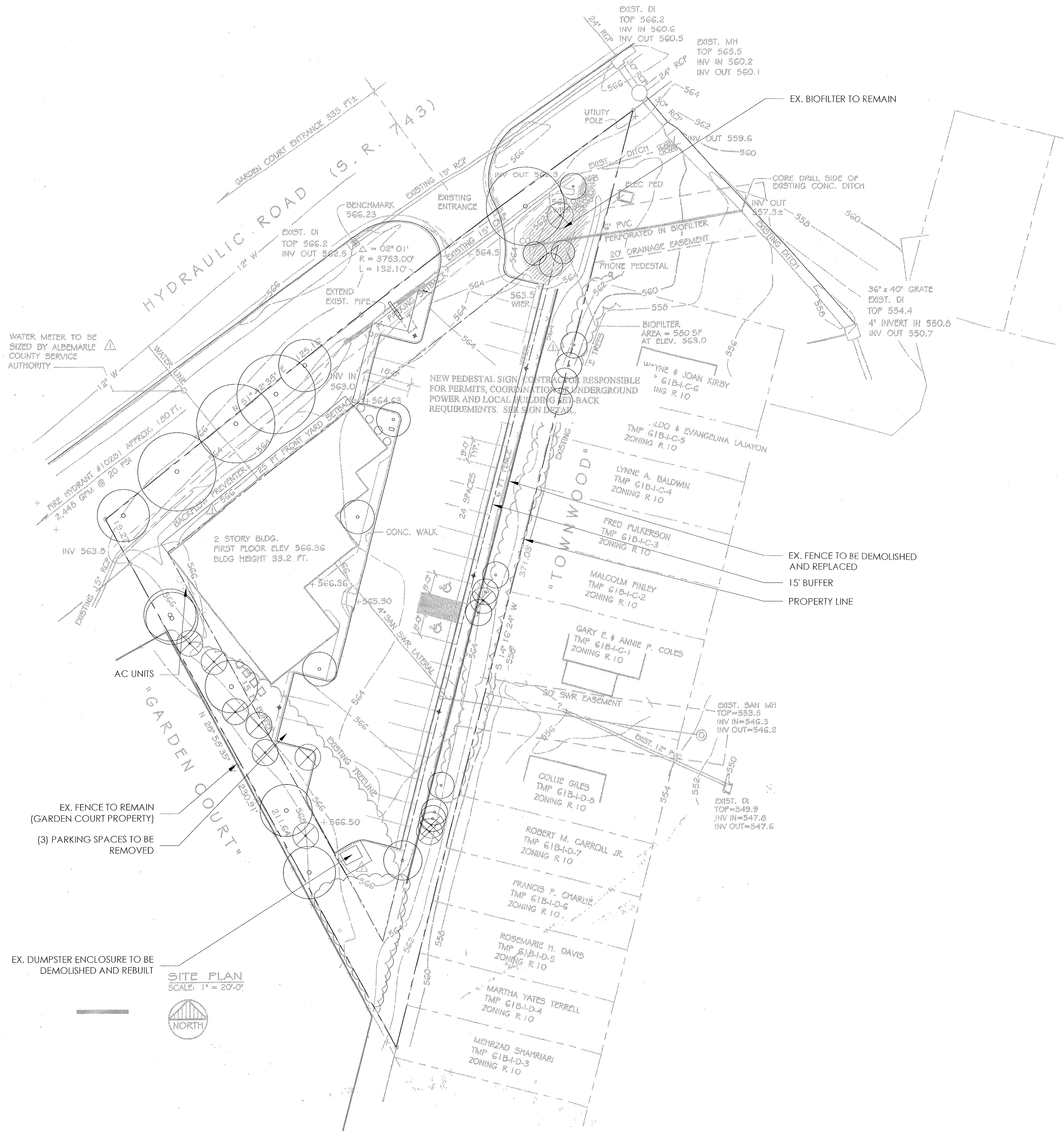


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NOTES:

1. 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 = 2.09%). THE PROPERTY CURRENTLY HAS 30 SPACES. THE OWNER WOULD LIKE TO ELIMINATE 3 FOR A TOTAL OF 27.
2. LIGHTING WILL REMAIN AS IS.
3. SEE EXISTING TREE PLAN FOR PROPOSED TREE REMOVAL WITHIN THE 15' BUFFER AND PLANTING PLAN FOR TREE REPLACEMENT.
4. VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED

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1	7-18-16	MINOR SITE PLAN AMENDMENT
2	9-16-16	PLAN REVISIONS

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PROJECT NO.: 1608
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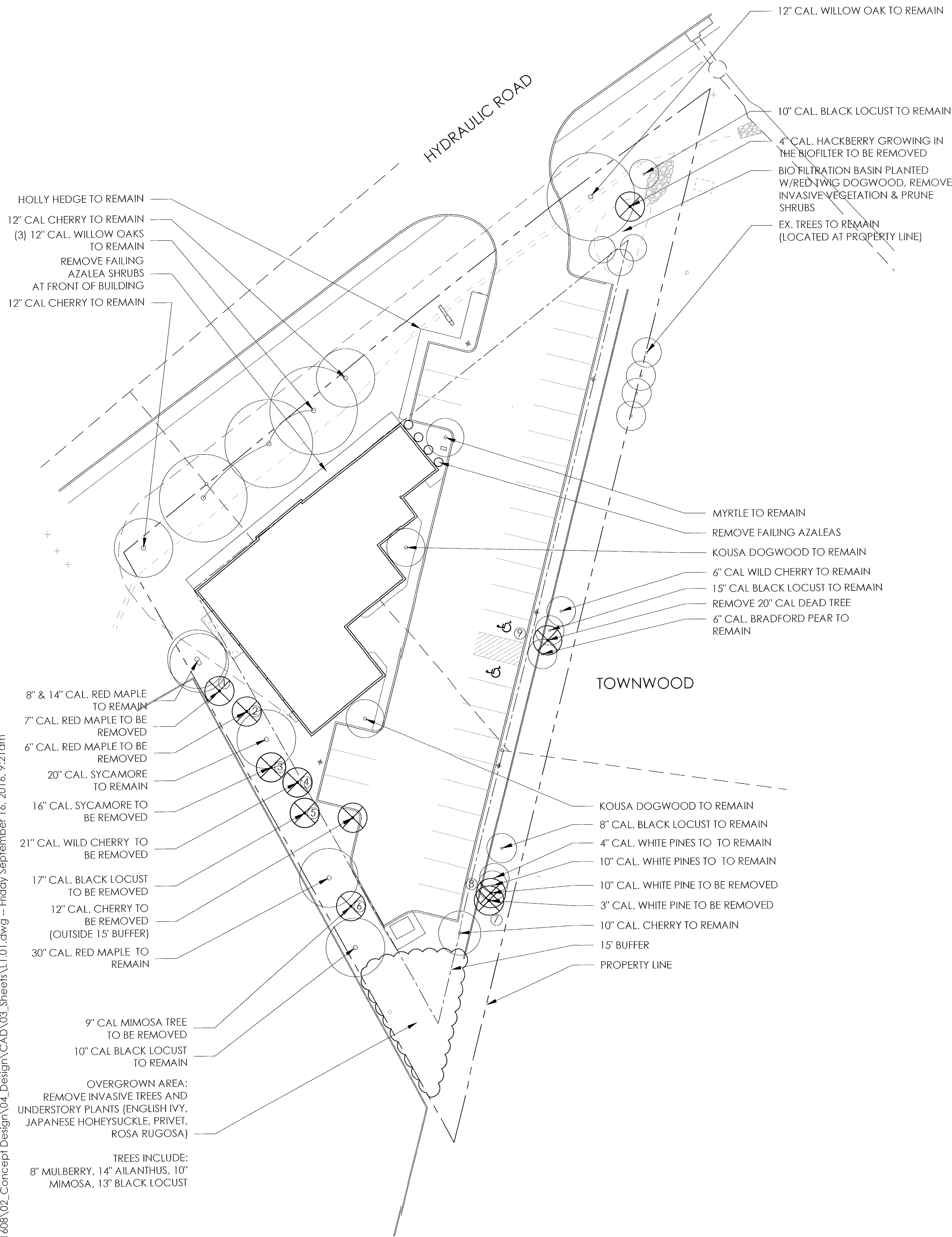
EXISTING
CONDITIONS

