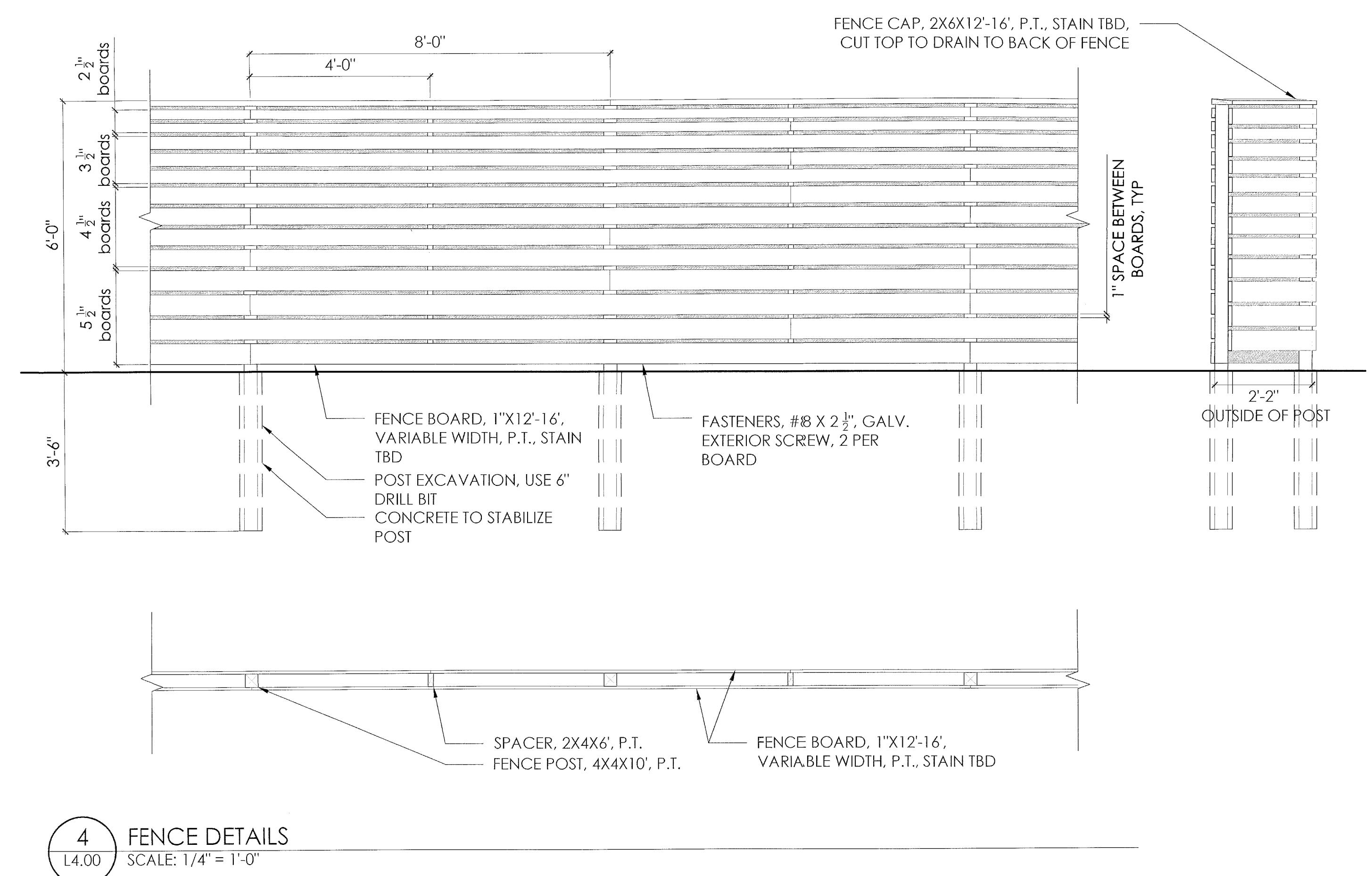
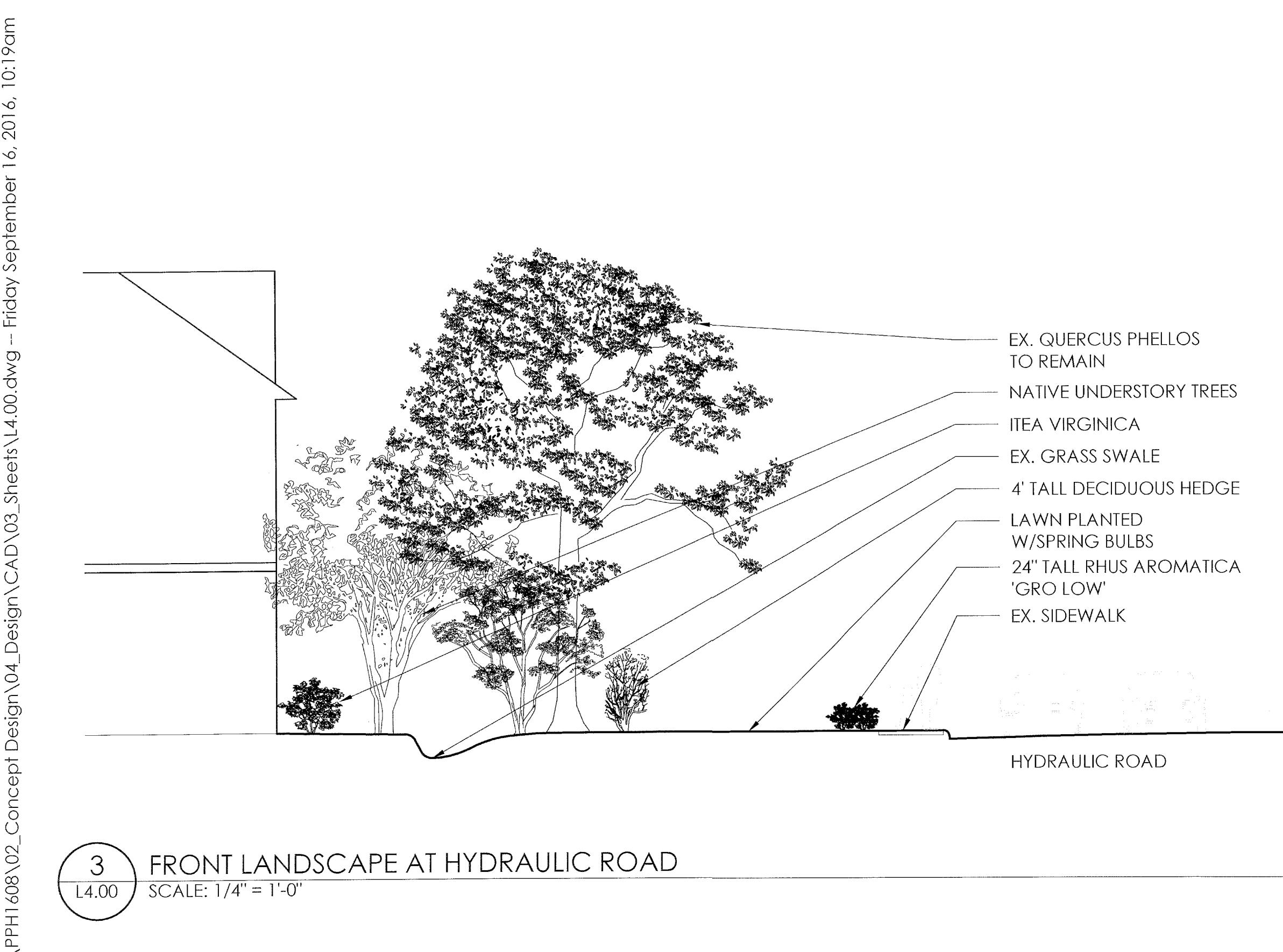
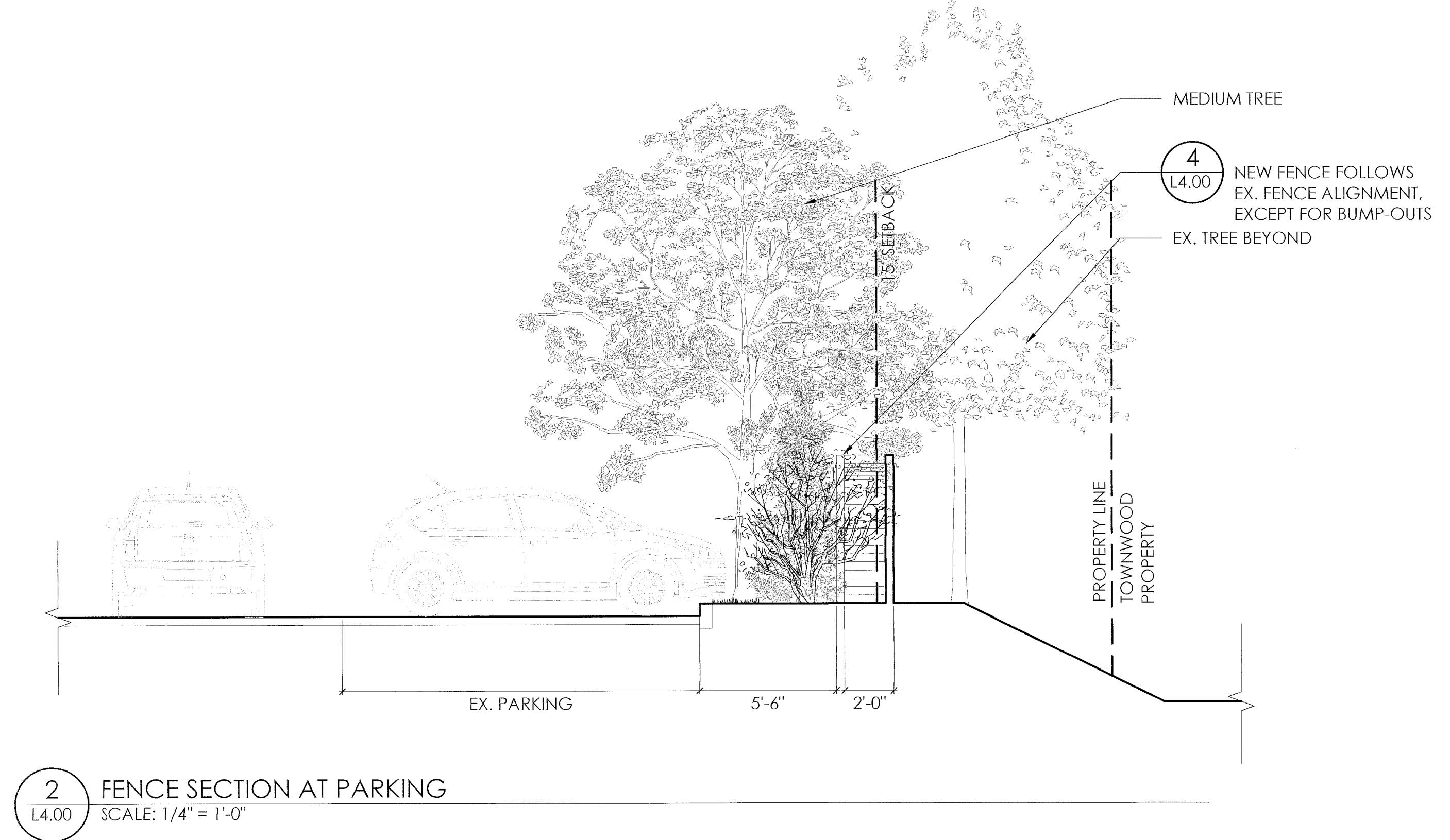
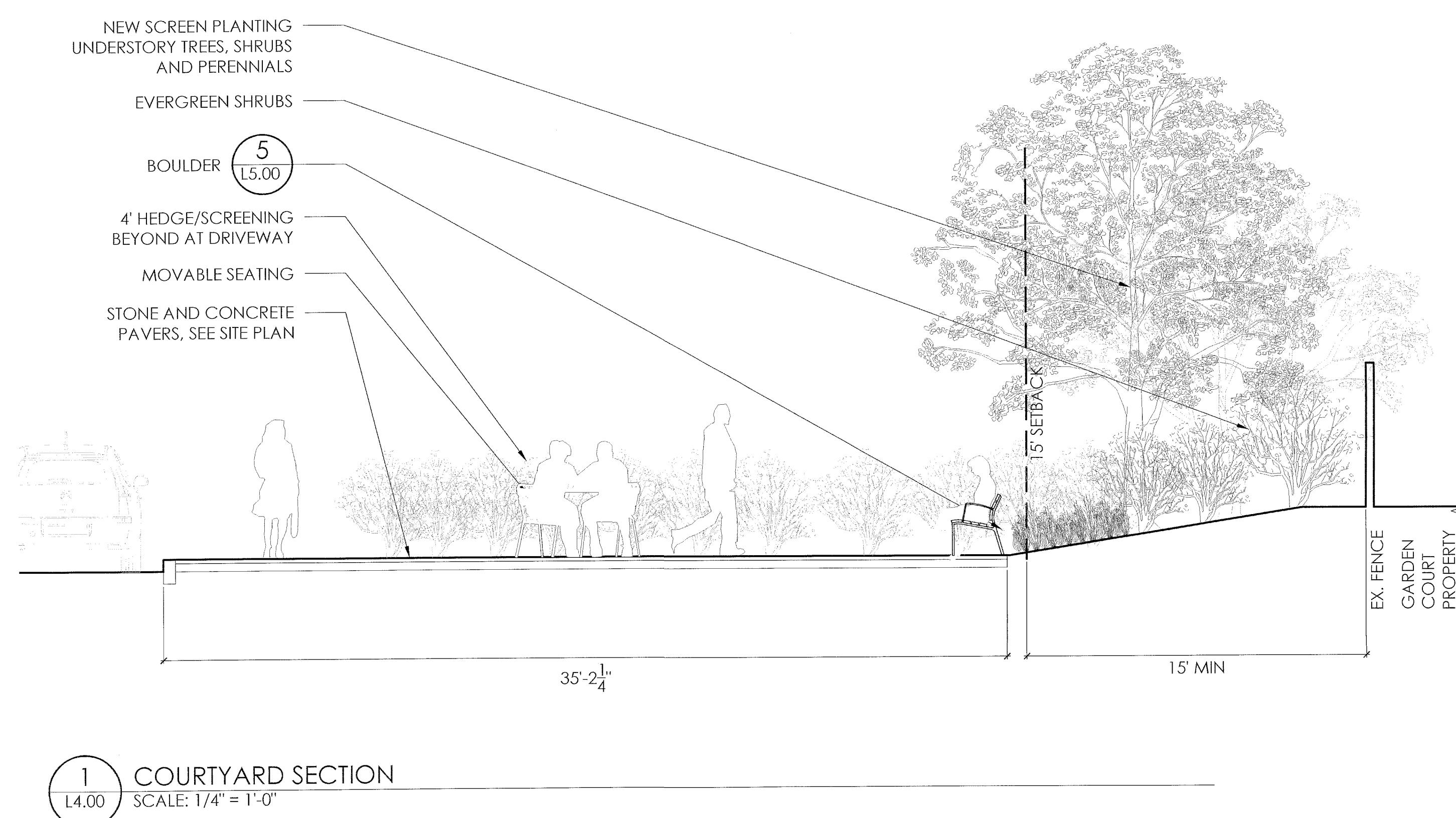
