

MEMORANDUM FOR THE FILE

DATE: December 28, 2012

RE: Conch Harbor West Marine – 951-955 Caroline Street

FROM: Paul Williams, Urban Forestry Manager, City of Key West

An application was received for the removal of all existing landscaping to allow the construction of Conch Harbor West Marine.

After review of the existing landscaping, the attached tree distribution plan and the proposed landscaping plan, I have determined that the removal permit will involve **seven (7) palms and a total of 166.5 replacement canopy inches**. Several site inspections have taken place since the applicant first brought this to the attention of the Tree Commission earlier this year.

Tree Species: The property contains a variety of native and non-native canopy trees and palms. Names and sizes of trees can be found on the attached tree distribution list.

Diameter: Total for Canopy trees = 166.5 inches dbh

Location: 80%

Species: 100%

Condition: 60%

Total Average Value = 80%

Value x Diameter = replacement caliper (dbh) inches

.80 x 166.5”dbh = **133 replacement caliper (dbh) inches and seven (7) native palms**

Recommendations: **Staff recommends approval of the removal permit with the condition that the applicant has applied for a building permit and shall provide mitigation for seven (7) palms and 133 replacement caliper (dbh) inches.**

Seal:

ELIZABETH NEWLAND
Registered Landscape Architect
LA0001288
State of Florida

Consultants:

Revisions:

Drawing Size: 24x36 Project #:

Drawn By: EN Checked By: EN

Title:
EXISTING TREE & PALM
DISPOSITION
PLAN

Sheet Number:

L-1.0

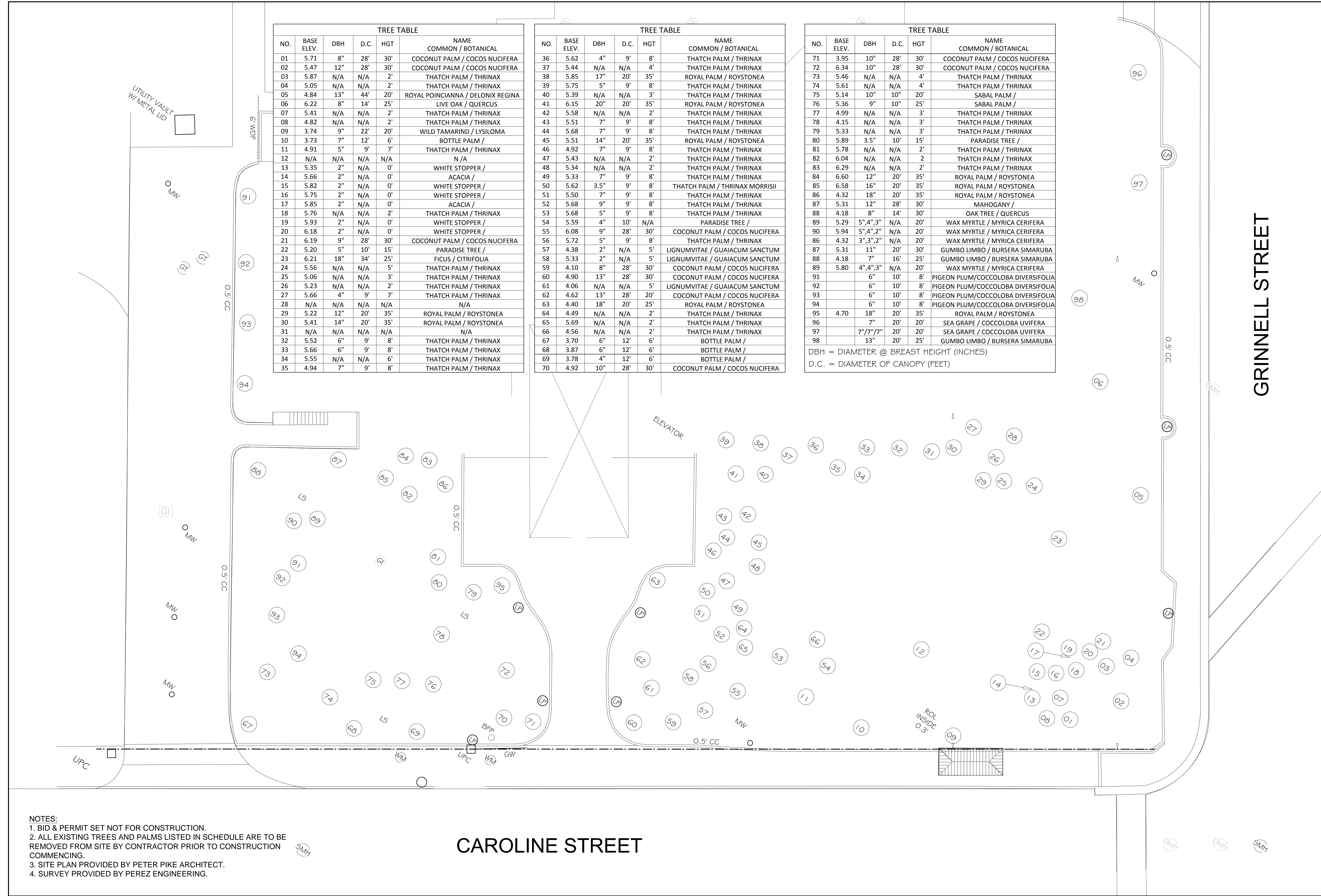
Date: NOVEMBER 21, 2012

TREE TABLE					
NO.	BASE ELEV.	DBH	D.C.	HGT	NAME COMMON / BOTANICAL
01	5.71	8"	28'	30'	COCONUT PALM / Cocos nucifera
02	5.47	12"	28'	30'	COCONUT PALM / Cocos nucifera
03	5.87	N/A	N/A	2'	THATCH PALM / Thrinax
04	5.05	N/A	N/A	2'	THATCH PALM / Thrinax
05	4.84	13"	44'	20'	ROYAL POINCIANNA / Delonix regia
06	6.22	8"	14'	25'	LIVE OAK / Quercus
07	5.41	N/A	N/A	2'	THATCH PALM / Thrinax
08	4.82	N/A	N/A	2'	THATCH PALM / Thrinax
09	3.74	9"	22'	20'	WILD TAMARIND / Lysioloma
10	3.73	7"	12'	6'	BOTTLE PALM /
11	4.91	5"	9'	7'	THATCH PALM / Thrinax
12	N/A	N/A	N/A	N/A	N/A
13	5.35	2"	N/A	0'	WHITE STOPPER /
14	5.66	2"	N/A	0'	ACACIA /
15	5.82	2"	N/A	0'	WHITE STOPPER /
16	5.75	2"	N/A	0'	WHITE STOPPER /
17	5.85	2"	N/A	0'	ACACIA /
18	5.76	N/A	N/A	2'	THATCH PALM / Thrinax
19	5.93	2"	N/A	0'	WHITE STOPPER /
20	6.18	2"	N/A	0'	WHITE STOPPER /
21	6.19	9"	28'	30'	COCONUT PALM / Cocos nucifera
22	5.20	5"	10'	15'	PARADISE TREE /
23	6.21	18"	34'	25'	FICUS / Citrifolia
24	5.56	N/A	N/A	5'	THATCH PALM / Thrinax
25	5.06	N/A	N/A	3'	THATCH PALM / Thrinax
26	5.23	N/A	N/A	2'	THATCH PALM / Thrinax
27	5.66	4"	9'	7'	THATCH PALM / Thrinax
28	N/A	N/A	N/A	N/A	N/A
29	5.22	12"	20'	35'	ROYAL PALM / Roystonea
30	5.41	14"	20'	35'	ROYAL PALM / Roystonea
31	N/A	N/A	N/A	N/A	N/A
32	5.52	6"	9'	8'	THATCH PALM / Thrinax
33	5.66	6"	9'	8'	THATCH PALM / Thrinax
34	5.55	N/A	N/A	6'	THATCH PALM / Thrinax
35	4.94	7"	9'	8'	THATCH PALM / Thrinax

