



No.	DATE	REVISION	BY
1	9/20/24	REVISION COMMENTS	IDM

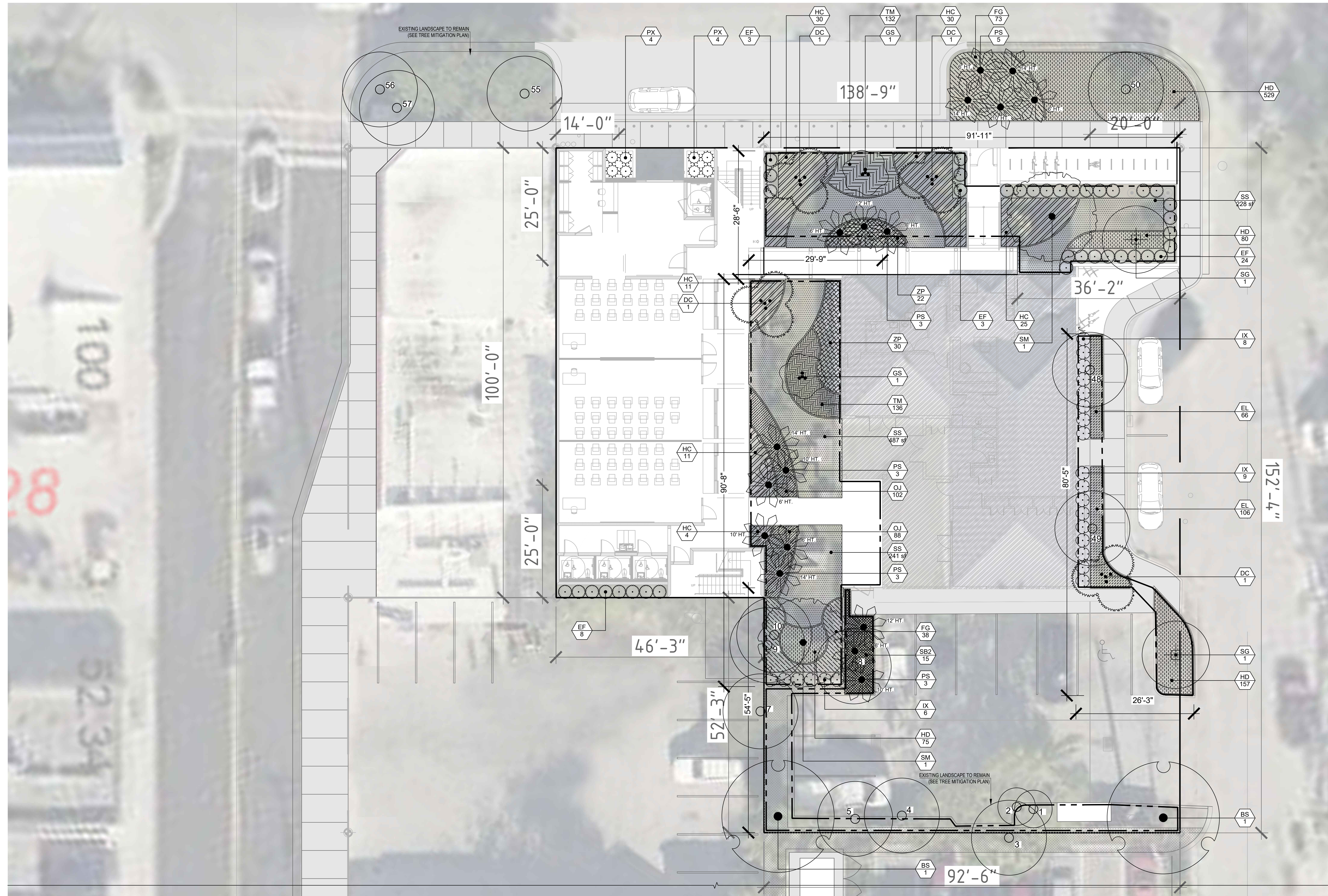
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07/2024	1" = 10' - 0"
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ROLANDO LLANES, RA. AIA
AR - 0013160

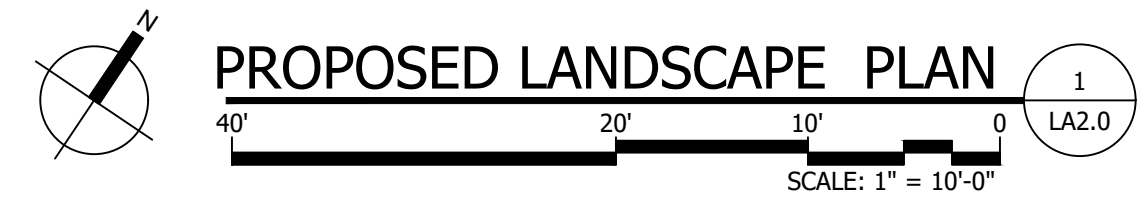
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SHEET TITLE
PROPOSED
ENLARGED
LANDSCAPE PLAN

SHEET NUMBER
LA2.0



NOTES:
Site will be under 100% Irrigation. Drawing to be submitted for approval at time of construction.