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

DRAWING NUMBER

L1.00

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- 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 HONEYSUCLE, 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

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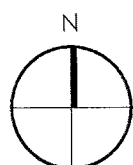
PROJECT NO.: 1608
DRAWN BY: ZP, CW
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DRAWING TITLE

EXISTING TREE
PLAN

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

DRAWING NUMBER

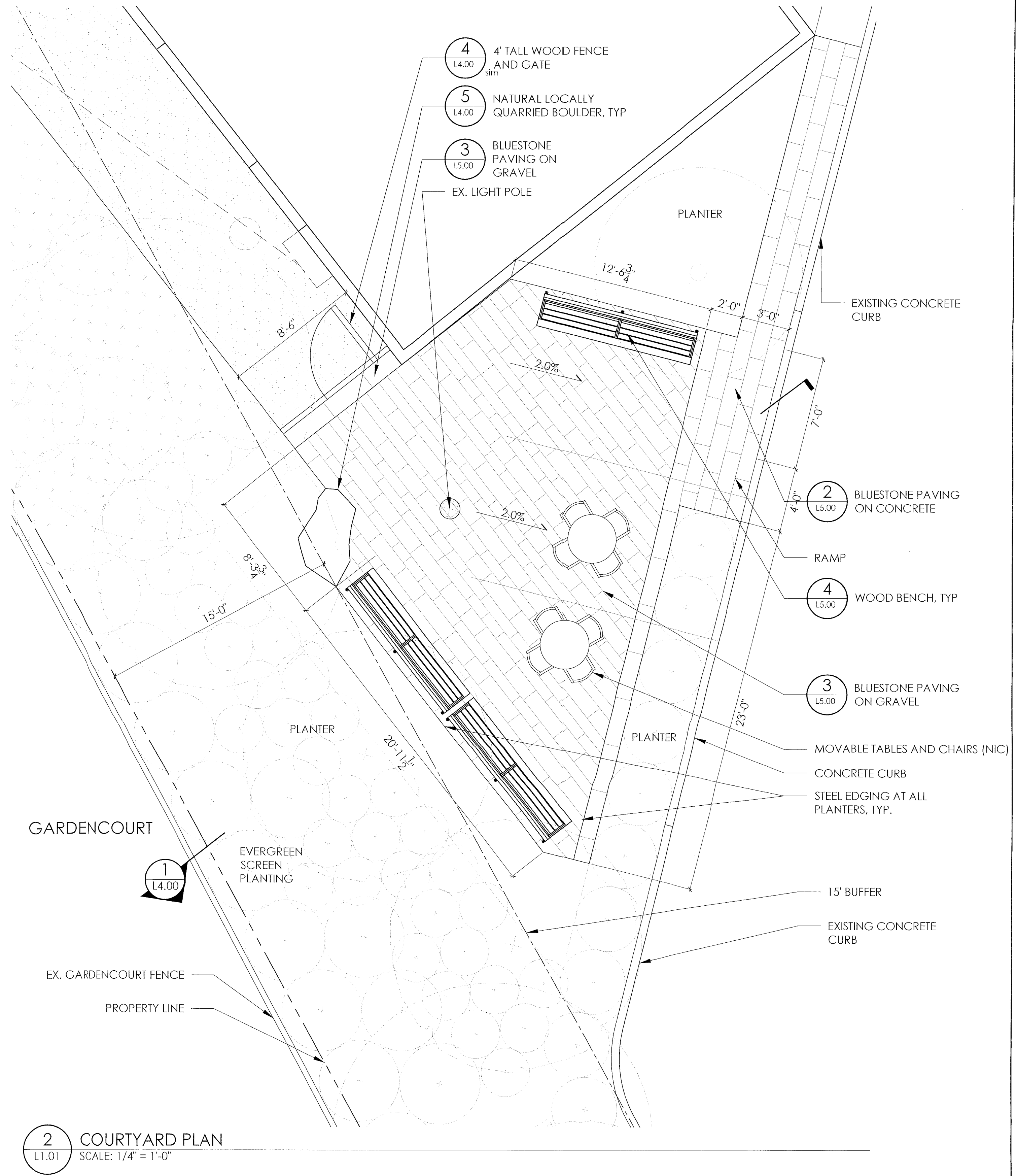
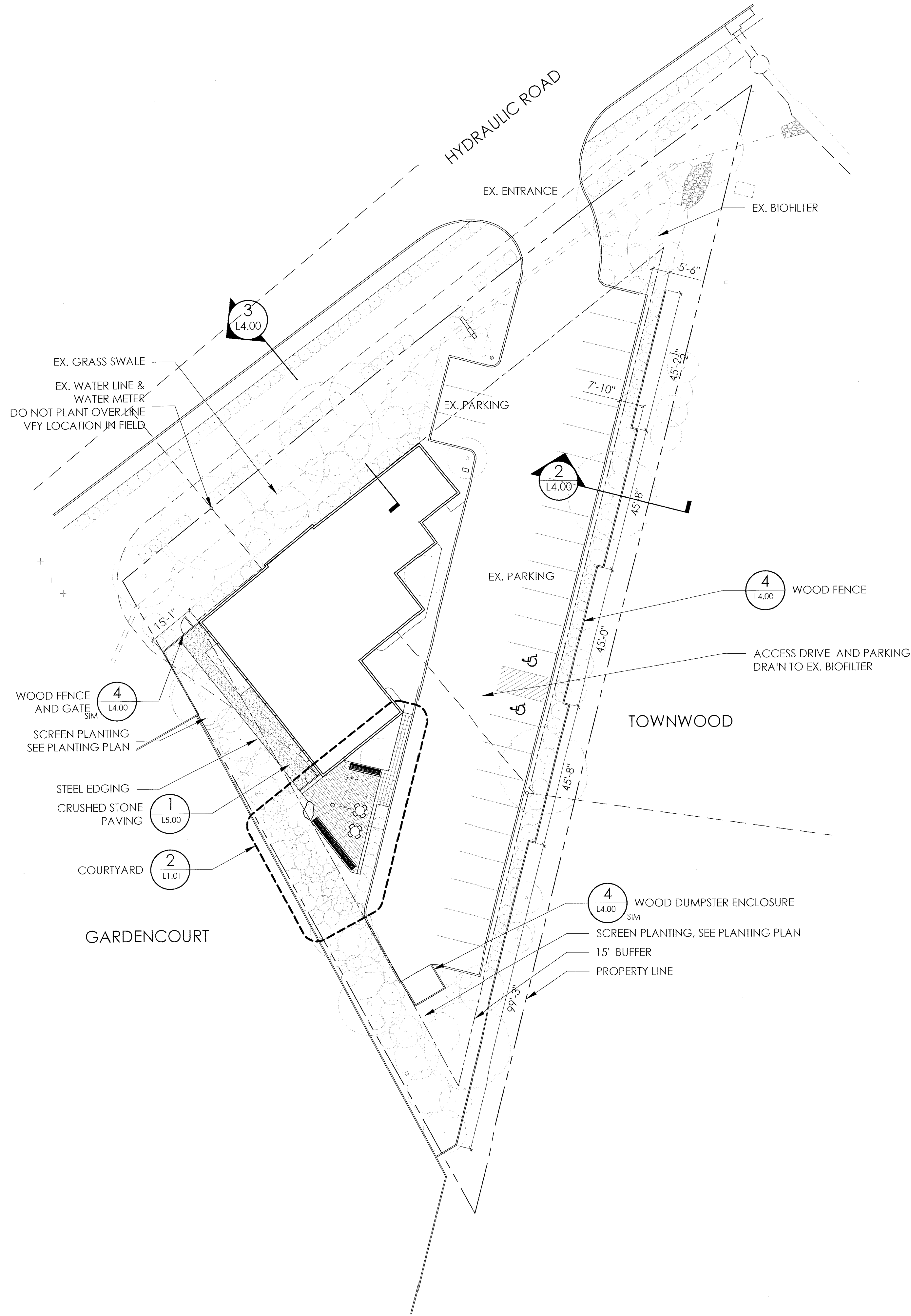