TREE TABLE					
NO.	BASE ELEV.	DBH	D.C.	HGT	NAME COMMON / BOTANICAL
36	5.62	4"	9'	8'	THATCH PALM / Thrinax
37	5.44	N/A	N/A	4'	THATCH PALM / Thrinax
38	5.85	17"	20'	35'	ROYAL PALM / Roystonea
39	5.75	5"	9'	8'	THATCH PALM / Thrinax
40	5.39	N/A	N/A	3'	THATCH PALM / Thrinax
41	6.15	20"	20'	35'	ROYAL PALM / Roystonea
42	5.58	N/A	N/A	2'	THATCH PALM / Thrinax
43	5.51	7"	9'	8'	THATCH PALM / Thrinax
44	5.68	7"	9'	8'	THATCH PALM / Thrinax
45	5.51	14"	20'	35'	ROYAL PALM / Roystonea
46	4.92	7"	9'	8'	THATCH PALM / Thrinax
47	5.43	N/A	N/A	2'	THATCH PALM / Thrinax
48	5.34	N/A	N/A	2'	THATCH PALM / Thrinax
49	5.33	7"	9'	8'	THATCH PALM / Thrinax
50	5.62	3.5"	9'	8'	THATCH PALM / Thrinax MORRISII
51	5.50	7"	9'	8'	THATCH PALM / Thrinax
52	5.68	9"	9'	8'	THATCH PALM / Thrinax
53	5.68	5"	9'	8'	THATCH PALM / Thrinax
54	5.59	4"	10'	N/A	PARADISE TREE /
55	6.08	9"	28'	30'	COCONUT PALM / Cocos nucifera
56	5.72	5"	9'	8'	THATCH PALM / Thrinax
57	4.38	2"	N/A	5'	LIGNUMVITAE / Guaiacum sanctum
58	5.33	2"	N/A	5'	LIGNUMVITAE / Guaiacum sanctum
59	4.10	8"	28'	30'	COCONUT PALM / Cocos nucifera
60	4.90	13"	28'	30'	COCONUT PALM / Cocos nucifera
61	4.06	N/A	N/A	5'	LIGNUMVITAE / Guaiacum sanctum
62	4.62	13"	28'	20'	COCONUT PALM / Cocos nucifera
63	4.40	18"	20'	25'	ROYAL PALM / Roystonea
64	4.49	N/A	N/A	2'	THATCH PALM / Thrinax
65	5.69	N/A	N/A	2'	THATCH PALM / Thrinax
66	4.56	N/A	N/A	2'	THATCH PALM / Thrinax
67	3.70	6"	12'	6'	BOTTLE PALM /
68	3.87	6"	12'	6'	BOTTLE PALM /
69	3.78	4"	12'	6'	BOTTLE PALM /
70	4.92	10"	28'	30'	COCONUT PALM / Cocos nucifera

TREE TABLE					
NO.	BASE ELEV.	DBH	D.C.	HGT	NAME COMMON / BOTANICAL
71	3.95	10"	28'	30'	COCONUT PALM / Cocos nucifera
72	6.34	10"	28'	30'	COCONUT PALM / Cocos nucifera
73	5.46	N/A	N/A	4'	THATCH PALM / Thrinax
74	5.61	N/A	N/A	4'	THATCH PALM / Thrinax
75	5.14	10"	10"	20'	SABAL PALM /
76	5.36	9"	10"	25'	SABAL PALM /
77	4.99	N/A	N/A	3'	THATCH PALM / Thrinax
78	4.15	N/A	N/A	3'	THATCH PALM / Thrinax
79	5.33	N/A	N/A	3'	THATCH PALM / Thrinax
80	5.89	3.5"	10'	15'	PARADISE TREE /
81	5.78	N/A	N/A	2'	THATCH PALM / Thrinax
82	6.04	N/A	N/A	2'	THATCH PALM / Thrinax
83	6.29	N/A	N/A	2'	THATCH PALM / Thrinax
84	6.60	12"	20'	35'	ROYAL PALM / Roystonea
85	6.58	16"	20'	35'	ROYAL PALM / Roystonea
86	4.32	18"	20'	35'	ROYAL PALM / Roystonea
87	5.31	12"	28'	30'	MAHOGANY /
88	4.18	8"	14'	30'	OAK TREE / Quercus
89	5.29	5",4",3"	N/A	20'	WAX MYRTLE / Myrica cerifera
90	5.94	5",4",2"	N/A	20'	WAX MYRTLE / Myrica cerifera
86	4.32	3",3",2"	N/A	20'	WAX MYRTLE / Myrica cerifera
87	5.31	11"	20'	30'	GUMBO LIMBO / Bursera simaruba
88	4.18	7"	16'	25'	GUMBO LIMBO / Bursera simaruba
89	5.80	4",4",3"	N/A	20'	WAX MYRTLE / Myrica cerifera
91		6"	10'	8'	PIGEON PLUM / Coccoloba diversifolia
92		6"	10'	8'	PIGEON PLUM / Coccoloba diversifolia
93		6"	10'	8'	PIGEON PLUM / Coccoloba diversifolia
94		6"	10'	8'	PIGEON PLUM / Coccoloba diversifolia
95	4.70	18"	20'	35'	ROYAL PALM / Roystonea
96		7"	20'	20'	SEA GRAPE / Coccoloba uvifera
97		7",7",7"	20'	20'	SEA GRAPE / Coccoloba uvifera
98		13"	20'	25'	GUMBO LIMBO / Bursera simaruba

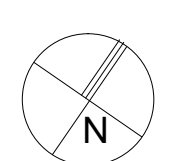
DBH = DIAMETER @ BREAST HEIGHT (INCHES)
D.C. = DIAMETER OF CANOPY (FEET)



NOTES:
1. BID & PERMIT SET NOT FOR CONSTRUCTION.
2. ALL EXISTING TREES AND PALMS LISTED IN SCHEDULE ARE TO BE REMOVED FROM SITE BY CONTRACTOR PRIOR TO CONSTRUCTION COMMENCING.
3. SITE PLAN PROVIDED BY PETER PIKE ARCHITECT.
4. SURVEY PROVIDED BY PEREZ ENGINEERING.