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PLANTING PLAN

DATE: SEPTEMBER 16, 2016
SCALE: 1" = 20'-0"

DRAWING NUMBER



L1.03



NO.	DATE	ISSUES/REVISIONS
1	7-18-16	MINOR SITE PLAN AMENDMENT
2	9-16-16	PLAN REVISIONS

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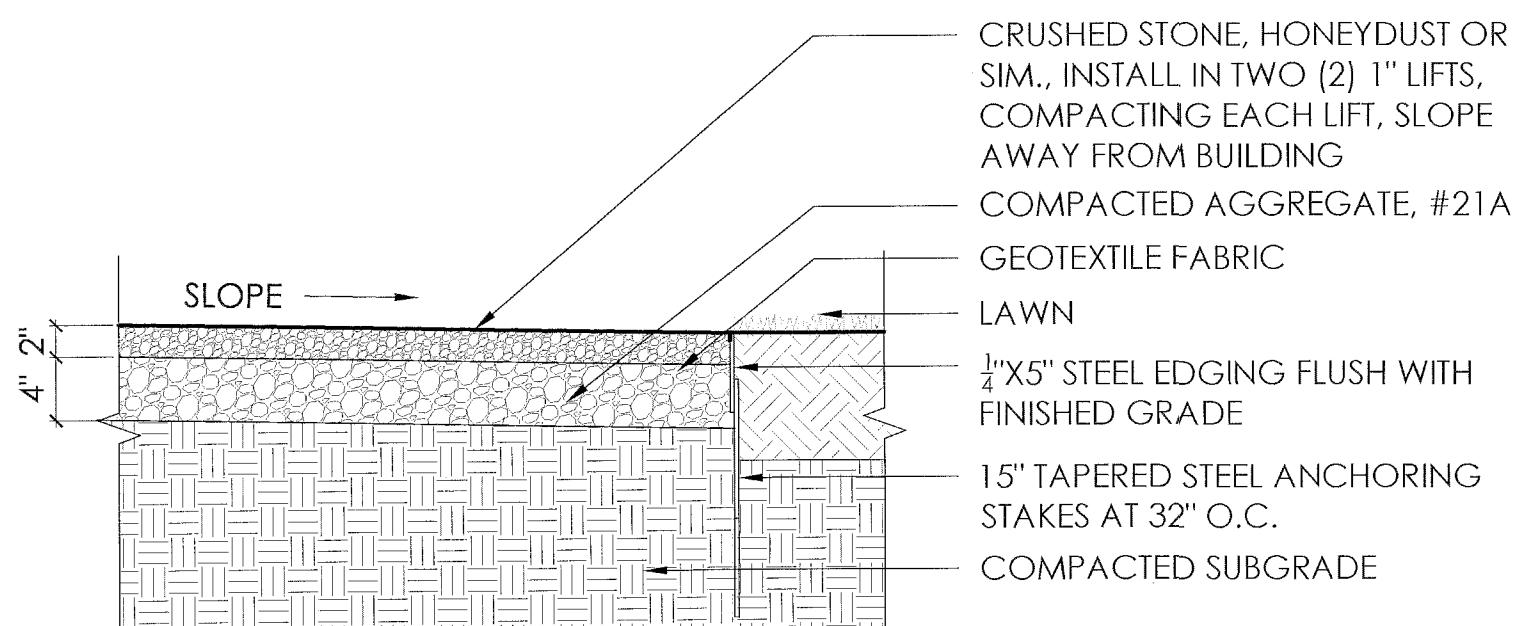
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SECTIONS AND
DETAILS

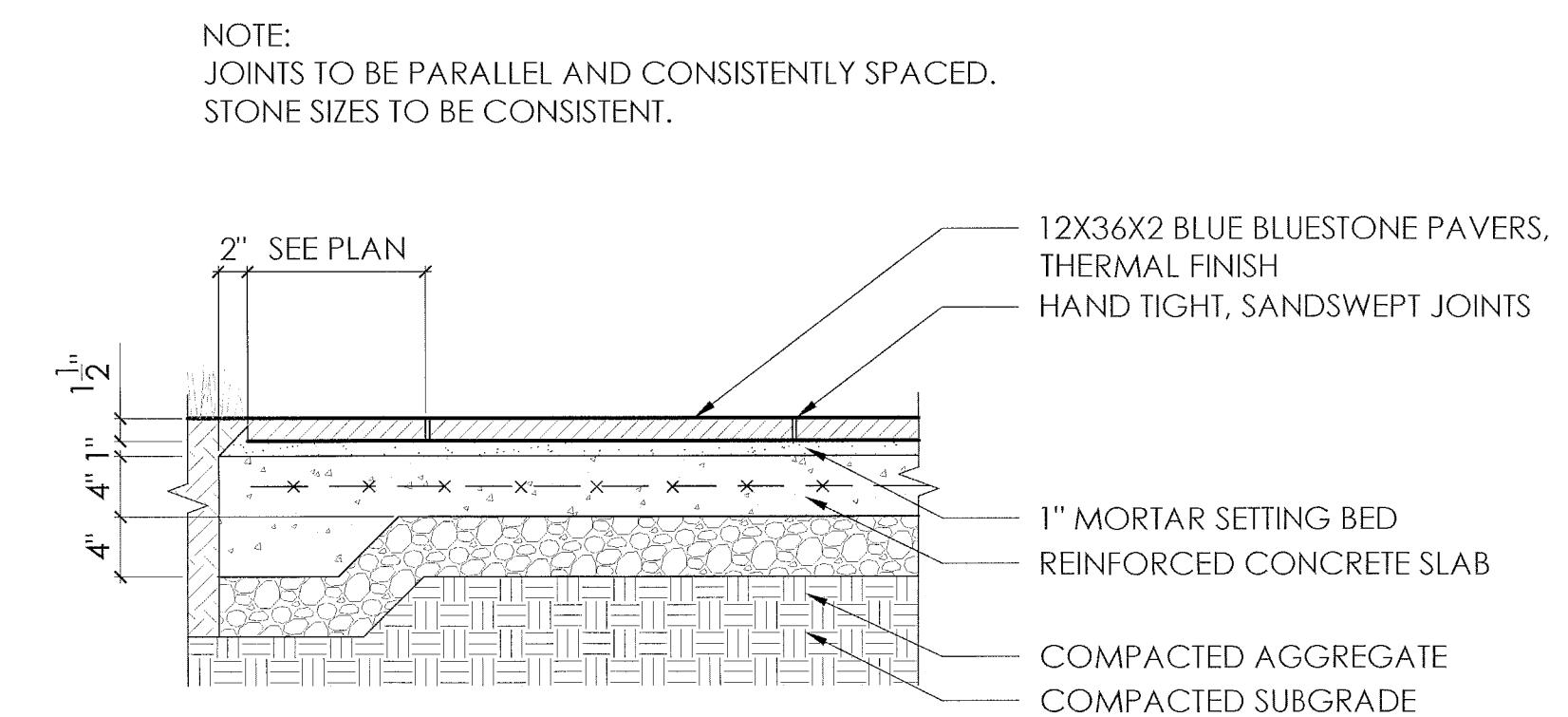