L1.01

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1
L1.01

SITE PLAN
SCALE: 1" = 20'-0"



2
L1.01

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

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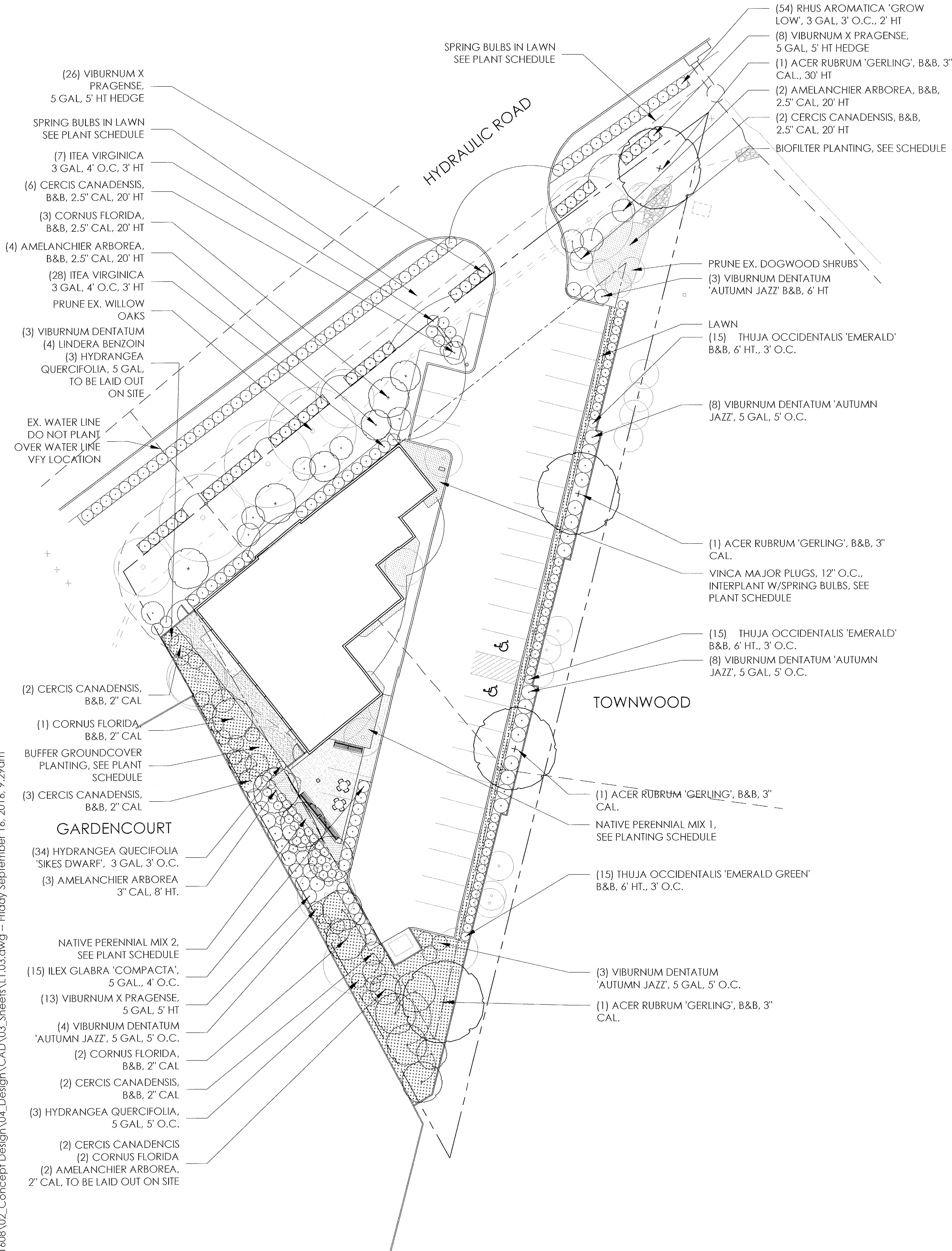
SITE PLAN

DATE: SEPTEMBER 16, 2016
SCALE: AS SHOWN

DRAWING NUMBER

L1.02

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- NOTES
- EX. TREES WILL BE PRUNED AS RECOMENDED BY CERTIFIED ARBORIST.
 - INVASIVE UNDERSTORY VEGETATION WILL BE REMOVED & ENGLISH IVY WILL BE CUT AT BASE OF TREES.
 - ALL SITE PLANTINGS OF TREES AND SHRUBS SHALL BE ALLOWED TO REACH, AND BE MAINTAINED AT, MATURE HEIGHT; THE TOPPING OF TREES IS PROHIBITED. SHRUBS AND TREES SHALL BE PRUNED MINIMALLY AND ONLY TO SUPPORT OVERALL HEALTH OF PLANITS.