CAROLINE STREET

GRINNELL STREET



Seal:

ELIZABETH NEWLAND
Registered Landscape Architect
LA0001288
State of Florida

Consultants:

Revisions:

Drawing Size: 24x36 Project #:

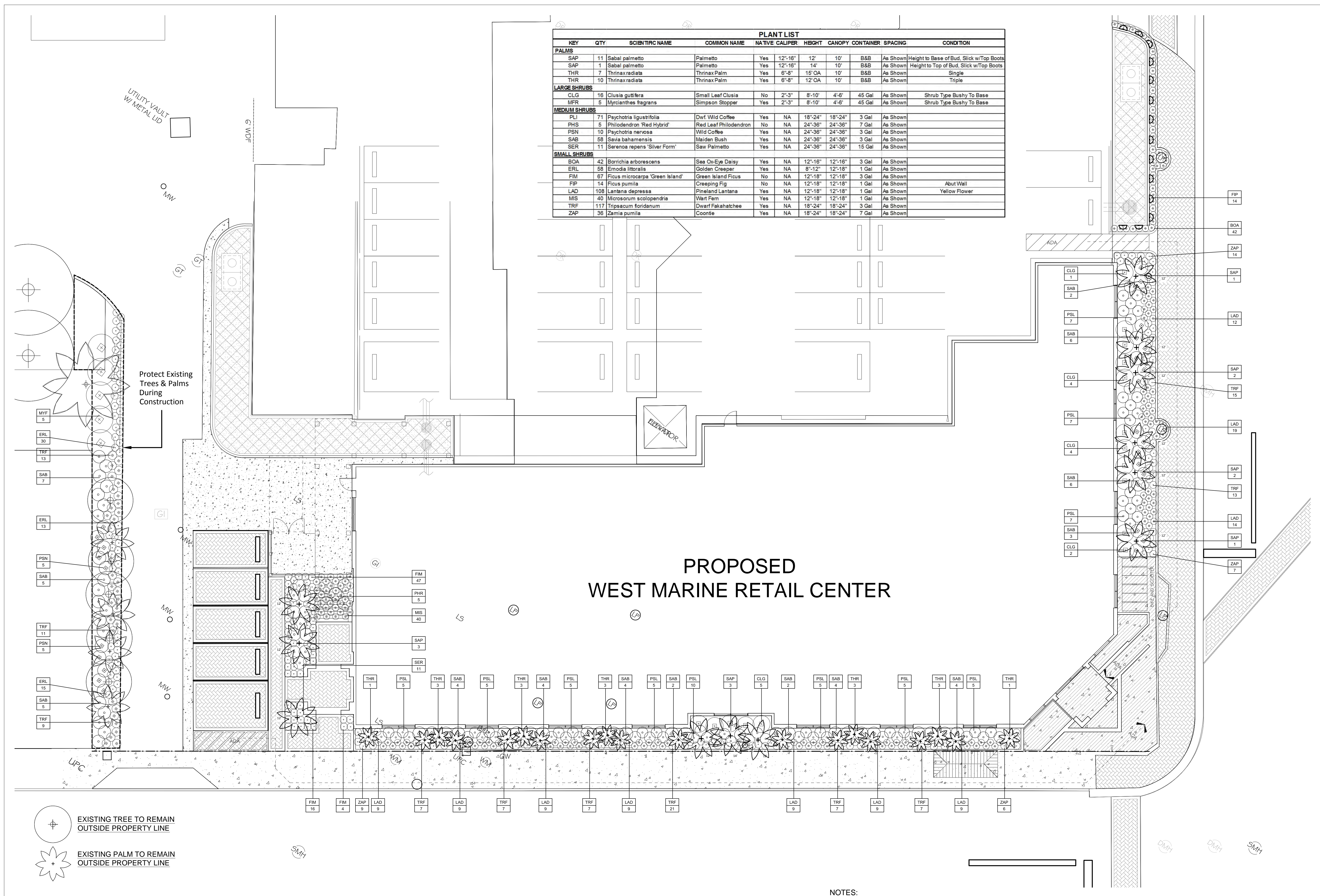
Drawn By: EN Checked By: EN

Title:
LANDSCAPE
PLANTING
PLAN

Sheet Number:

L-2.0

Date: DECEMBER 12, 2012



PROPOSED
WEST MARINE RETAIL CENTER

EXISTING TREE TO REMAIN
OUTSIDE PROPERTY LINE

EXISTING PALM TO REMAIN
OUTSIDE PROPERTY LINE

NOTES:
1. BID & PERMIT SET NOT FOR CONSTRUCTION.
2. ALL EXISTING TREES AND PALMS LISTED IN SCHEDULE ON L-1.0 ARE TO BE REMOVED FROM SITE BY CONTRACTOR PRIOR TO CONSTRUCTION COMMENCING.
3. SITE PLAN PROVIDED BY PETER PIKE ARCHITECT..
4. SURVEY PROVIDED BY PEREZ ENGINEERING.

SCALE: 1"=10'-0"
BAR IS TWO INCHES ON ORIGINAL DRAWINGS
IF NOT TWO INCHES ON THIS SHEET ADJUST
SCALES ACCORDINGLY.

GENERAL NOTES

1. Landscape Contractor is responsible for verifying locations of all underground and overhead utilities and easements prior to commencing work. All Utility companies and/or the General Contractor and Irrigation Contractor shall be notified to verify existing and proposed utility locations prior to Landscape Contractor digging. The Owner or Landscape Architect shall not be responsible for damage to utility or irrigation lines.
2. Landscape Contractor shall examine the site and become familiar with conditions affecting the installation prior to submitting bids. Failure to do so shall not be considered cause for future extras or complaints.
3. Landscape Contractor is responsible for verifying all plant quantities prior to bidding and within (7) seven calendar days of receipt of these plans shall notify the Landscape Architect in writing of any and all discrepancies. In case of discrepancies planting plan quantities shall take precedence over plant list quantities.
4. No substitutions are to be made without prior consent of the Landscape Architect. Alternate plant material shall meet same specifications as original selection. Plant material supply is the responsibility of the Landscape Contractor, and he/she shall take steps to insure availability at time of planting.
5. All plant material shall meet or exceed the size on the plant list. In all cases meeting the height and the spread specifications shall take precedence over container size.
6. The Landscape Contractor is to remove and discard from site existing unwanted trees, palms, shrubs, groundcovers, sod and weeds within landscape areas.
7. Landscape Contractor to provide finish grade in plant beds and planters 3" lower than finish elevation of landscape elements to accommodate 3" layer of mulch. Hardscape elements include roads, driveways, curbs, sidewalks and planters.