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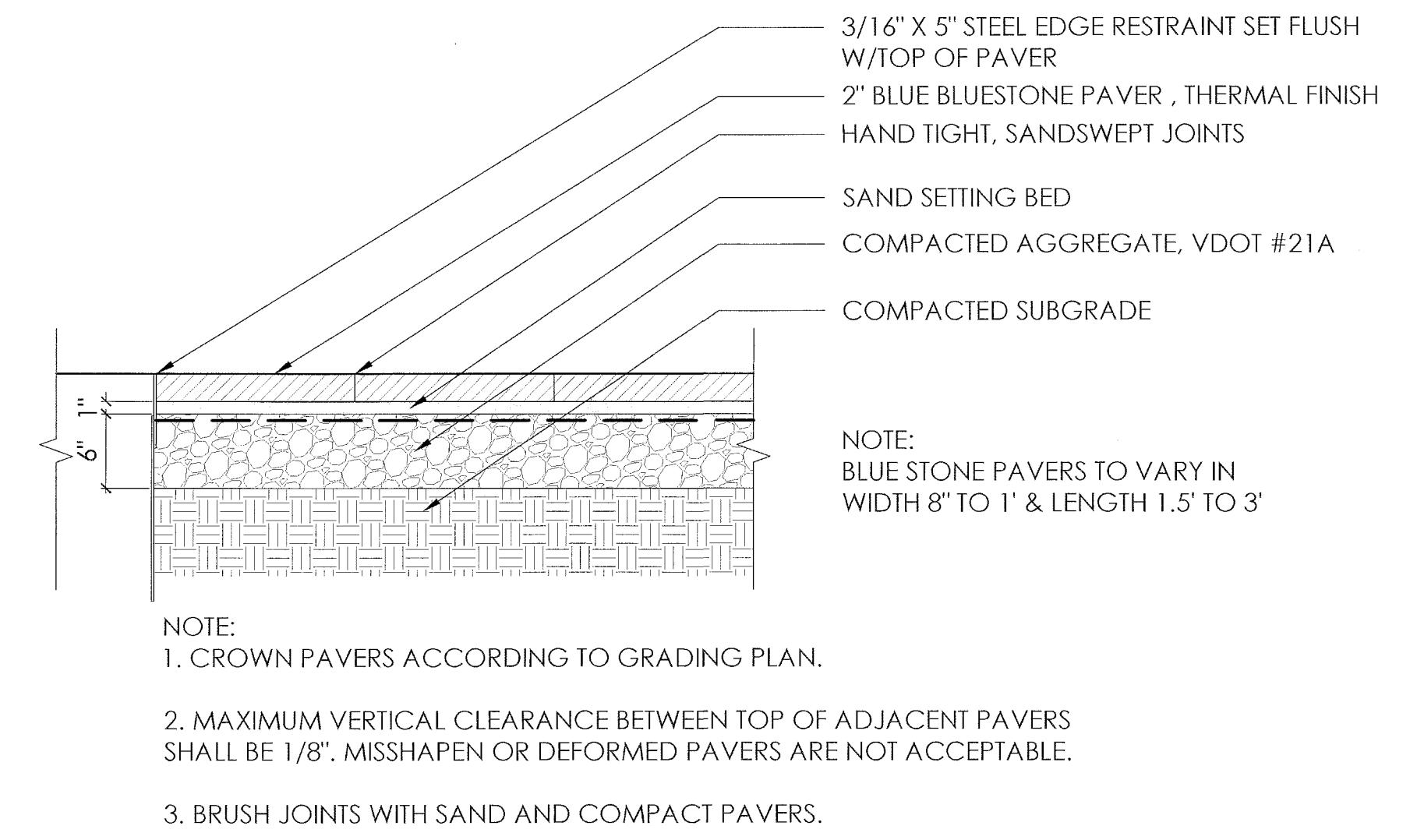
L4.00



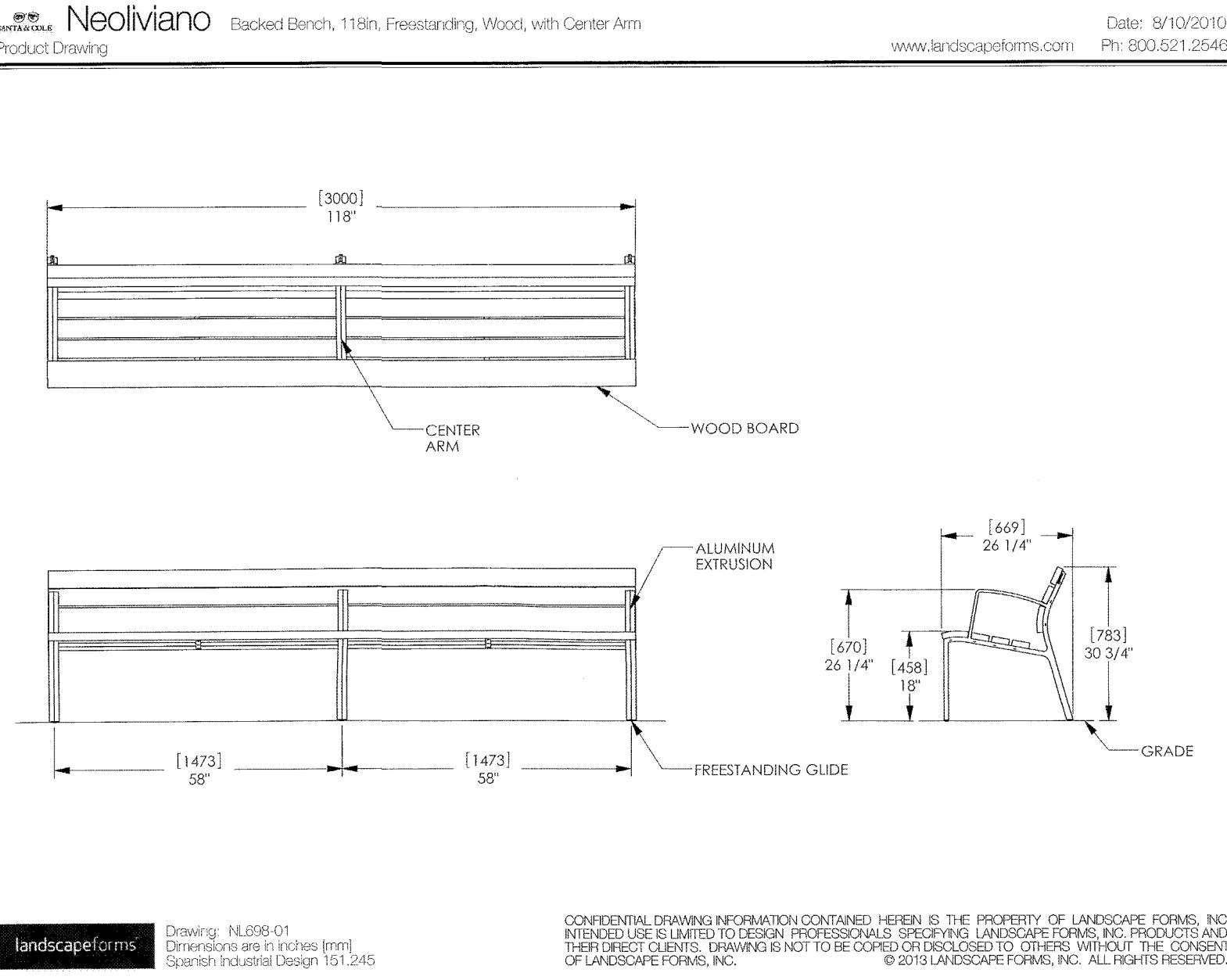
1 CRUSHED STONE PAVING