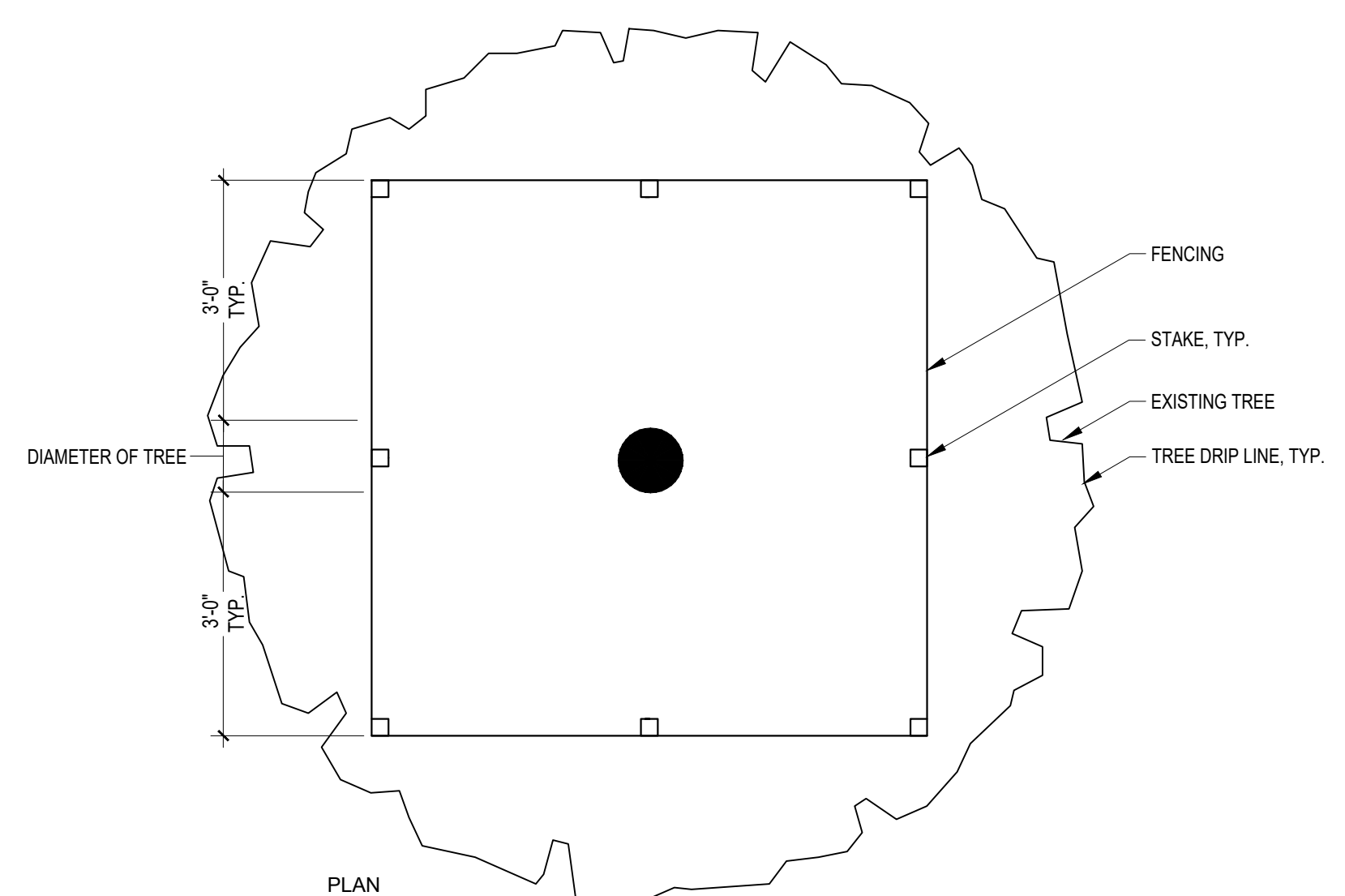
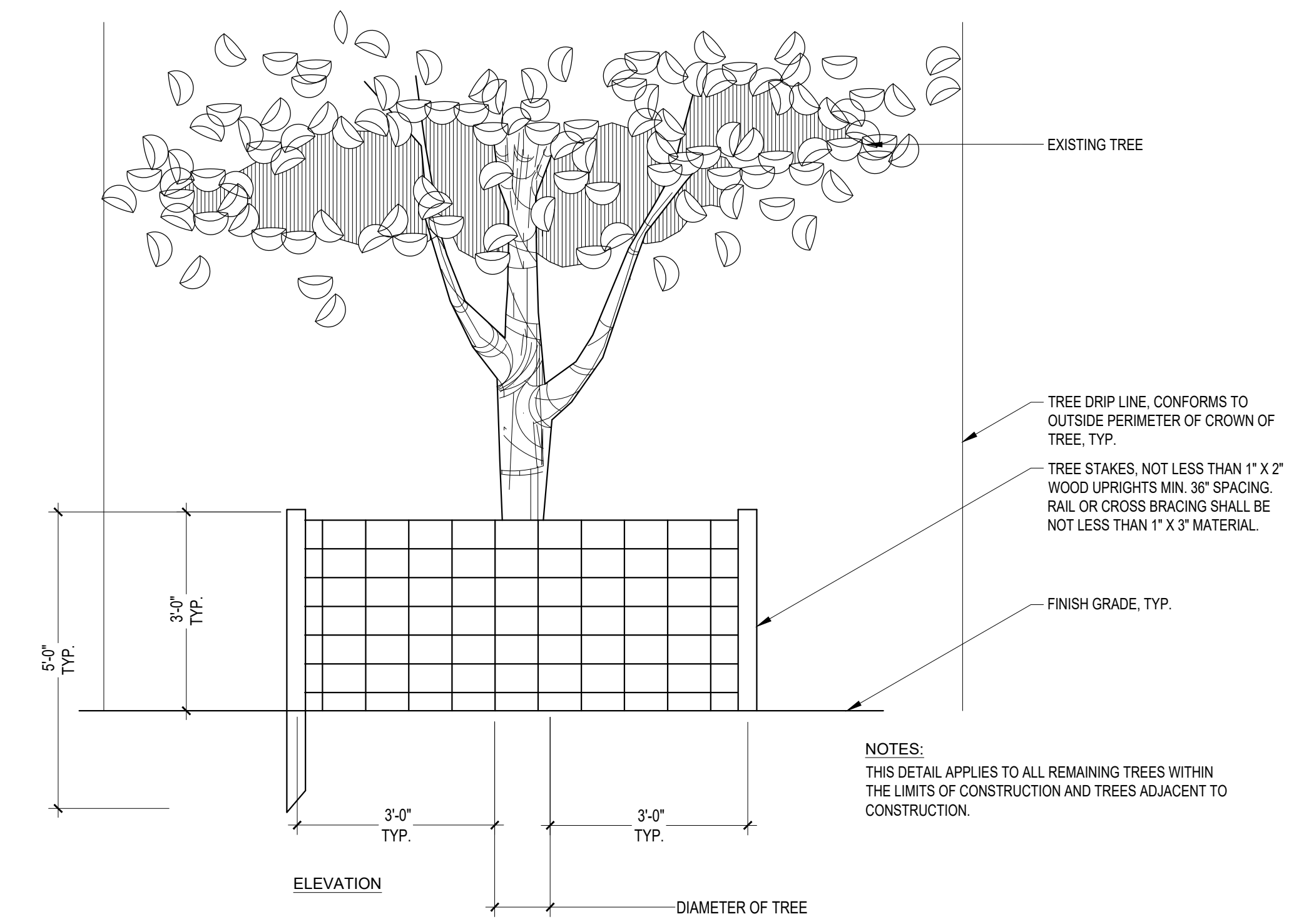
PLANT_SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
TREES				
	PS	17	PSEUDOPHOENIX SARGENTII / BUCCANEER PALM TREE	SEE PLAN FOR CT HT., SLICK TRUNK, FG.
	BS	2	BURSERIA SIMARUBA/ GUMBO LIMBO	14'-16" HT., 6" CAL.
	DC	4	DYPSIS CABADAE / CABADA PALM	MULTI-TRUNK, 14'-16" HT
	GS	2	GUAIACUM SANCTUM / LIGNUM VITAE	SINGLE TRUNK, SPECIMAN 7'-10" HT X 8'-10" SPRD., 3" CAL.
	SG	2	SIMAROUBA GLAUCA / PARADISE TREE	STANDARD, 14'-16" HT., 6" CT, 4" CAL.
	SM	2	SWIETENIA MAHAGONI / WEST INDIAN MAHOGANY	14'-16" HT X 7'-8" SPRD., 6" CAL.
SHRUBS				
	EF	38	EUGENIA FOETIDA / SPANISH STOPPER	6'-7" HT., FULL.
	IX	23	IXORA X 'NORA GRANT' / IXORA 'NORA GRANT	18"-24" OA.
	PX	8	PHILODENDRON XANADU / XANADU PHILODENDRON	2.5' HT.X3' SPRD.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
SHRUB AREAS					
	FG	184	FICUS MICROCARPA 'GREEN ISLAND' / GREEN ISLAND FICUS	18"-24" OA	24" o.c.
	HC	111	HAMELIA PATENS 'COMPACTA' / DWARF FIREBUSH	16"-20" OA	30" o.c.
	OJ	190	OPHIOPOGON JAPONICUS / MONDO GRASS	6"-8", FULL	12" o.c.
	SB2	15	SPARTINA BAKERI / SAND CORD GRASS	24"-30" OA, FULL	36" o.c.
	ZP	52	ZAMIA PUMILA / COONTIE	18"-24" OA	24" o.c.
GROUND COVERS					
	EL	172	ERNODEA LITTORALIS / GOLDEN CREEPER	8"-10" HT.	12" o.c.
	HD	1,197	HELIANTHUS DEBILIS / DUNE SUNFLOWER	8"-10" HT.	12" o.c.
	SS	1,255 SF	STENOTAPHRUM SECUNDATUM / ST. AUGUSTINE GRASS	SOD	