PLANTING NOTES

1. Landscape Contractor shall furnish and install all trees, palms, shrubs, groundcover, sod, planting soil, fertilizer, herbicide, pre-emergence herbicide, gravel, and mulch.
2. Landscape Contractor shall guarantee all plant material for a period of one year from the day of final acceptance by the Landscape Architect and Owner.
3. All plant material shall be Florida #1 or better, as defined in the Grades and Standards for Nursery Plants, Part I and II by the State of Florida Department of Agriculture.
4. Landscape Contractor is responsible for scheduling a nursery visit for Landscape Architect to approve all trees, palms and shrubs prior to delivery to the project site.
5. Landscape Contractor is responsible for scheduling a site stake out approval by Landscape Architect to approve the stake out of all trees and palms prior to installation.
6. Landscape Contractor is responsible for scheduling a site stake out approval by Landscape Architect to approve stake out of all shrubs prior to installation.
7. Landscape Contractor shall coordinate work with that of the Irrigation Contractor.
8. After existing weeds and grass have been removed from site the Landscape Contractor shall determine if a pre-emergence herbicide is necessary. A Florida Licensed Pesticide Applicator shall treat new plant areas with pre-emergence herbicide in accordance with manufacturer's recommendations. Landscape Contractor shall not install new vegetation until manufacturer's recommended duration for no planting after installation of pre-emergence herbicide has been met.
9. The Landscape Contractor shall maintain all finish grades for existing berms and swales established by General Contractor. Any impacts to elevations of berms or swales as a result of plant material installation shall be repaired to correct finish grade prior to installing mulch, sod or gravel.
10. Planting soil shall be a mix of 50% in-laid mulch and 50% freshwater sand for shrubs and trees and 30% in-laid mulch and 70% sand for palms. Planting soil mix/fill shall be clean and free of construction debris, weeds, rock and noxious pests and disease.
11. All soil mix in plant beds for groundcovers, shrubs, palms and trees shall be as per details.
12. All planting areas and planting pits shall be tested for sufficient percolation prior to final planting and irrigation installation to ensure proper drainage. Plant beds in parking lots and in areas compacted by heavy equipment shall be de-compacted so that drainage is not impeded.
13. All synthetic burlap, slings, cords or wire baskets shall be removed before trees are planted. All synthetic tape shall be removed from branches and trunks prior to final acceptance. The top 1/3 of the burlap shall be removed or tucked into the plant pit before the trees are backfilled.
14. Landscape Contractor is responsible for mulching all plant beds with a minimum 3" layer of natural color Eucalyptus or Enviro-mulch immediately after planting. In no case shall Cypress mulch or red color mulch be used.
15. Landscape Contractor shall guy and stake all trees and palms as per specifications and details. No plant shall be applied to any surface of trees or palms. No nails, screws or wiring shall penetrate the outer surface of trees and palms. All guying and staking shall be removed twelve months after planting.
16. All palm and tree guy wires and bracing are to be flagged for visibility for their duration. All unattended and unplanted tree pits shall be properly barricaded and flagged during construction.
17. All broken branches and clear trunk branches are to be pruned according to ANSI A-300 Guidelines for Tree Pruning to min. 5'-0" height clearance to the base of canopy if specified as clear trunk specimen in plant list.
18. Landscape Contractor to provide all plants with watering as indicated below or until such time that a permanent irrigation system has been installed that provides 100% coverage of landscape:
First Month-Daily Watering, Second Month-3 Times Per Week, Third and Fourth Month-2 Times Per Week, Last Eight Months-1 Time Per Week. At each watering procedure apply to the top of the root ball 2-3 gallons of water per inch of trunk caliper.
19. Landscape Contractor is responsible for obtaining planting soil tests and plant analysis to determine if fertilizer is necessary and selecting the appropriate fertilizers for each plant. Fertilizer shall comply with State of Florida fertilizer laws and shall be installed according to manufacturer's recommendations.

01 GENERAL PLANTING NOTES

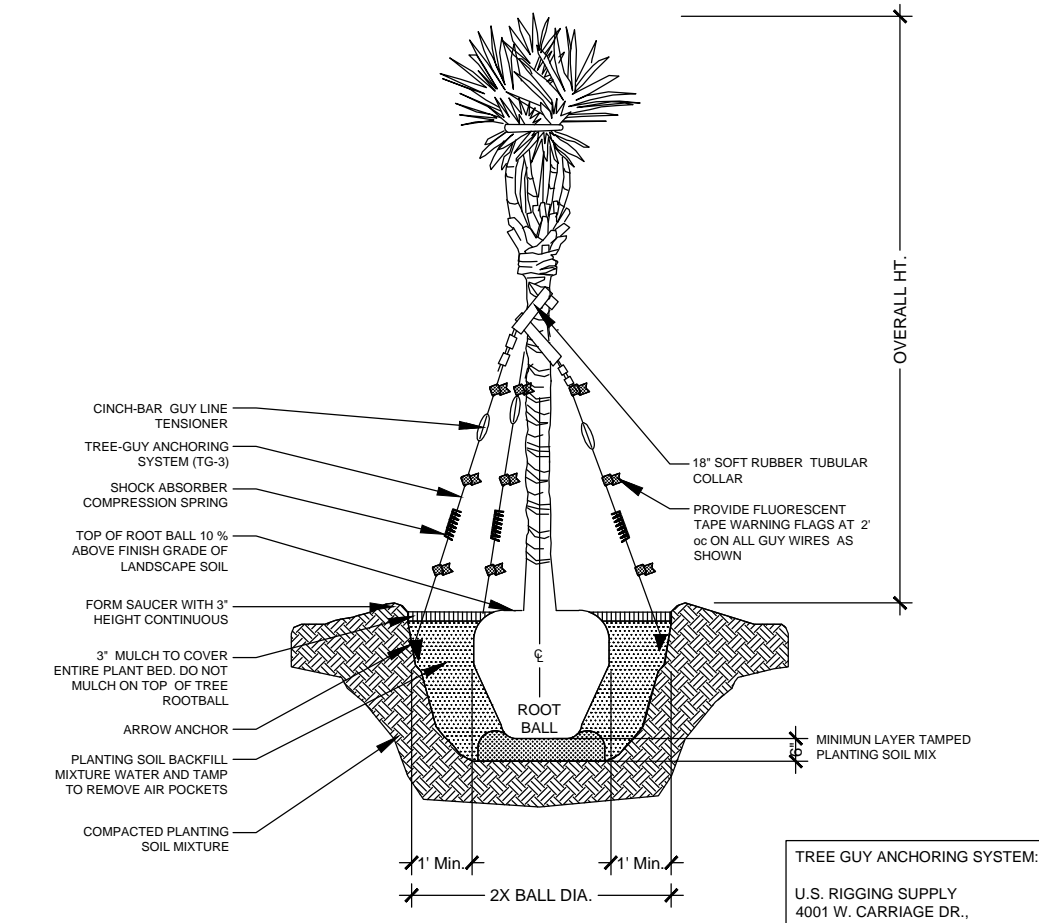
L-2.1 SCALE: N.T.S.