PLANTING SCHEDULE

TREES						
Key	Quantity	Scientific Name	Common Name	Size	Mature Height	Spacing
	4	<i>Acer rubrum 'Gerling'</i>	Red maple	4" CAL.	30'	AS SHOWN
	11	<i>Amelanchier arborea</i>	Serviceberry	2.5" CAL.	20'	AS SHOWN
	19	<i>Cercis canadensis</i>	Eastern Redbud	2.5" CAL.	20'	AS SHOWN
	8	<i>Cornus florida</i>	Flowering Dogwood	2.5" CAL.	20'	AS SHOWN
SHRUBS						
Key	Quantity	Scientific Name	Common Name	Size		Spacing
	6	<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea	5 gal.		AS SHOWN
	34	<i>Hydrangea quercifolia 'Sikes Dwarf'</i>	Dwarf Oakleaf Hydrangea	3 gal.		AS SHOWN
	15	<i>Ilex glabra 'Compacta'</i>	Inkberry	5 gal.		4' O.C.
	28	<i>Itea virginica</i>	Itea	3 gal.	3'	4' O.C.
	9	<i>Lindera benzoin</i>	Spicebush	5 gal.		AS SHOWN
	54	<i>Rhus aromatica 'gra-low'</i>	Fragrant sumac	3 gal.	2'	3' O.C.
	30	<i>Thuja occidentalis 'Emerald'</i>	American arbovitae	B&B		3' O.C.
	26	<i>Viburnum dentatum 'Autumn Jazz'</i>	Cranberry Viburnum	5 gal.		AS SHOWN
	47	<i>Viburnum x pragnense</i>	Viburnum	5 gal.	5'	AS SHOWN
NATIVE PERENNIAL MIX #1						
Key	Quantity	Scientific Name	Common Name	Size		Spacing
	21	<i>Agastache 'Blue Fortune'</i>	Anise Hyssop	1 QT.		18" O.C.
	21	<i>Amsonia 'Blue Ice'</i>	Blue Star	1 QT.		18" O.C.
	21	<i>Salvia nemerosa 'May Night'</i>	Garden sage	1 QT.		18" O.C.
NATIVE PERENNIAL MIX #2						
Key	Quantity	Scientific Name	Common Name	Size		Spacing
	20	<i>Tiarella cordifolia</i>	Tiarella	1 QT.		18" O.C.
	20	<i>Geranium 'Rozanne'</i>	Cranesbill	1 QT.		18" O.C.
	20	<i>Helleborus 'Brandywine'</i>	Lenten Rose	1 QT.		18" O.C.
BUFFER GROUNDCOVER PLANTING - 400 SF						
Key	Quantity	Scientific Name	Common Name	Size		Spacing
	33%	<i>Carex pennsylvanica</i>	Pennsylvania sedge	plugs		12" O.C.
	33%	<i>Epimedium grandiflorum</i>	Epimedium	plugs		12" O.C.
	34%	<i>Dennstaedtia punctilobula</i>	Eastern Hayscented Fern	plugs		12" O.C.
BIOFILTER PLANTING						
Key	Quantity	Scientific Name	Common Name	Size		Spacing
TBD		<i>Lobelia cardinalis</i>	Lobelia	1 QT.		18" O.C.
TBD		<i>Panicum virgatum 'Shenandoah'</i>	Switch grass	1 QT.		18" O.C.
TBD		<i>Agastache 'Blue Fortune'</i>	Anise Hyssop	1 QT.		18" O.C.
PERENNIALS, BULBS, GROUNDCOVERS						
Key	Quantity	Scientific Name	Common Name	Size		Spacing
TBD		<i>Vinca major</i>	Vinca	plugs		12" O.C.
TBD		<i>Crocus sp.</i>	Crocus	bulb		RANDOM
	448 SF	Turf				

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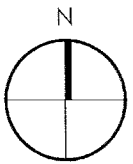
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DRAWN BY: ZP, CW
CHECKED BY: ZP, JA