SEC. 108-412/416 MINIMUM LANDSCAPE REQUIREMENTS			
Minimum Landscaped Areas - SEC. 108-412(a)			
21,712 SF x 20% Minimum area of building site	SF / % Required 4,342 SF / 20%	SF / % Provided 6826 SF / 31%	
Minimum Native Plant Requirement 70% - SEC. 108-412(b)			
	Total Plants Provided	Percent Provided	
Native Plants	1587	70%	
Exotic Plants	699	30%	
Total native & Exotic Plants	2286	100%	
Minimum Standards Landscaping Along Street Frontage Sec. 108-413			
Area of site less than 0.5 acre. Width of Required Landscaping 10' and 40 plant units per 100 LF.			
291 LF Property Line Abutting Street Frontage / 100LF = 2.91			
40 Plant Units x 2.91 = 116.4 Plant units			
	Total Plants Provided	x Plant Units	Plant Units Provided
Canopy / Shade Trees	3	10	30
Evergreen or Ornamental Tree	0	0	0
Shrub	177	1	177
Total Plant Units Provided			207
Requirements for Interior Parking Lot Landscape Areas - SEC. 108-414			
Size and composition of interior landscaping			
Parking Lot minimum landscape area 20%	SF / % Required	SF / % Provided	
3,354 SF of parking x 20% = 671 SF	671 SF	851 SF	
Perimeter Parking Lot Landscape Requirements - SEC. 108-415			
Building Site 20,000 SF or Less 5 Perimeter Parking Lot Landscape Area			
238 LF / 35 LF = 6.8	Total Required	Total Provided	
Canopy Shade 6.8 x 1	7	10	
Shrubs 6.8 x 10	68	172	
Landscape Requirements for nonvehicular use areas - SEC. 108-416			
Percent of Site in (NOS) is less than 30% Tree Requirement 4 Trees / 2000 SF NOS			
3,670 SF / 2000 = 1.835 x 4 Trees	Total Trees Required	Total Trees Provided	
	8	17	

- NOTES:**
- NO CONSTRUCTION MATERIALS SHALL BE STORED INSIDE FENCED AREA ON JOBS WHERE ERECTION OF FENCE IS MADE IMPOSSIBLE BY SITE CONDITIONS. NOTHING IS TO BE STORED WITHIN A DIAMETER 5 TIMES THE CALIPER OF THE TREE TO BE PROTECTED.
 - TREE PROTECTION TO REMAIN UNTIL SUBSTANTIAL COMPLETION DIRECTED BY THE LANDSCAPE ARCHITECT.
 - NO DIGGING OR TRENCHING SHOULD OCCUR WITHIN 5 X CALIPER DIAMETERS OF EXISTING TREES THAT ARE TO BE PROTECTED IN PLACE WITHOUT FIRST CONSULTING WITH LANDSCAPE ARCHITECT.
 - ALL TREES TO BE PROTECTED IN PLACE SHALL RECEIVE SUPPLEMENTAL IRRIGATION IF REGULAR IRRIGATION SOURCE IS DISCONNECTED DURING CONSTRUCTION ACTIVITY.
- TRANSPLANT NOTES:**
- CONTRACTOR MUST PROVIDE ACTIVE DRIP IRRIGATION TO TREES WITHIN 12 HOURS OF PLANTING
- TREE ROOTBALL TO BE PROPERLY PREPARED, PROTECTED AND SECURED DURING TRANSPLANT
- NO LIMBS TO BE DAMAGED DURING TRANSPLANT. IF DAMAGE OCCURS, CONTRACTOR TO CONSULT LANDSCAPE ARCHITECT FOR PRUNING NEEDS
- TREE TO BE PROPERLY PROTECTED IN NEW LOCATION. FOLLOW TREE PROTECTION DETAIL.



1 TREE PROTECTION DETAIL
SCALE: NTS

SEC. 108-346/363 OPEN SPACE, SCREENING AND BUFFERS			
Open Space - SEC. 108-346(b)			
Nonresidential Open Space Minimum 20%	Requirement	Provided SF	Provided %
Site Area 18715 SF x 20% Minimum Area of Building Site	3,649 SF	3,670 SF	20%
Landscape Areas		0	0%
Active Recreation / Permeable Areas		3,670 SF	20%
Total Open Space			
Required Screening - SEC. 108-347 (b,c,d)			
Landscape Buffer North Property Line (Flagler Avenue)			
Type C Buffer 15' 92.5 LF			
64 Plant Units / 100 LF = 59			
	Total Plants Provided	x Plant Units	Plant Units Provided
Canopy Trees	7	10	70
Ornamental Trees	1	5	5
Shrubs	130	1	130
Total Plant Units Provided North Property Line			205
Landscape Buffer South Property Line (Abutting Residential)			
Type D Buffer 5' 92.5 LF			
15 Plant Units / 100 LF = 14			
	Total Plants Provided	x Plant Units	Plant Units Provided
Canopy Trees	5	10	50
Ornamental Trees	0	5	0
Shrubs	43	1	43
Total Plants Used South Property Line			93

CALCULATIONS:
Site Required Replacement: **74.5** points
Site Plan Provided: **152** points

CIVICA
ARCHITECTURE & URBAN DESIGN
8323 NW 12th St. Suite 106
Doral, FL 33126
tel: 305.593.9959
info@civicagroup.com
www.civicagroup.com
AA #26001093

PROJECT:
SOMERSET ISLAND PREP CHARTER SCHOOL ANNEX
Folio No.: 000063480-000000 / 00063450-000000

NAME OF DEVELOPMENT:
SOMERSET ISLAND PREP CHARTER SCHOOL

LOCATION:
1906 FLAGLER AVE
KEY WEST, FL 33040

OWNER:
1908 FLAGLER AVE CORP.

OWNER'S AUTHORIZED AGENT:
TREPANIER & ASSOCIATES INC.

DEVELOPER:
SOMERSET ISLAND PREP.

CONSULTANTS/ ENGINEERS:

COMMUNITY SOLUTIONS GROUP
Keith Ortopa, P.E., ASLA
Landscape Architecture Director
618 E. South Street, Suite 700
Orlando, Florida 32803
T: 407-423-8396 D: 321-445-8034 M: 407-222-9583
k.ortopa@csolutionsgroup.com

ALLEN E. PEREZ, P.E.
President
Perez Engineering & Development, Inc.
1010 Kennedy Drive, Suite 202
Key West, FL 33040
305-291-9440

REECE & ASSOCIATES
PROFESSIONAL SURVEYORS AND MAPPING ENGINEERS
5110A AVENUE C, 2ND FLOOR, FT. LAUDERDALE, FL 33309
OFFICE: (954) 475-1100
FAX: (954) 475-1100
WWW.REECEASSOCIATES.COM

TRAF TECH ENGINEERING, INC.
Joaquin E. Vargas, P.E.
President
8400 N. University Dr. Ste. 307
Tamarac, FL 33321
954-583-0988

CIVICA PROJECT NO:
230119

ISSUED FOR:
DRC SUBMITTAL

No.	DATE	REVISION	BY
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ROLANDO LLANES, RA. AIA
AR - 0013160