TREE AND PALM PROTECTION NOTES:

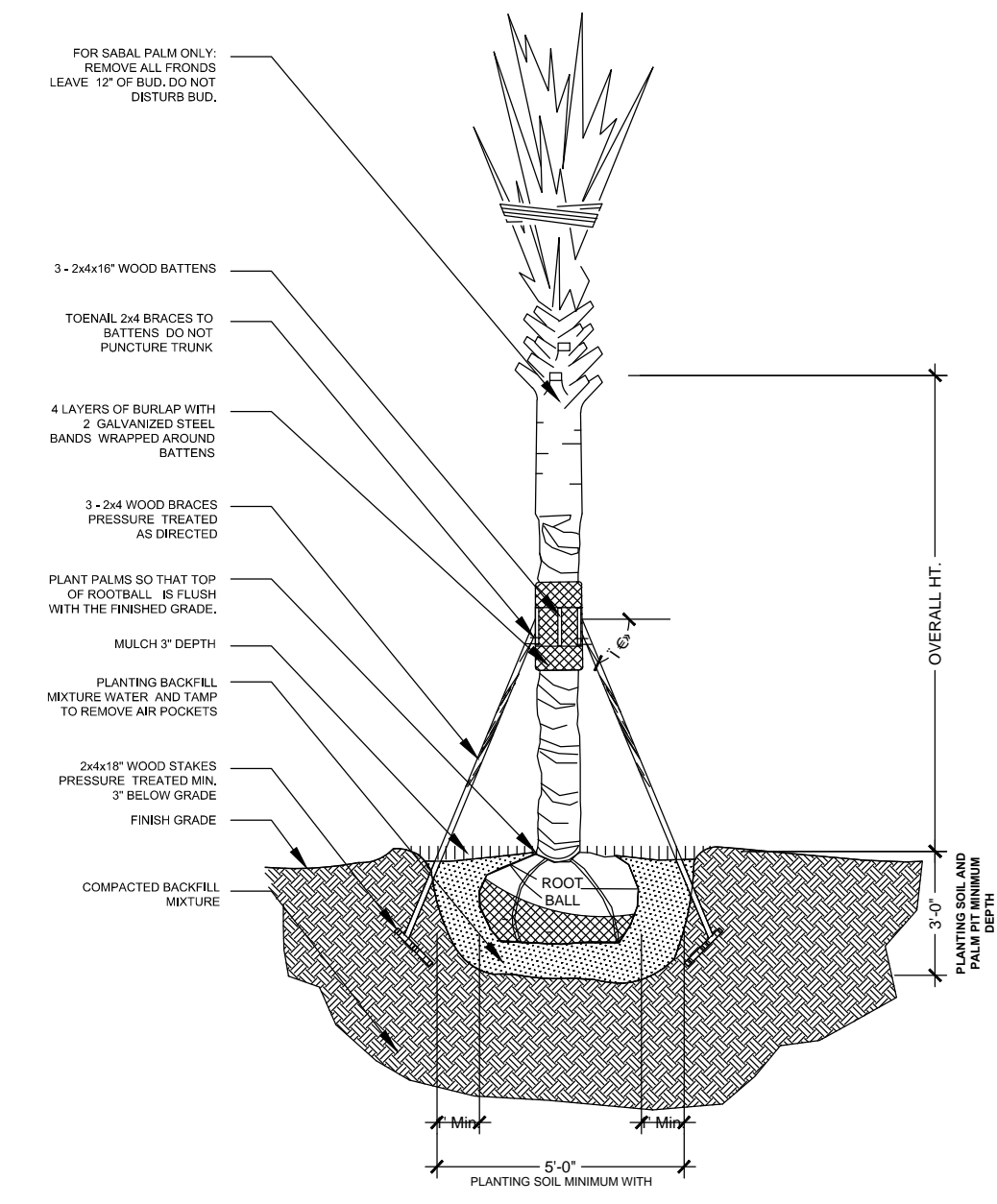
1. Before beginning work, the General Contractor is required to meet at the site with the Landscape Architect and the Landscape Contractor to review all work procedures, access routes, storage areas, and tree protection measures.
2. The General Contractor is required to coordinate with the Landscape Architect and the Landscape Contractor to determine the amount of tree canopy that the General Contractor will be responsible for thinning to compensate for the root loss, still leaving the entire shape of the canopy intact. The thinning shall be as per the ANSI A-300 Standards.
3. The General Contractor shall erect fences to protect trees or palms to be protected as per Tree Protection Detail 05/L-2.1 and Tree Disposition Plan, L-1.0 prior to construction commencing. Fences define a specific protection zone for each tree, palm or group of trees and palms to be protected. Fences are to remain until trees or palms are transplanted or until all site work has been completed.
4. Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
5. All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree.
6. No construction materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone (fenced area).
7. Additional tree pruning required for clearance during construction shall be trimmed as per ANSI A-300 Standards and not by construction personnel.
8. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use. Any pesticides used on site must be tree-safe and not easily transported by water.
9. If injury should occur to any tree during construction, the General Contractor is responsible for notifying the Landscape Architect and Landscape Contractor as soon as possible for evaluation so that appropriate treatments can be applied.
10. The General Contractor shall notify the Landscape Architect and Landscape Contractor of any grading, construction, demolition, or other work that is expected to encounter tree roots.
11. All trees remaining on site shall be irrigated three times a week for the duration of construction. At each irrigation procedure shall apply to the soil area within the tree protection zone 2-3 gallons of water per inch of trunk caliper.
12. Erosion control devices such as silt fencing, debris basins, and water diversion structures shall be installed to prevent siltation and/or erosion within the tree protection zone.
13. Before grading, and preparation, or excavation for foundations, footings, walls, or trenching near trees the trees shall be root pruned 12 inches outside the tree protection zone by cutting all roots cleanly to a depth of 36 inches. Roots shall be cut manually by digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root-pruning equipment.
14. Any roots damaged during grading or construction shall be exposed to sound tissue and cut cleanly with a saw.
15. If temporary haul or access roads must pass over the root area of trees to be retained, a road bed of 6 inches of mulch or gravel shall be created to protect the soil. The road bed material shall be replenished as necessary to maintain a 6-inch depth.
16. Spoil from trenches, basements, or other excavations shall not be placed within the tree protection zone, either temporarily or permanently.
17. No burn piles or debris pits shall be placed within the tree protection zone. No ashes, debris, or garbage may be dumped or buried within the tree protection zone.
18. Maintain fire-safe areas around fenced tree protection areas. Also, no heat sources, flames, ignition sources, or smoking is allowed near mulch or trees.