DRAWING TITLE

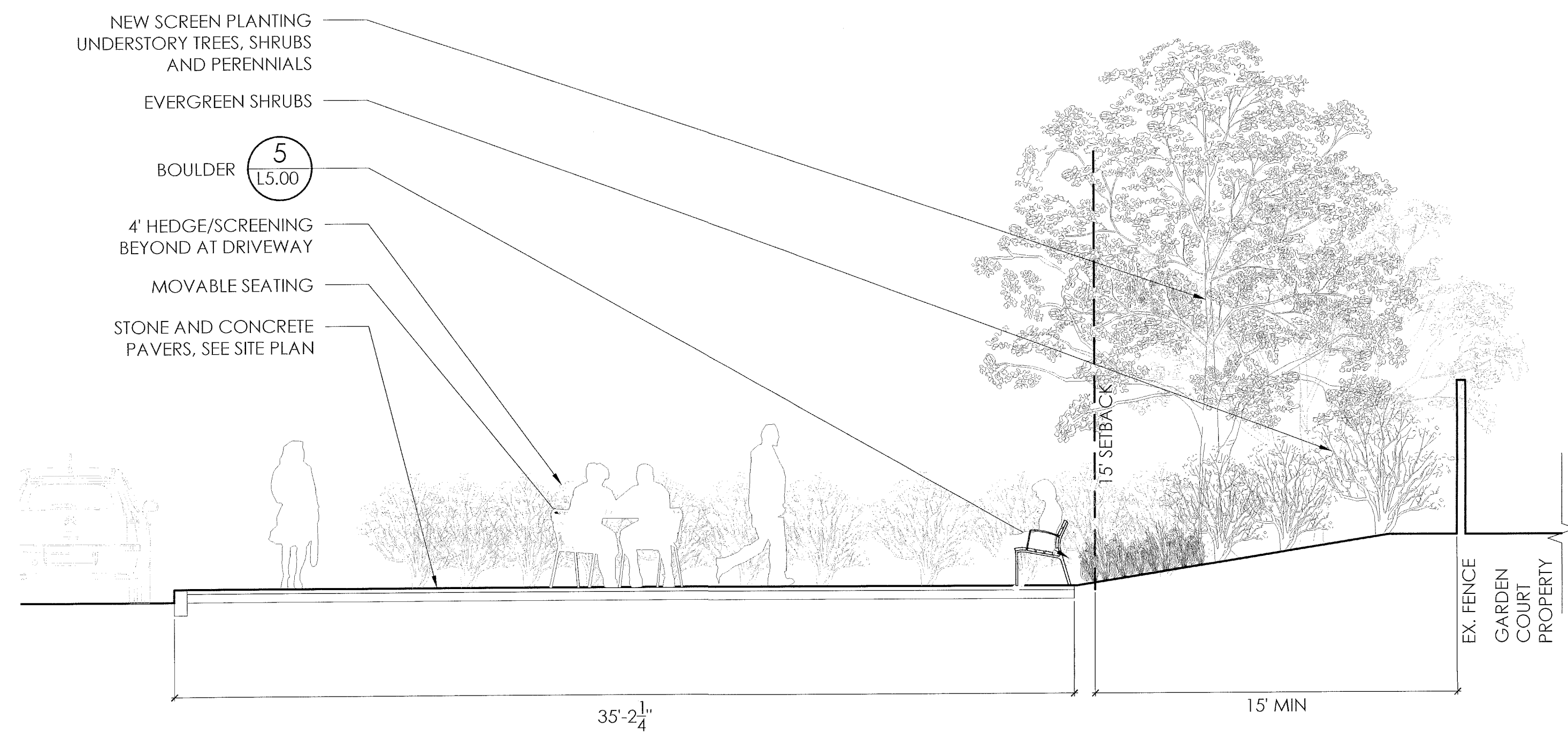
PLANTING PLAN

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

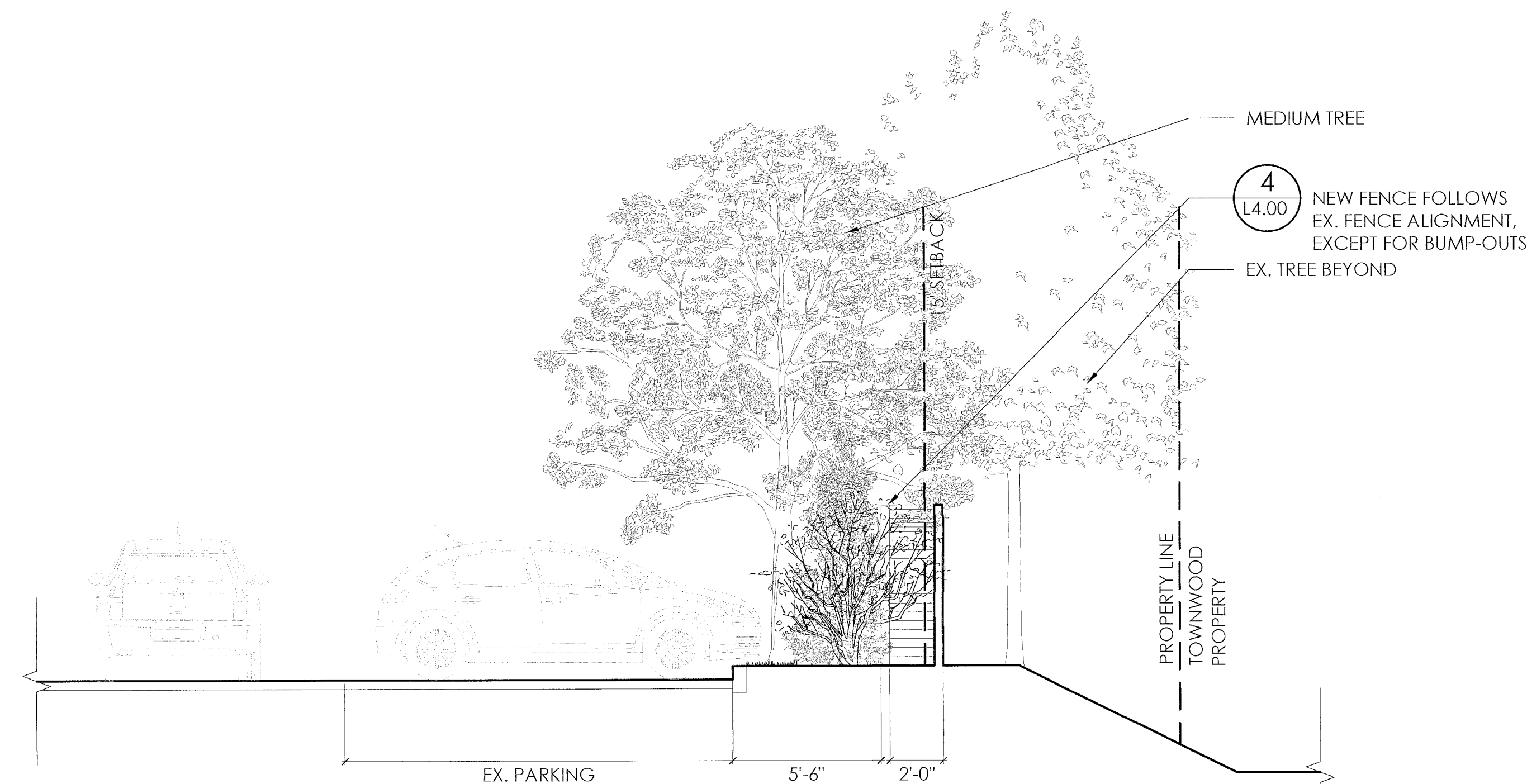
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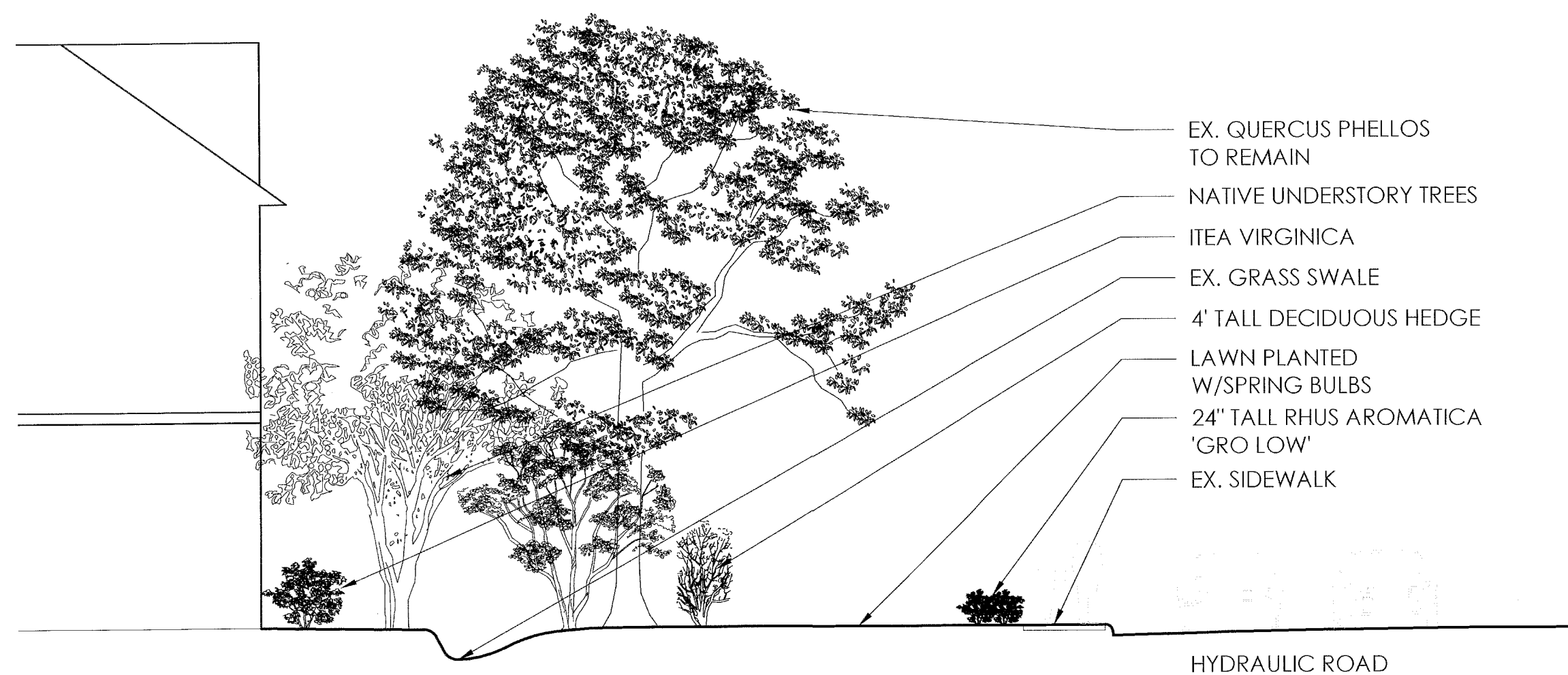
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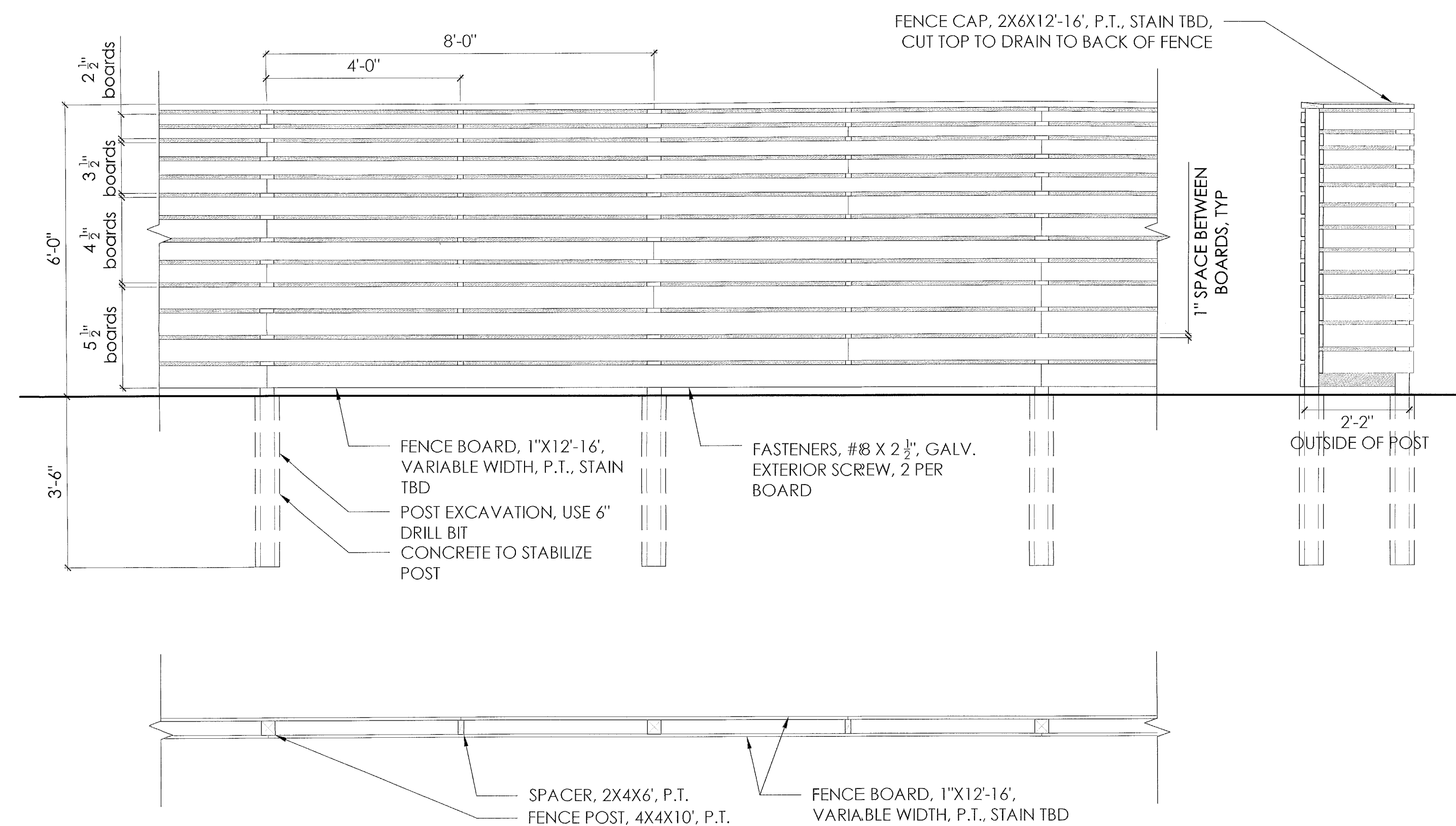
1 COURTYARD SECTION
L4.00 SCALE: 1/4" = 1'-0"