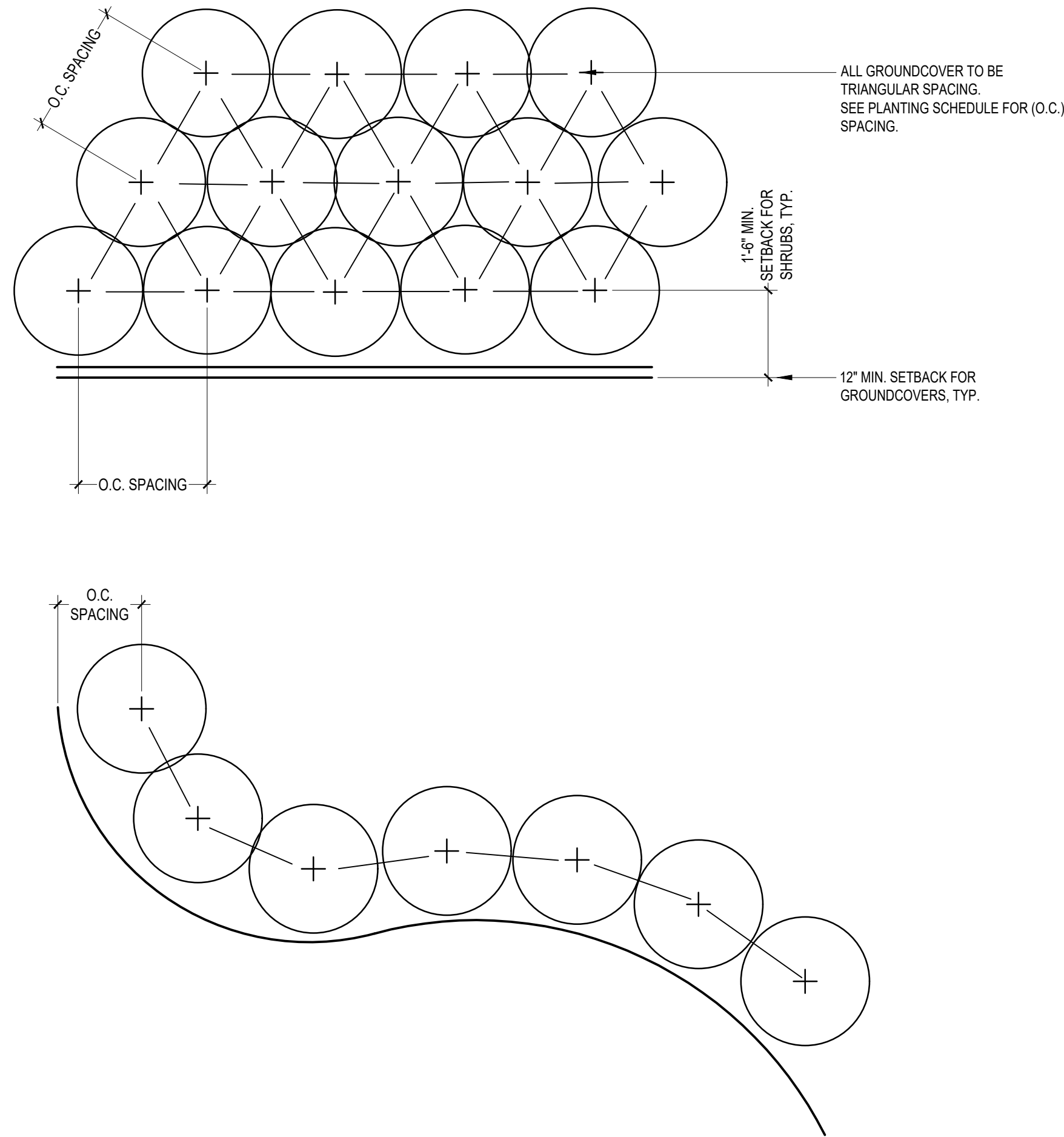
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SHEET TITLE
LANDSCAPE DETAILS

SHEET NUMBER
LA2.1

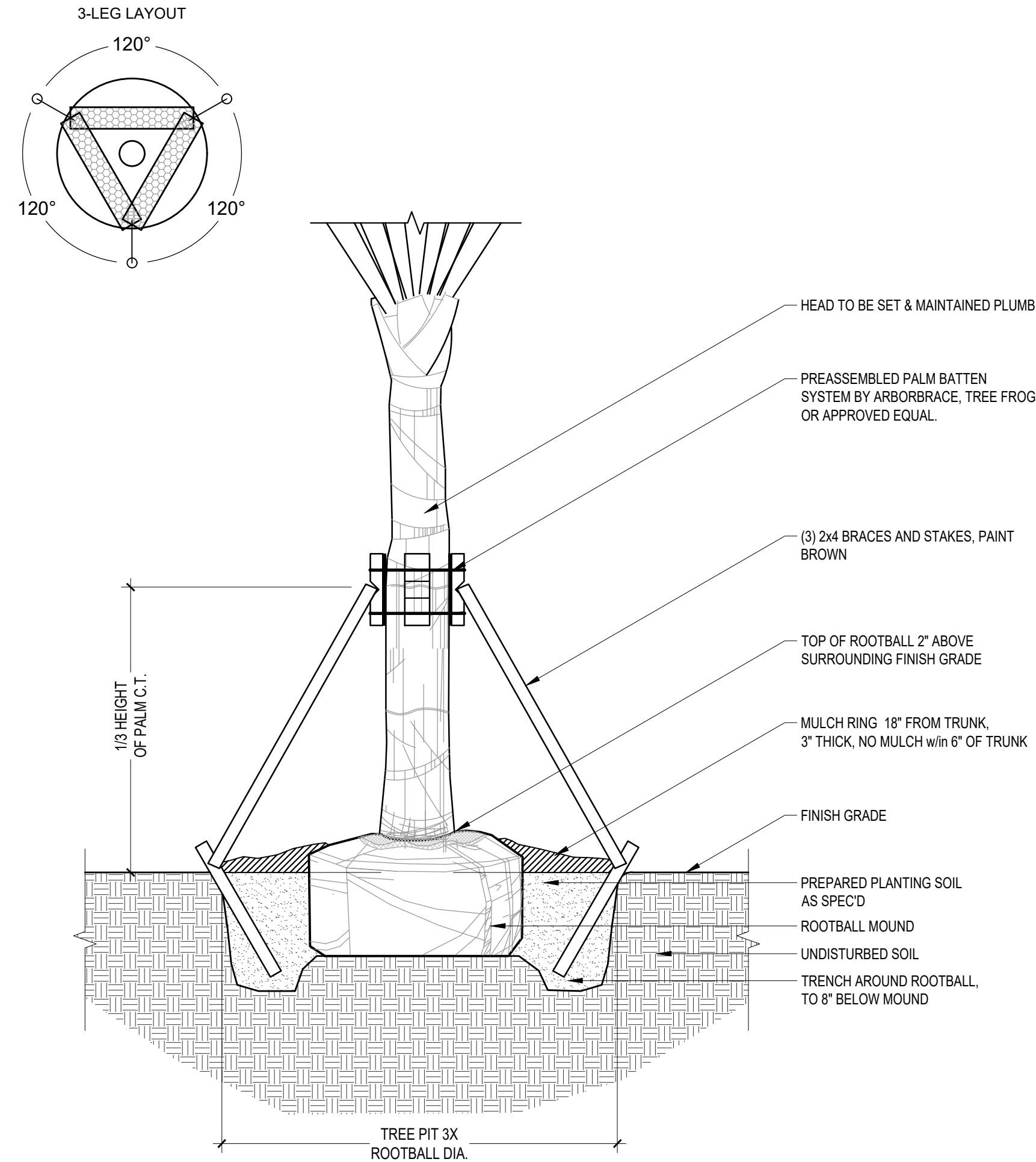
NOTES:

1. THE PERIMETER OF ALL CURVED PLANTING BEDS SHALL BE PLANTED WITH A ROW OF GROUNDCOVER AS SHOWN IN THE PLANS AND AT THE SPACING SHOWN IN THE PLANT LIST. INTERIOR PORTIONS OF EACH BED SHALL BE PLANTED AT APPROPRIATE SPACING ACCORDING TO THIS PLANT SPACING DETAIL.