02 TREE PROTECTION NOTES

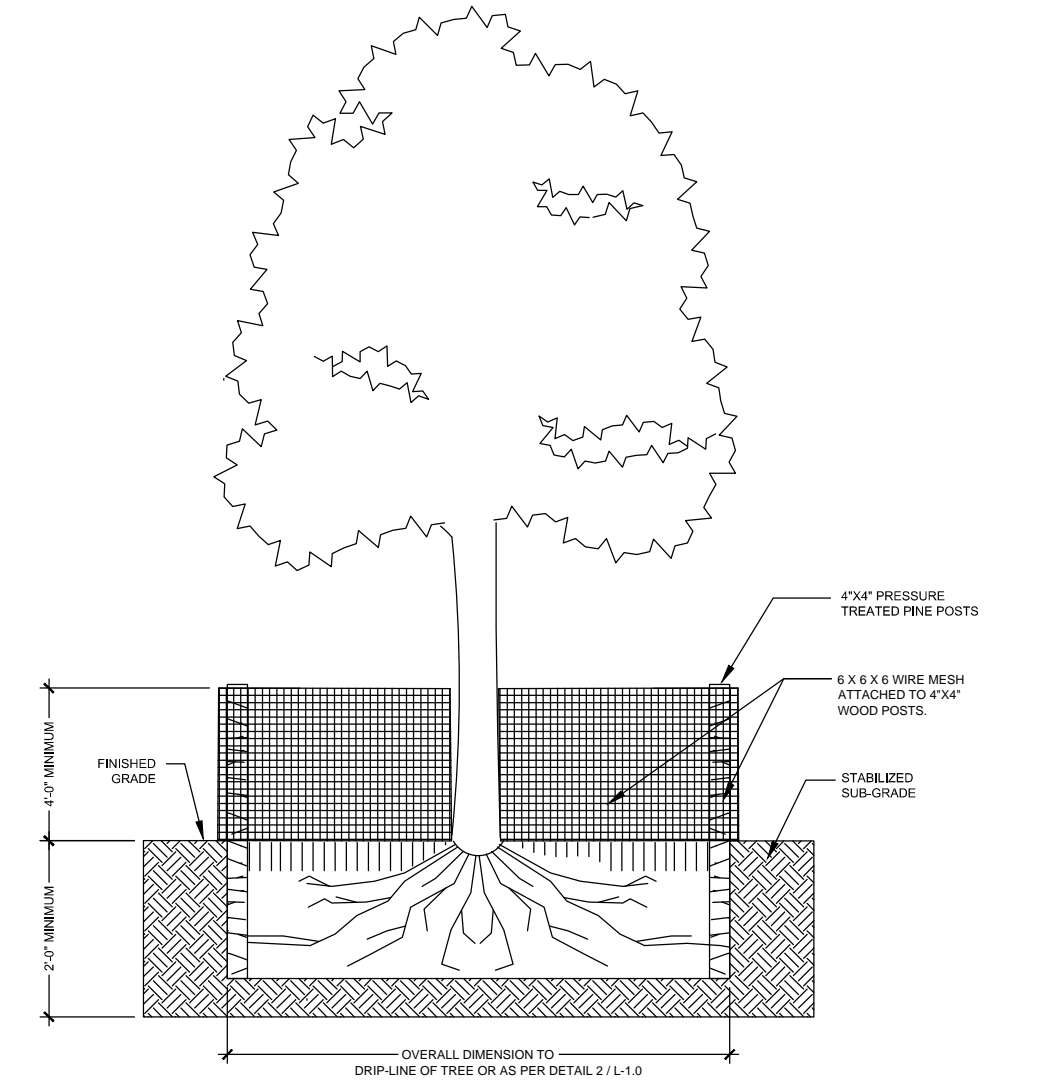
L-2.1 SCALE: N.T.S.



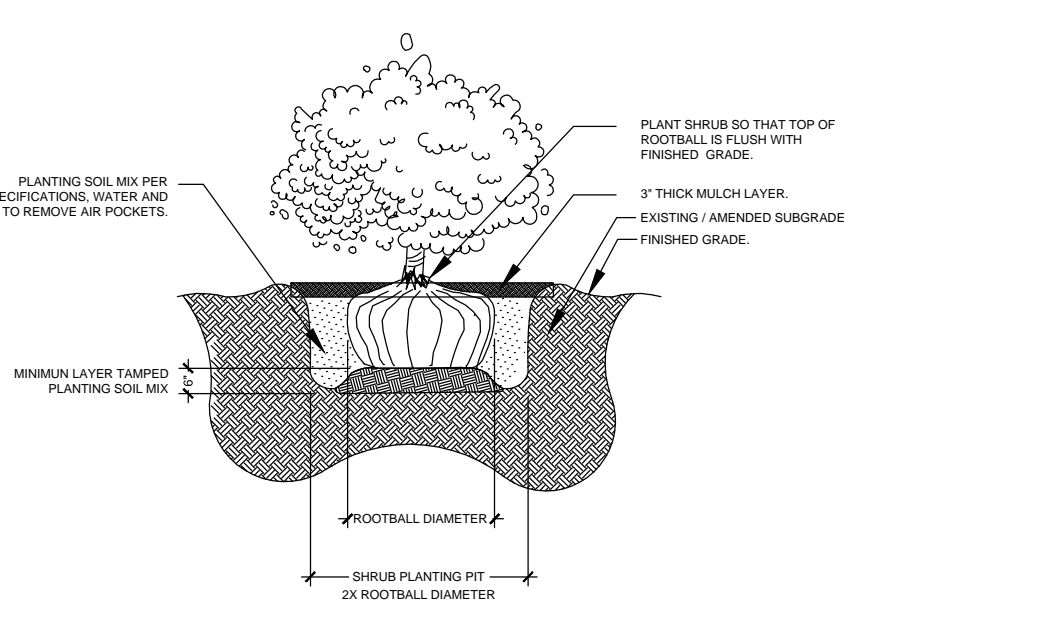
03 SMALL PALM PLANTING DETAIL
L-2.1 SCALE: N.T.S.



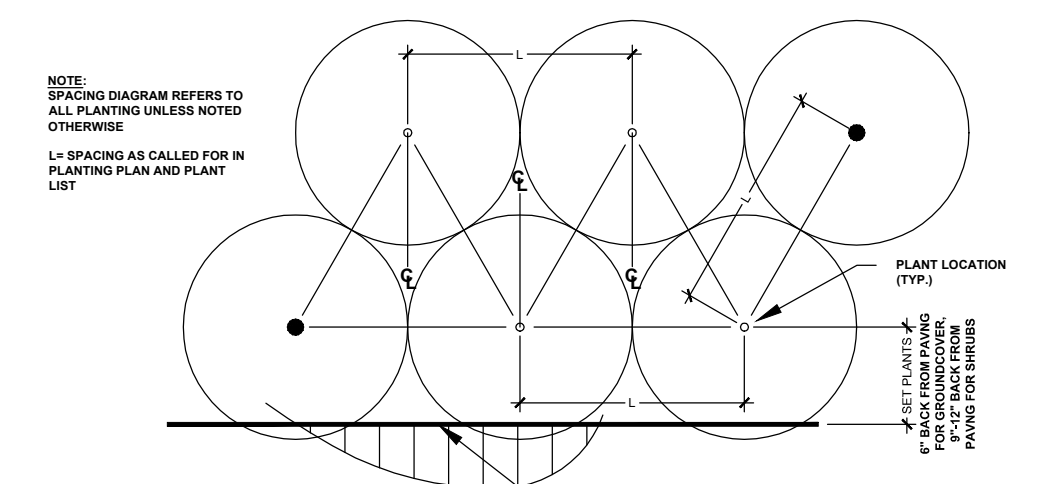
04 PALMETTO PLANTING DETAIL
L-2.1 SCALE: N.T.S.