2 FENCE SECTION AT PARKING
L4.00 SCALE: 1/4" = 1'-0"



3 FRONT LANDSCAPE AT HYDRAULIC ROAD
L4.00 SCALE: 1/4" = 1'-0"



4 FENCE DETAILS
L4.00 SCALE: 1/4" = 1'-0"

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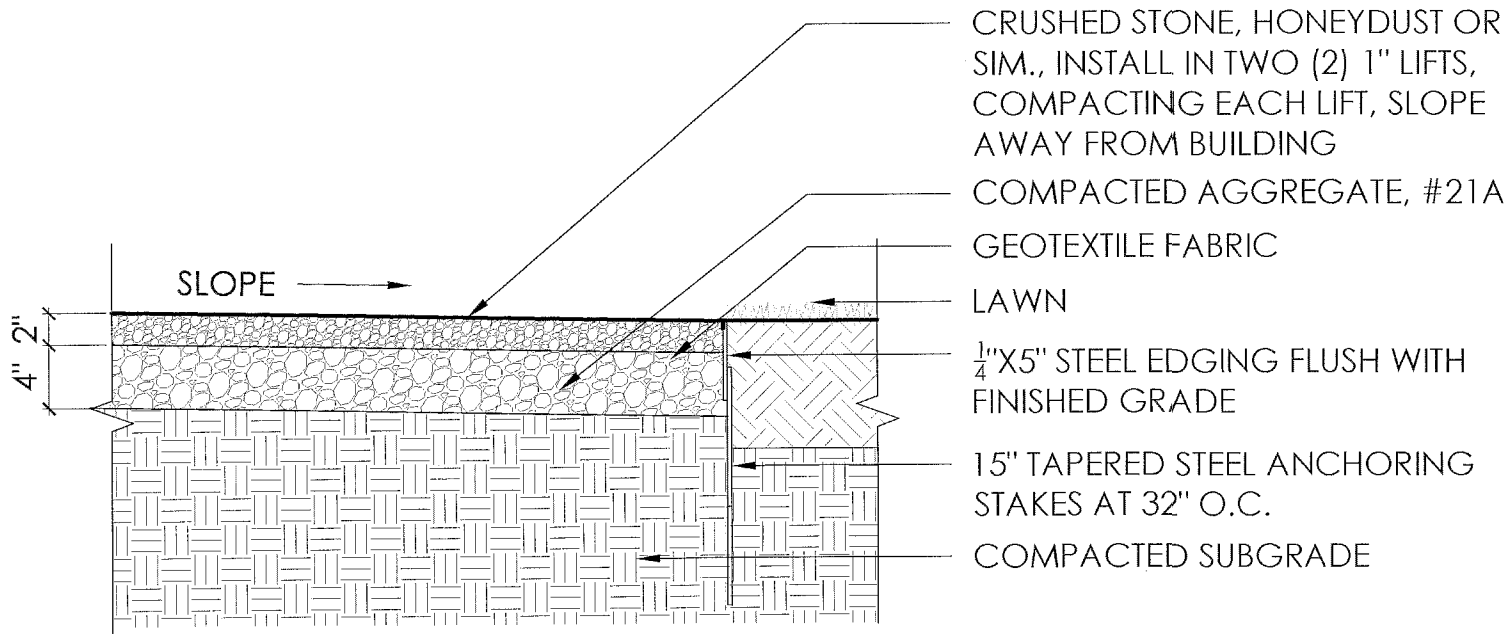
SECTIONS AND
DETAILS