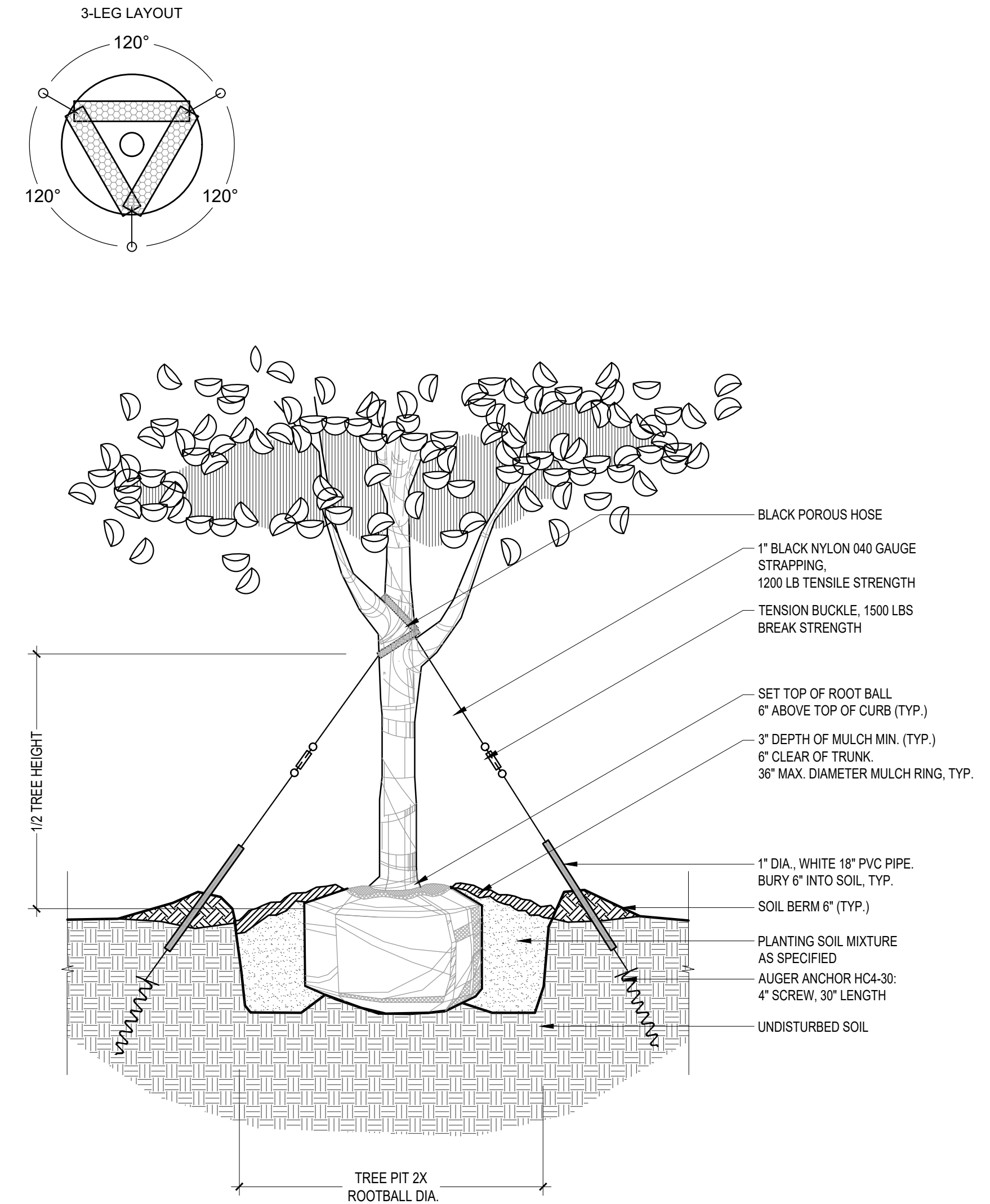
NOTES:

1. PALM BATTEN SECURING METHOD SHALL BE USED ONLY AS DIRECTED BY THE OWNER. CONTRACTOR SHALL CONFIRM LOCATIONS WITH OWNER AND/OR LANDSCAPE ARCHITECT DURING PRE-CONSTRUCTION.
2. EXCAVATE OVERALL PLANTING HOLE TO DEPTH NECESSARY TO SET TOP OF ROOTBALL 2" ABOVE SURROUNDING FINISH GRADE. THIS IS THE ROOTBALL MOUND ELEVATION.
3. EXCAVATE A TRENCH TO AN ADDITIONAL 8" DEPTH AROUND THE ROOTBALL MOUND.
4. ASSURE PERCOLATION OF PLANTING HOLE PRIOR TO SETTING THE TREE. NOTIFY THE OWNER IF SATISFACTORY PERCOLATION IS NOT ACHIEVED.



NOTE:

1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.