L5.00



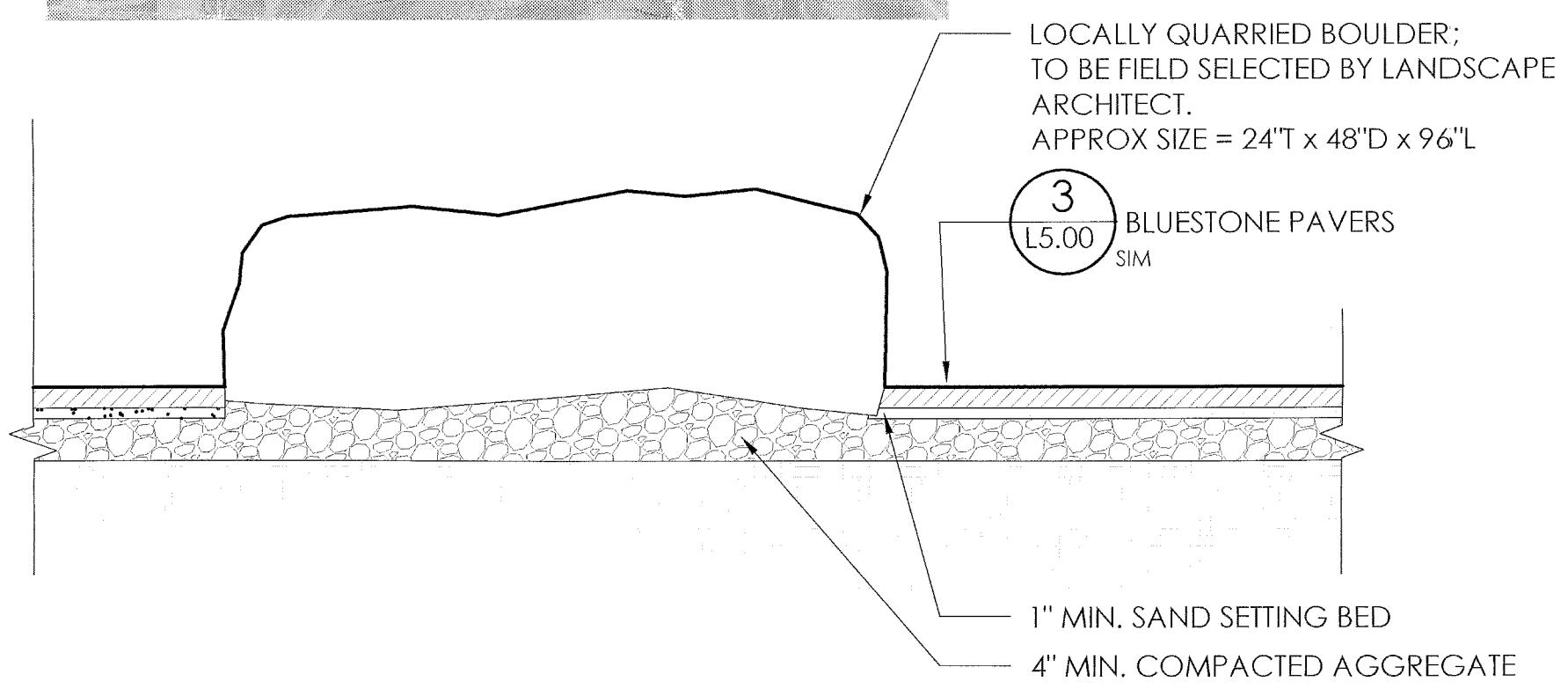
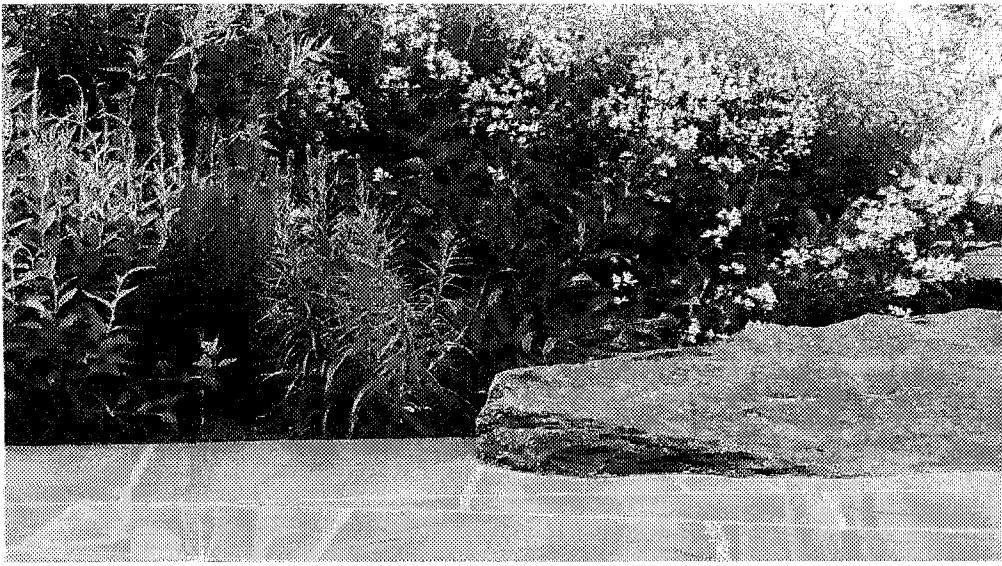
2 BLUESTONE PAVING ON CONCRETE
L5.00



3 BLUESTONE PAVING ON GRAVEL
L5.00



4 118" WOOD BENCH
L5.00 NTS



5 BOULDER
L5.00 NTS

NO.	DATE	ISSUES/REVISIONS
1	7-18-16	MINOR SITE PLAN
2	9-16-16	AMENDMENT PLAN REVISIONS

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VA

MINOR SITE PLAN AMENDMENT
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L5.00