DATE: SEPTEMBER 16, 2016
SCALE: AS SHOWN

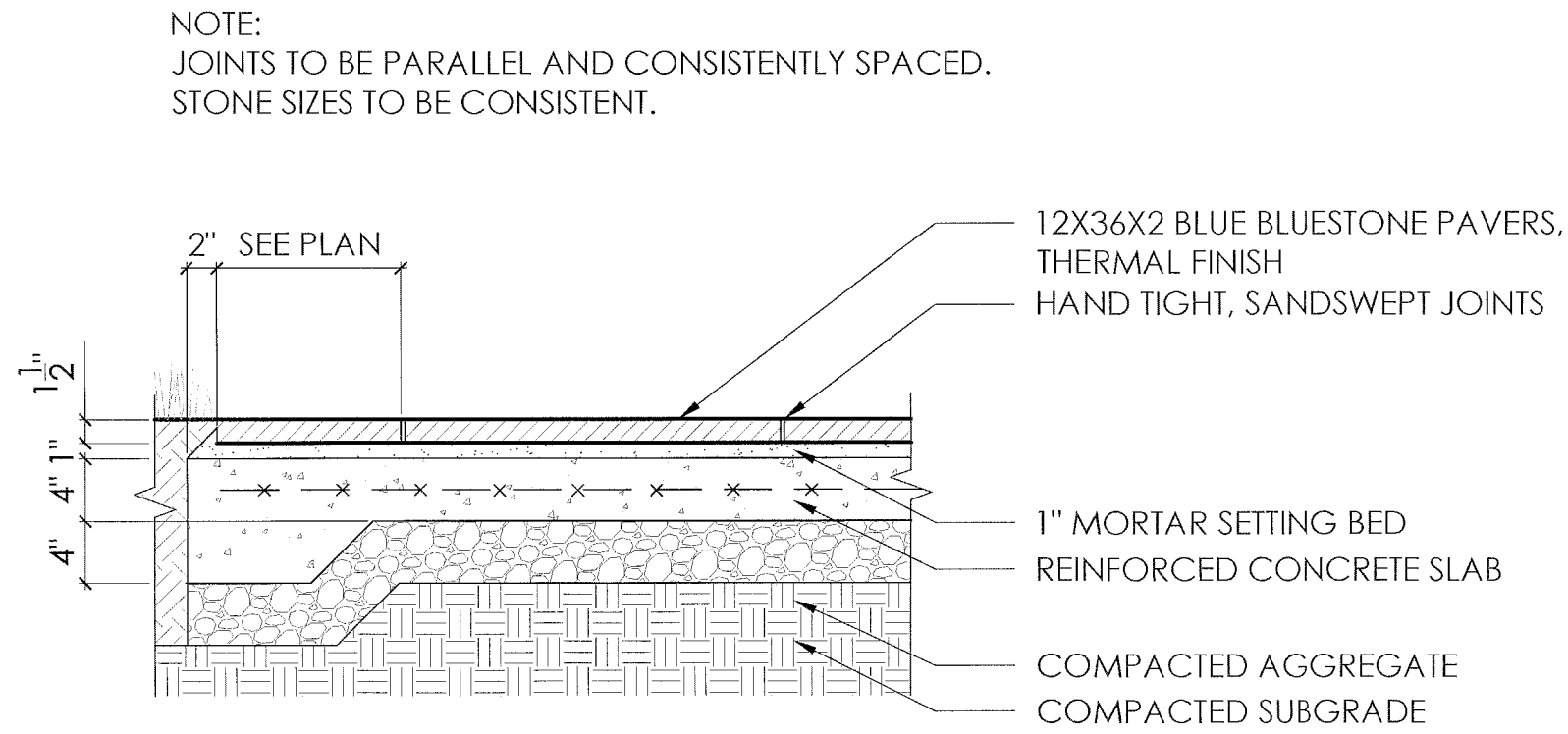
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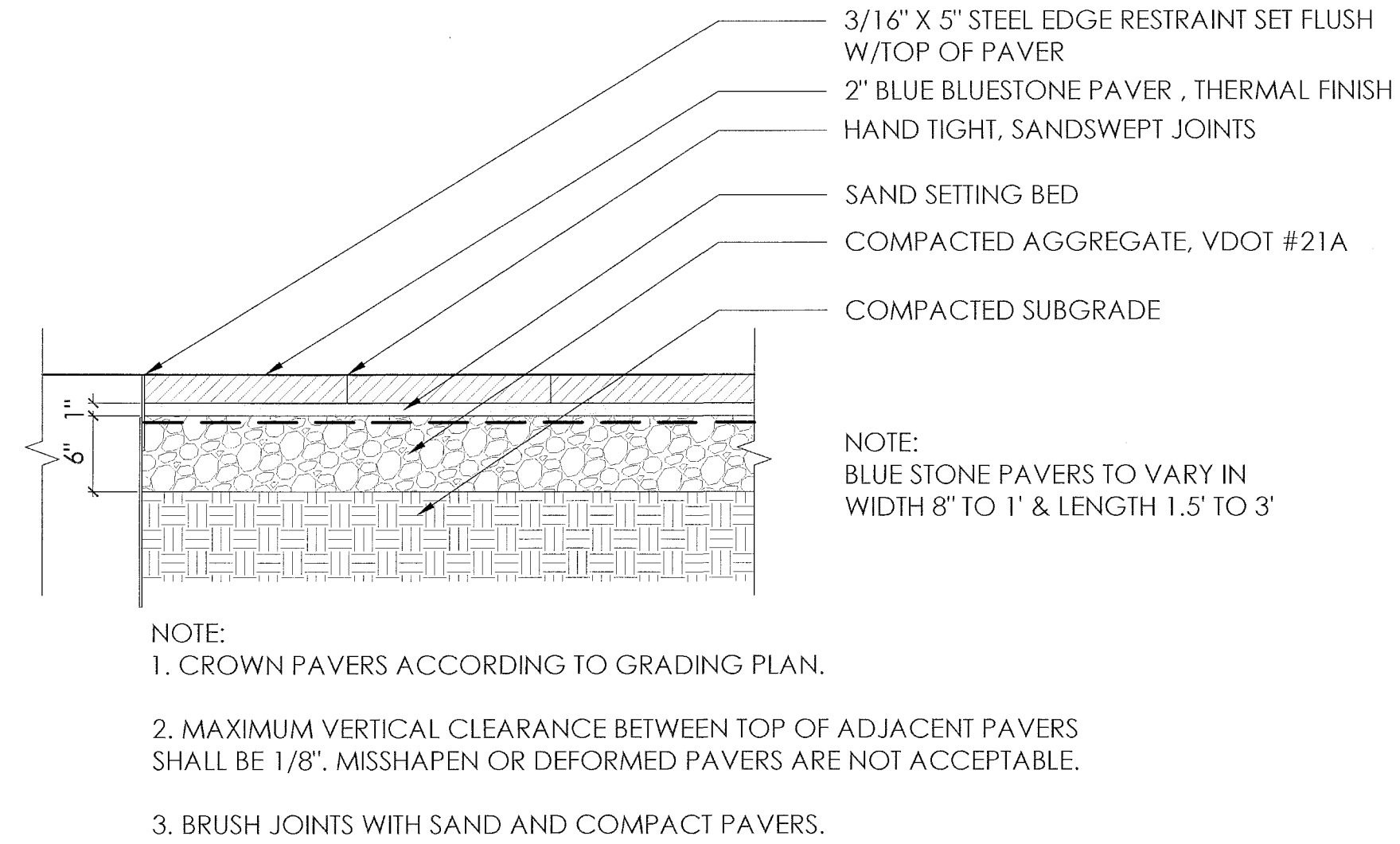
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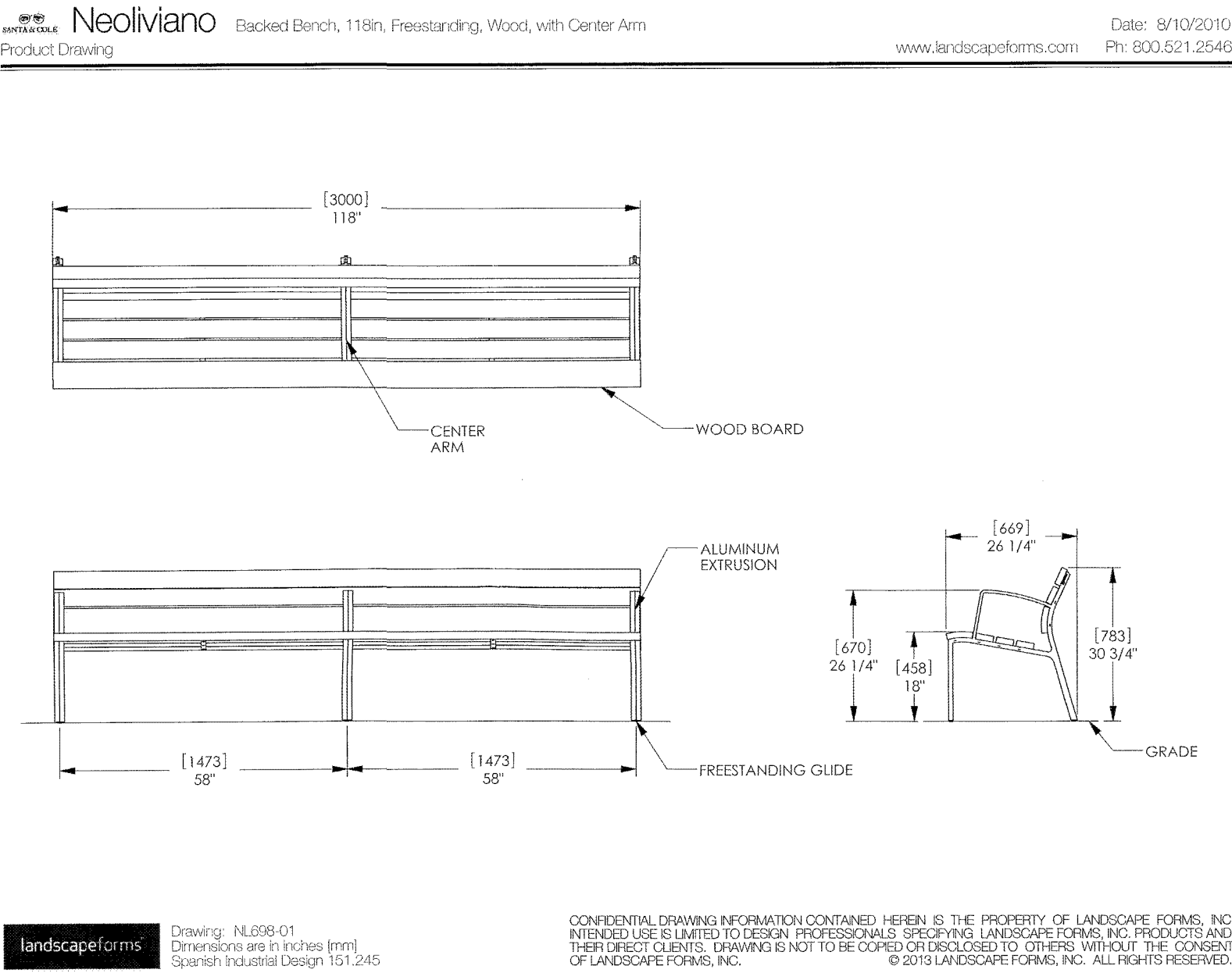
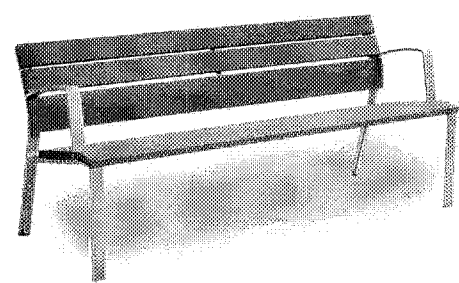
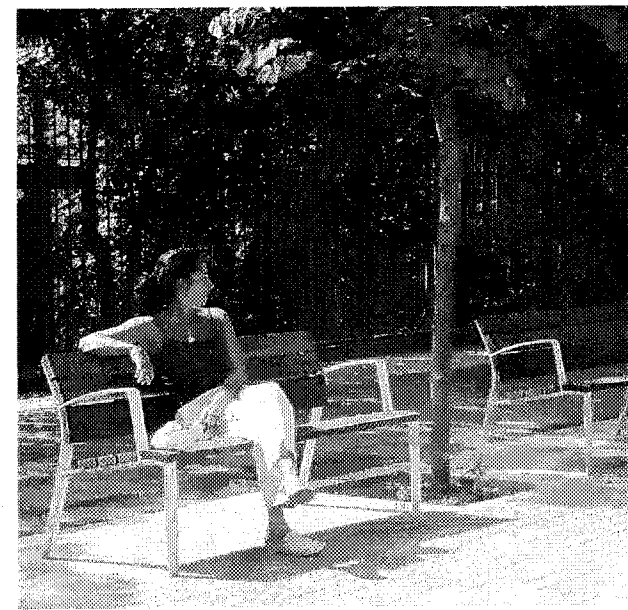
1 CRUSHED STONE PAVING
SCALE: 1" = 1'-0"