1 SHRUB SPACING

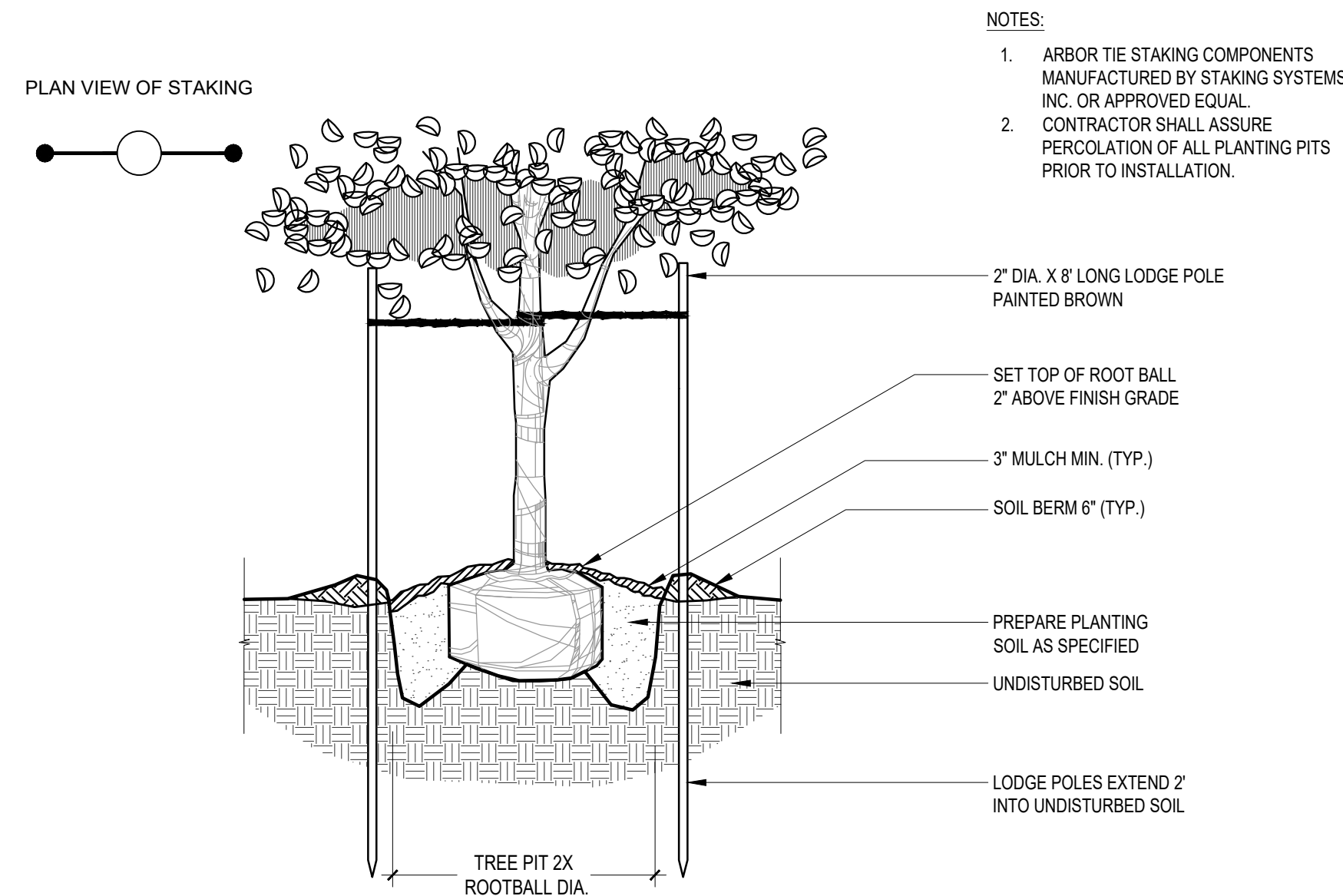
SCALE: NTS

2 PALM STAKING

SCALE: NTS

3 TREE STAKING (65-300 GAL)

SCALE: NTS

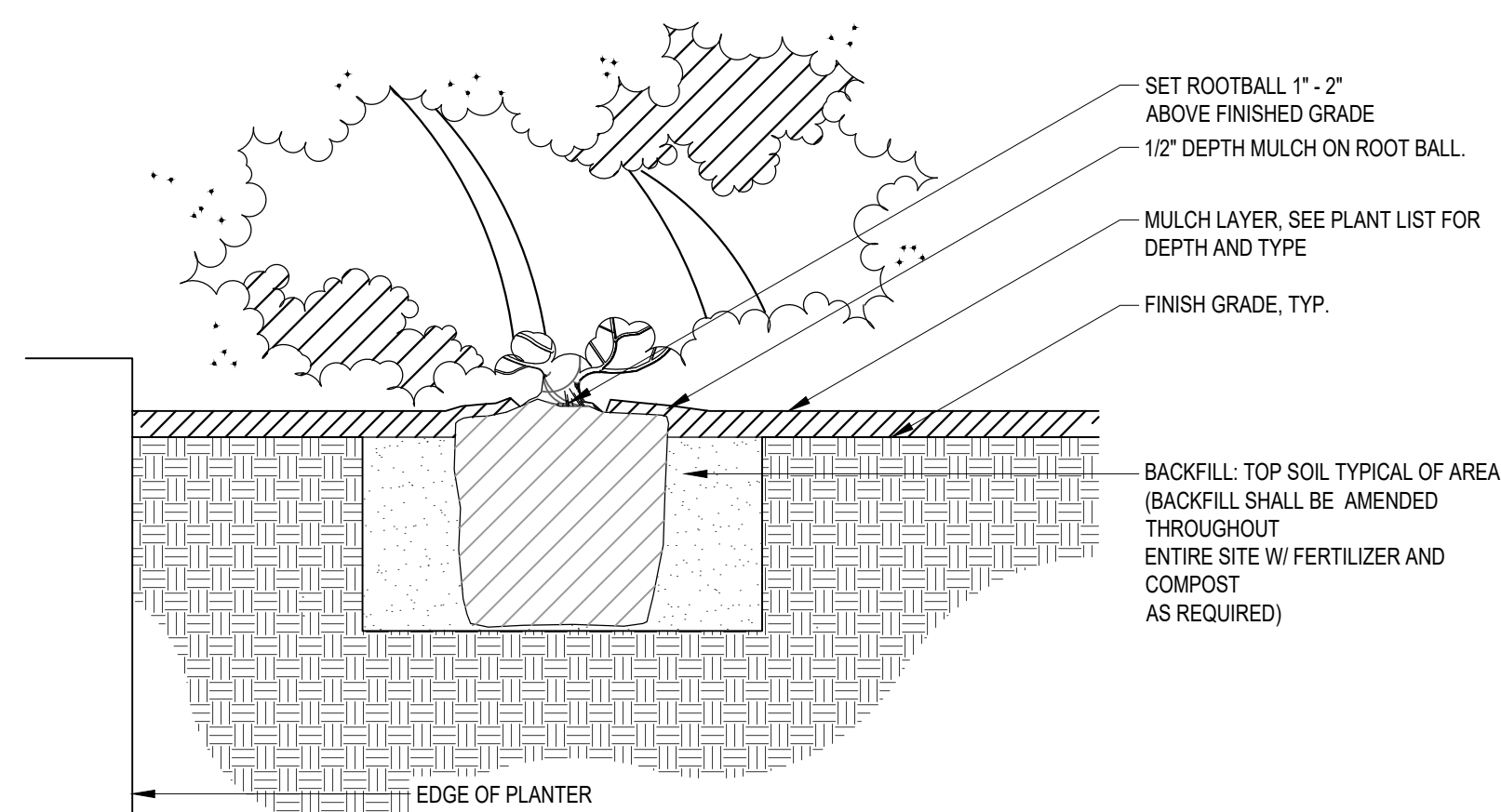


NOTES:

1. ARBOR TIE STAKING COMPONENTS MANUFACTURED BY STAKING SYSTEMS INC. OR APPROVED EQUAL.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

NOTES:

1. PRUNE ANY BROKEN BRANCHES

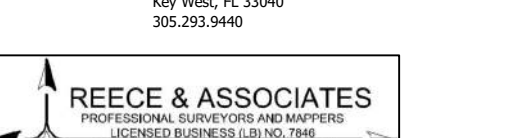


4 TREE PLANTING (15-30 GAL)

SCALE: NTS

5 SHRUB PLANTING

SCALE: NTS



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NO.	COMMON NAME	SCIENTIFIC NAME	SIZE	HWY/CLDR	REGULATION	REQUIRED REPLACEMENT	NOTES
1	Coconut Palm	Coocos nucifera	3" R CT		Protected	Remain	NA
2	Coconut Palm	Coocos nucifera	10" R CT		Protected	Remain	NA
3	Woman's Tongue	Albizia lebbek	<24" dbh		not regulated	Remain	NA
4	Strongbark	Bourneria succulenta	2" dbh		Protected	Remain	NA
5	Strongbark	Bourneria succulenta	3" dbh		Protected	Remain	NA
6	Dead Tree		NA		Development	Remove	1 tree
7	Jamaican Dogwood	Rasidia piscipula	18" dbh		Protected	Remain	NA
8a	Jamaican Dogwood	Rasidia piscipula	3.5" dbh		Protected	Remain	NA
8b	Jamaican Dogwood	Rasidia piscipula	4.5" dbh		Protected	Remain	NA
9	Cinnamon Bark	Canella winterana	2" dbh		Protected*	Remain	NA
10	Coconut Palm	Coocos nucifera	double 1.5" R CT		Protected	Remain	NA
11	Pigeon Plum	Coccoloba diversifolia	3.5" dbh		Protected	Remove	2.9'
12	Coconut Palm	Coocos nucifera	double 1" R CT		Protected	Remove	1.4 R tall GH native palm
13	Marlberry	Ardisia escallonioides	2" dbh		Protected	Remove	1.5'
14	Coconut Palm	Coocos nucifera	1" R CT		Protected	Remove	1.4 R tall GH native palm
15	Marlberry	Ardisia escallonioides	2" dbh		Protected	Remove	1.6'
16	Coconut Palm	Coocos nucifera	1" R CT		Protected	Remove	1.4 R tall GH native palm
17	Jamaican Dogwood	Rasidia piscipula	1.75" dbh		Protected	Remove	1.2'
18	Marlberry	Ardisia escallonioides	1" dbh		Protected	Remove	0.7'
19	Coconut Palm	Coocos nucifera	juvenile		Protected	Remove	0
20	Coconut Palm	Coocos nucifera	juvenile		Protected	Remove	0
21a	Pigeon Plum	Coccoloba diversifolia	2.5" dbh		Protected	Remove	2'
21b	Coconut Palm	Coocos nucifera	juvenile		Protected	Remove	0
21c	Washingtonian Palm	Washingtonia robusta	juvenile		Not Regulated	Remove	0
22	Coconut Palm	Coocos nucifera	juvenile		Protected	Remove	0
23a	Jamaican Dogwood	Rasidia piscipula	2" dbh		Protected	Remove	1.3'
23b	Coconut Palm	Coocos nucifera	juvenile		Protected	Remove	0
24	Florida Royal Palm	Rhynchospora regia	4" R CT		Protected	Remove	1.4 R tall GH native palm
25	Marlberry	Ardisia escallonioides	1.5" dbh		Protected	Remove	1.1'
26	Coconut Palm	Coocos nucifera	double		Protected	Remove	0
27	Marlberry	Ardisia escallonioides	2" dbh		Protected	Remove	1.5'
28	Marlberry	Bouneria maritima	1.5" dbh		Protected	Remove	1.2'
29	Coconut Palm	Coocos nucifera	juvenile		Protected	Remove	0
30a	Gumbo Limbo	Bursera simaruba	2" dbh		Protected	Remove	3.2'
30b	Gumbo Limbo	Bursera simaruba	2.5" dbh		Protected	Remove	NA
30c	Washingtonian Palm	Washingtonia robusta	juvenile		Regulated	Remove	0
30d	Coconut Palm	Coocos nucifera	juvenile		Protected	Remove	0
31	Pigeon Plum	Coccoloba diversifolia	2.25" dbh		Protected	Remove	2.9'
32	Washingtonian Palm	Washingtonia robusta	1" R CT		not regulated	Remove	0
33	Marlberry	Ardisia escallonioides	1.5" dbh		Protected	Remove	0.9'
34	Marlberry	Ardisia escallonioides	2" dbh		Protected	Remove	1.4'
35	Marlberry	Ardisia escallonioides	2" dbh		Protected	Remove	1.6'
36	Pigeon Plum	Coccoloba diversifolia	2" dbh		Protected	Remove	1.5'
37	Coconut Palm	Coocos nucifera	juvenile		Protected	Remove	0
38	Marlberry	Ardisia escallonioides	2" dbh		Protected	Remove	1.4'
39a	Jamaican Dogwood	Rasidia piscipula	0.5" dbh		Protected	Remove	1.4'
39b	Jamaican Dogwood	Rasidia piscipula	1.5" dbh		Protected	Remove	NA
40	Strangler Fig	Ficus aurea	4" dbh		Protected	Remove	2.9'
41	Jamaican Dogwood	Rasidia piscipula	5" dbh		Protected	Remove	3.5'
42	Pigeon Plum	Coccoloba diversifolia	2.5" dbh		Protected	Remove	2'
43	Spanish Shoper x6	Eugenia foetida	NA		not regulated	Remove	0
44	Strongbark	Bourneria succulenta	2" dbh		Protected	Remove	1.6'
45	Strongbark	Bourneria succulenta	2.25" dbh		Protected	Remove	1.8'
46	Strongbark	Bourneria succulenta	2.25" dbh		Protected	Remove	1.8'
47	Alexander Palm	Hydrocotyle elegans	10" R CT		Regulated	Remain	NA
48	Gumbo Limbo	Bursera simaruba	1.5" dbh		Protected	Remain	NA
49	Washingtonian Palm	Washingtonia robusta	9" R CT		not regulated	Remain	NA
50	"Yellow Poinciana"	Pitheophorum pterocarpum	6" dbh		Regulated	Remove	NA
51	Lignum vitae	Qualicum sanctum	2" dbh		Protected*	Remove	1.3'
52	"Yellow Poinciana"	Pitheophorum pterocarpum	6" dbh		Regulated	Remove	3.9'
53	Woman's Tongue	Albizia lebbek	<24" dbh		not regulated	Remove	0
54	Acacia Palm	Casahuate	NA		not regulated	Remove	0
55	Wild Tamarind	Lythrum latifolium	15.2" dbh		Protected	Remain	NA
56	Wild Tamarind	Lythrum latifolium	5" dbh		Protected	Remain	NA
57	Black Ironwood	Krugiodendron ferreum	3" dbh		Protected	Remain	NA
58	Strangler Fig	Ficus aurea	42" dbh		Protected	Remove	26.4'
59	Jamaican Dogwood	Rasidia piscipula	X		Settlement	Removal already approved	1900 Flagler responsible
60	Jamaican Dogwood	Rasidia piscipula	X		Settlement	Removal already approved	1900 Flagler responsible
61	Jamaican Dogwood	Rasidia piscipula	X		Settlement	Removal already approved	1900 Flagler responsible
62	Strangler Fig	Ficus aurea	X		Settlement	Removal already approved	1900 Flagler responsible

LEGEND

--- TREE PROTECTION BARRIER

X = REMOVE

PROJECT:
SOMERSET ISLAND
PREP CHARTER
SCHOOL ANNEX

Folio No.:
00063480-000000 /
00063450-000000

NAME OF DEVELOPMENT:
SOMERSET ISLAND PREP
CHARTER SCHOOL

LOCATION:
1906 FLAGLER AVE
KEY WEST, FL 33040

OWNER:
1908 FLAGLER AVE CORP.

OWNER'S AUTHORIZED AGENT:
TREPANIER & ASSOCIATES INC.

DEVELOPER:
SOMERSET ISLAND PREP.