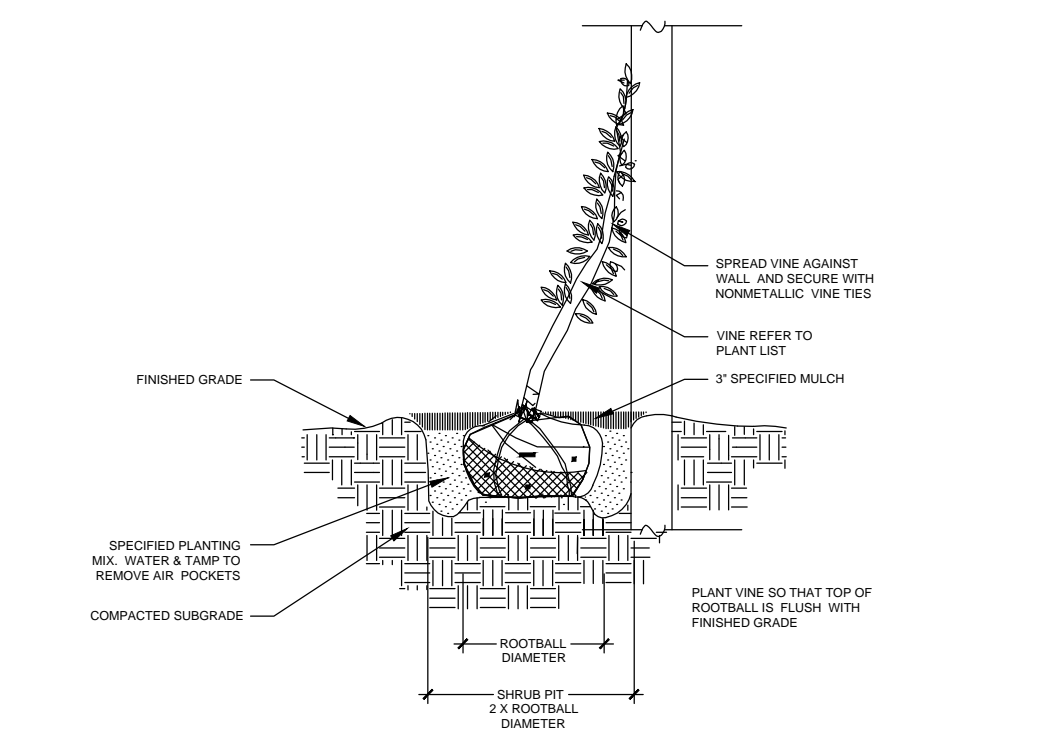
05 TREE PROTECTION DETAIL
L-2.1 SCALE: N.T.S.



07 SHRUB PLANTING DETAIL
L-2.1 SCALE: N.T.S.



06 SHRUB PLANTING DETAIL
L-2.1 SCALE: N.T.S.



08 VINE PLANTING DETAIL
L-2.1 SCALE: N.T.S.

ELIZABETH NEWLAND
LANDSCAPE ARCHITECTURE, LLC

2525 Ponce de Leon Blvd., Suite 300
Coral Gables, Florida 33134
305.481.6301
liznewland@bellsouth.net

Seal:

ELIZABETH NEWLAND
Registered Landscape Architect
LA0001288
State of Florida

Consultants:

Revisions:

West Marine
CONCH HARBOR 951-955 CAROLINE ST.
KEY WEST, FLORIDA

Drawing Size: 24x36
Project #:
Drawn By: EN
Checked By: EN

Title:
PLANTING NOTES AND DETAILS

Sheet Number:
L-2.1

Date: - DECEMBER 12, 2012

NOTES:
BID & PERMIT SET NOT FOR CONSTRUCTION.
SITE PLAN PROVIDED BY PETER PIKE ARCHITECT.
SURVEY BASE PROVIDED BY PEREZ ENGINEERING.

Seal:

ELIZABETH NEWLAND
Registered Landscape Architect
LA0001288
State of Florida

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Revisions:

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Drawn By: EN Checked By: EN

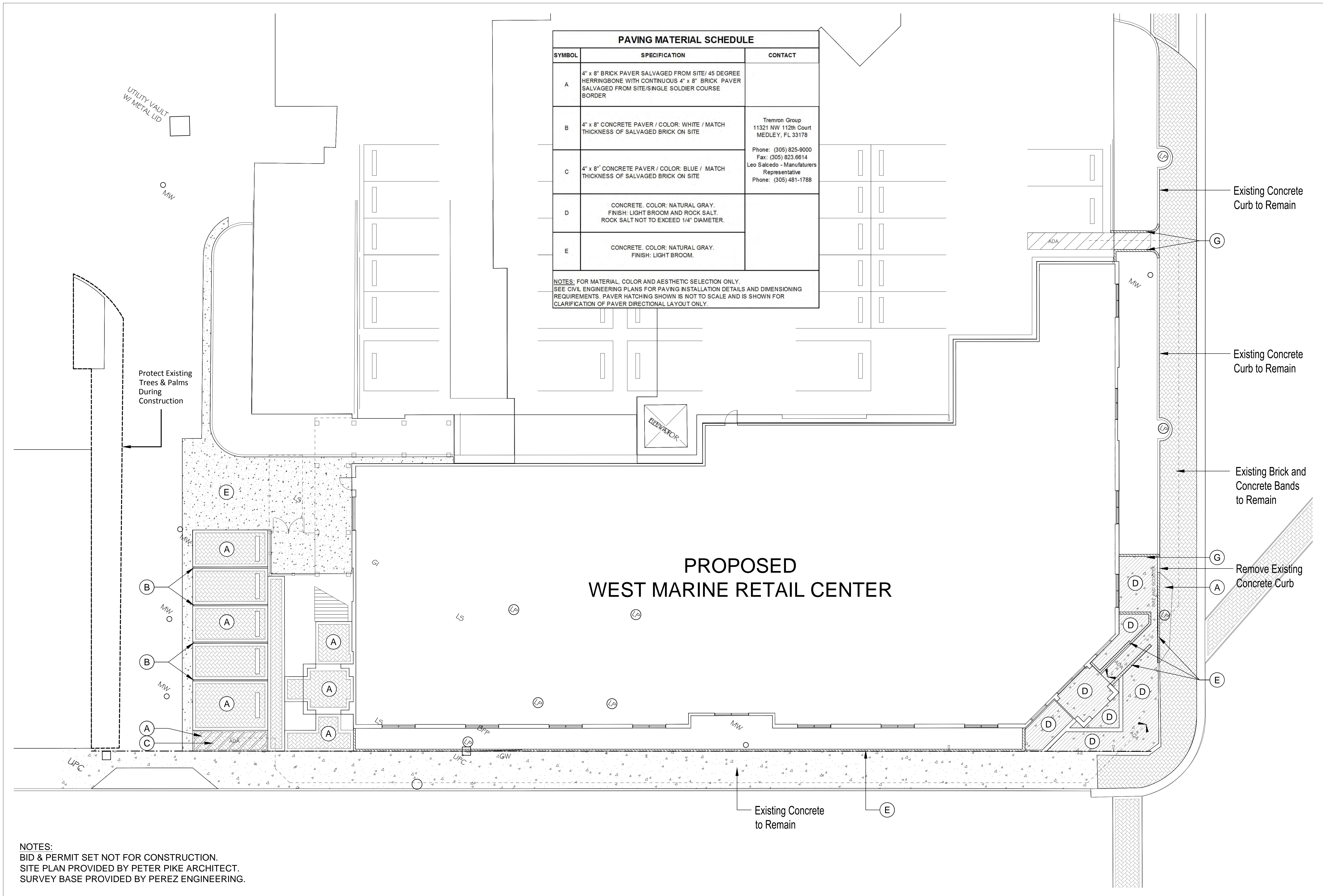
Title:

PAVING PLAN

Sheet Number:

L-3.0

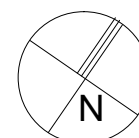
Date: - DECEMBER 12, 2012



PAVING MATERIAL SCHEDULE		
SYMBOL	SPECIFICATION	CONTACT
A	4" x 8" BRICK PAVER SALVAGED FROM SITE/ 45 DEGREE HERRINGBONE WITH CONTINUOUS 4" x 8" BRICK PAVER SALVAGED FROM SITE/SINGLE SOLDIER COURSE BORDER	
B	4" x 8" CONCRETE PAVER / COLOR: WHITE / MATCH THICKNESS OF SALVAGED BRICK ON SITE	Tremron Group 11321 NW 112th Court MEDLEY, FL 33178 Phone: (305) 825-9000 Fax: (305) 823.6614
C	4" x 8" CONCRETE PAVER / COLOR: BLUE / MATCH THICKNESS OF SALVAGED BRICK ON SITE	Leo Salcedo - Manufacturers Representative Phone: (305) 481-1788
D	CONCRETE. COLOR: NATURAL GRAY. FINISH: LIGHT BROOM AND ROCK SALT. ROCK SALT NOT TO EXCEED 1/4" DIAMETER.	
E	CONCRETE. COLOR: NATURAL GRAY. FINISH: LIGHT BROOM.	

NOTES: FOR MATERIAL, COLOR AND AESTHETIC SELECTION ONLY. SEE CIVIL ENGINEERING PLANS FOR PAVING INSTALLATION DETAILS AND DIMENSIONING REQUIREMENTS. PAVER HATCHING SHOWN IS NOT TO SCALE AND IS SHOWN FOR CLARIFICATION OF PAVER DIRECTIONAL LAYOUT ONLY.

NOTES:
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 SURVEY BASE PROVIDED BY PEREZ ENGINEERING.



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State of Florida

Consultants:

Revisions:

Drawing Size 24x36 Project #:

Drawn By: EN Checked By: EN

Title: SITE FURNITURE & SCHEMATIC SITE LIGHTING

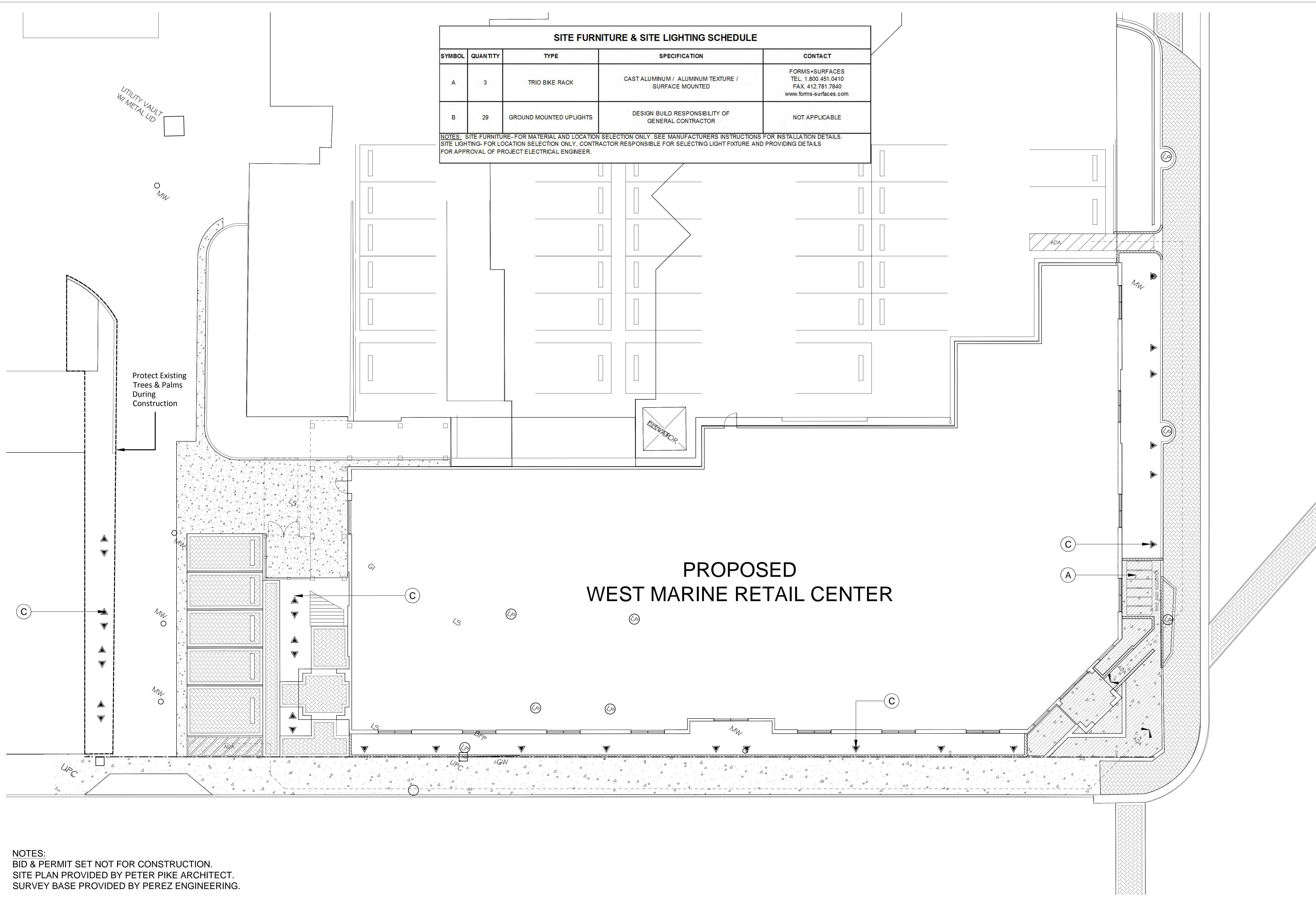
Sheet Number:

L-3.1

Date: - DECEMBER 12, 2012

SITE FURNITURE & SITE LIGHTING SCHEDULE				
SYMBOL	QUANTITY	TYPE	SPECIFICATION	CONTACT
A	3	TRIO BIKE RACK	CAST ALUMINUM / ALUMINUM TEXTURE / SURFACE MOUNTED	FORMS+SURFACES TEL. 1.800.451.0410 FAX. 412.781.7840 www.forms-surfaces.com
B	29	GROUND MOUNTED UPLIGHTS	DESIGN BUILD RESPONSIBILITY OF GENERAL CONTRACTOR	NOT APPLICABLE

NOTES: SITE FURNITURE- FOR MATERIAL AND LOCATION SELECTION ONLY. SEE MANUFACTURERS INSTRUCTIONS FOR INSTALLATION DETAILS.
SITE LIGHTING- FOR LOCATION SELECTION ONLY. CONTRACTOR RESPONSIBLE FOR SELECTING LIGHT FIXTURE AND PROVIDING DETAILS FOR APPROVAL OF PROJECT ELECTRICAL ENGINEER.



**PROPOSED
WEST MARINE RETAIL CENTER**

NOTES:
BID & PERMIT SET NOT FOR CONSTRUCTION.
SITE PLAN PROVIDED BY PETER PIKE ARCHITECT.
SURVEY BASE PROVIDED BY PEREZ ENGINEERING.