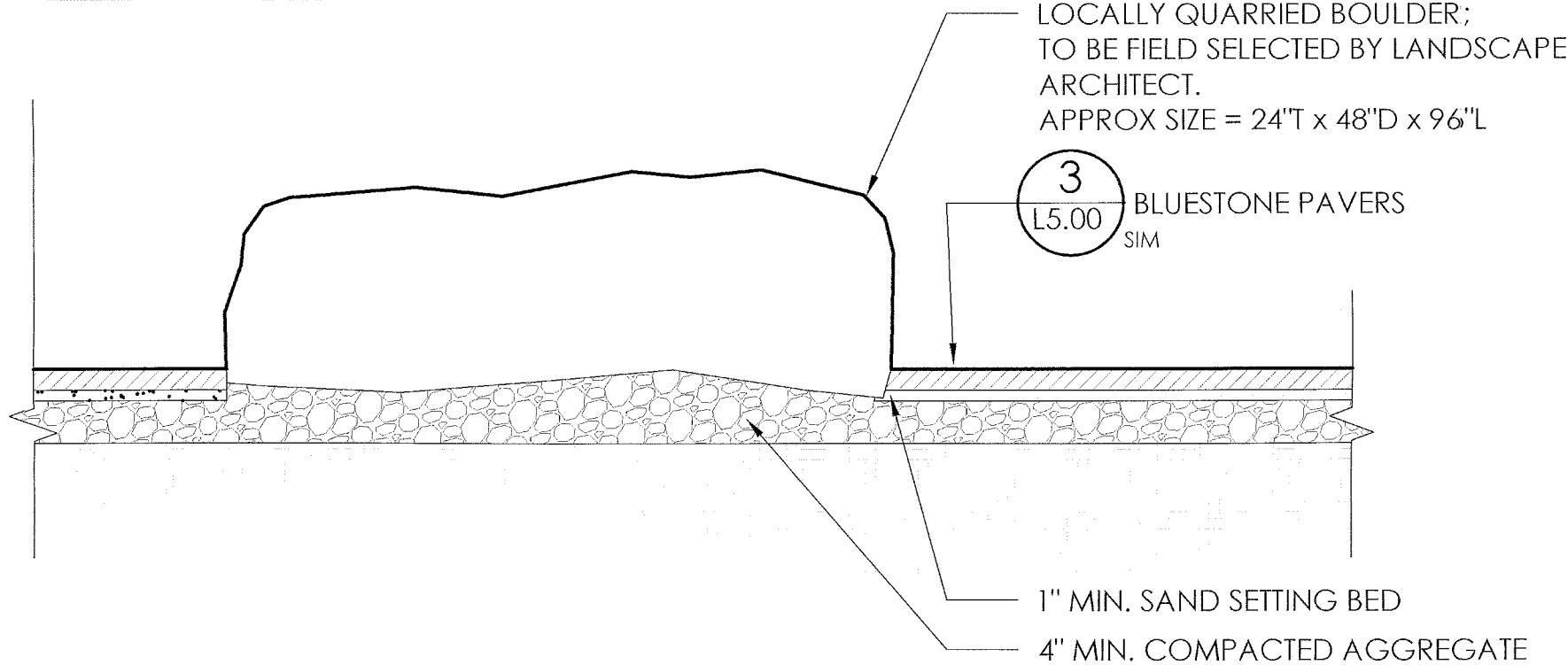
2 BLUESTONE PAVING ON CONCRETE
SCALE: 1" = 1'-0"



3 BLUESTONE PAVING ON GRAVEL
SCALE: 1" = 1'-0"



4 118" WOOD BENCH
NTS



5 BOULDER
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