CONSULTANTS/ ENGINEERS:

Keith Ortopa, P.E., AIA
Landscape Architecture Director
618 E. South Street, Suite 700
Orlando, Florida 32801
T 407.423.8298 / F 321.445.8034 / M 407.222.9583
AIA #00000000, LEED AP

Allen E. Perez, P.E.
President
Perez Engineering & Development, Inc.
2010 Kennedy Drive, Suite 202
Key West, FL 33040
305.293.9490

REECE & ASSOCIATES
PROFESSIONAL LANDSCAPE ARCHITECTS AND PLANNERS
19199 BIRCH AVE, SUITE 100, WEST PALM BEACH, FL 33411
PHONE: 561.839.1194
EMAIL: INFO@REECEASSOCIATESINC.COM

TRAF TECH ENGINEERING, INC.
Joaquin E. Vargas, P.E.
President
8800 N. University Dr. Ste. 307
Tamarac, FL 33321
954.582.0988

CIVICA PROJECT No:
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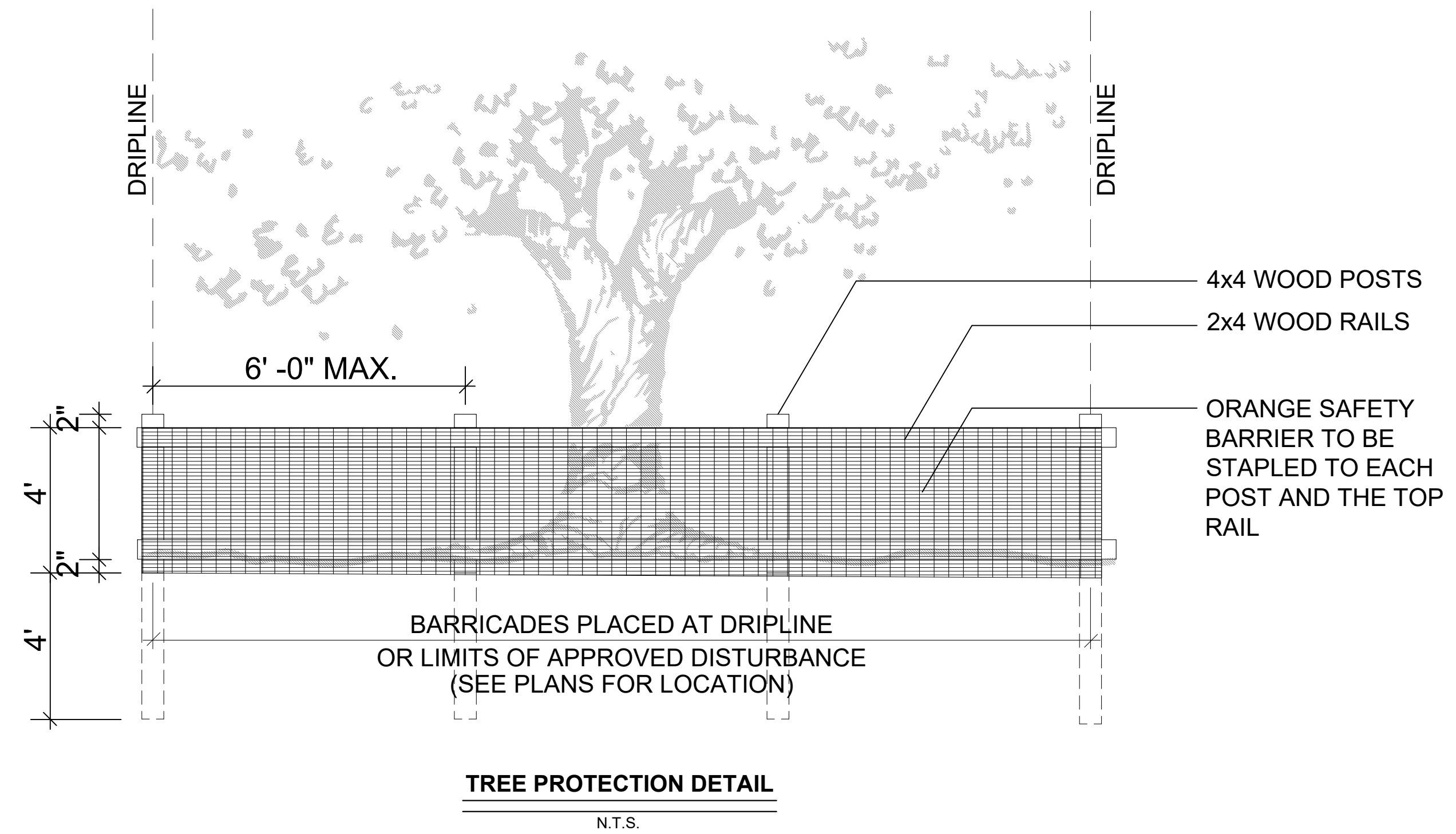
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SHEET TITLE
TREE MITIGATION
PLAN

SHEET NUMBER
LA2.3

TREE PROTECTION AND PRESERVATION NOTES

1. Protect designated existing trees scheduled to remain against:
 -Unnecessary cutting, breaking, or skinning of roots
 -Skinning and bruising of bark
 -Smothering of trees by stockpiling construction or excavation materials within protection barrier
2. Protection barriers (tree barricades) shall be plainly visible and shall create a continuous boundary around trees or vegetation clusters in order to prevent encroachment within the barricade.
3. For all trees to be preserved, see Tree Protection and Barricade Elevation detail.
4. No grade changes shall be made within the protective barrier zones without prior approval.
5. The method of protection is to make certain that 50% of the area under the canopy dripline remains undisturbed (no grade change or root cut) and there shall be no disturbance to the root plate.
6. General contractor shall be responsible for the replacement and mitigation costs of trees damaged beyond repair that have been identified as protected and preserved. If trees are harmed through lack of protection or through negligence on the part of the contractor, the contractor shall bear the burden of the cost of repair or replacement.
7. Root pruning shall be done by or under supervision of an ISA certified arborist, and meet or exceed ANSI A300 or approved tree care industry standards. A certified arborist must be onsite during the entirety of root pruning.
8. No root pruning shall be done within a distance of 3x the diameter the tree unless authorized by the arborist.
9. No more than 30% of the trees roots may be pruned.
10. A pruning trench shall be cleared in a way that exposes the roots while leaving them intact. Use hand tools or an air knife. Limits of trench to be determined by the arborist.
11. All roots outside of the protective barricade to be removed during the development shall be severed clean using a sharp tool to provide a clean cut. Roots shall be left with clean smooth ends and no ragged edges and a two-inch layer of mulch shall be applied over the surface of exposed roots during development within one hour of damage or exposure.
12. After pruning, tree roots shall be covered and kept moist. Fill pruning trench with topsoil and water daily for a period determined by the arborist.



COMMUNITY SOLUTIONS GROUP
Keith Ortoppa, FLA, ASLA
Landscape Architecture Director
618 E. South Street, Suite 700
Orlando, Florida 32801
T 407.423.8298 | F 321.445.8834 | M 407.222.9583
A 240 Consultants, Inc. Service Group

Allen E. Perez, P.E.
President
Perez Engineering & Development, Inc.
3210 Kennedy Drive, Suite 202
Key West, FL 33940
305.253.5480

REECE & ASSOCIATES
PROFESSIONAL SURVEYORS AND MAPPERS
LICENSED SURVEYORS LICENSE NO. 7286
3118 AVENUE A, SUITE 100, KEY WEST, FL 33940
OFFICE: 305.253.1588
EMAIL: PPO@REECEANDASSOCIATES.COM

TRAF TECH ENGINEERING, INC.
Joaquín E. Vargas, P.E.
President
8400 N. University Dr. Ste. 307
Tampa, FL 33611
954.582.0988

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DATE	SCALE:
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