

Scope of Work

Proposed Hardscape Material Vehicular and Pedestrian Entry

* Proposed new site wall and Columns Main Entry side Only

*Proposed new landscape Material

*New site Data

Winthrop House 100 Worth Ave Palm Beach

L O R I D A

Application #: ARC-23-.74 / ZO/1# 23-061

Presentation/ubmittal

Date of Presentation: 06.28.2023

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L7.0 Hardscape Images



Design Team/Consultants

Landscape Architects

ENVIRONMENT DESIGN GROUP
139 NORTH COUNTY ROAD SUITE 20B
PALM BEACH, FL 33480
561.83MA 2.4600
WWW.ENVIRONMENTDESIGNGROUP.COM

Architects

DAVID MILLER & ASSOCIATES, P.A.
319 CLEMATIS ST., SUITE 802
WEST PALM BEACH, FL 33401
WWW.DAVIDMILLERARCHITECT.COM

Civil Engineer

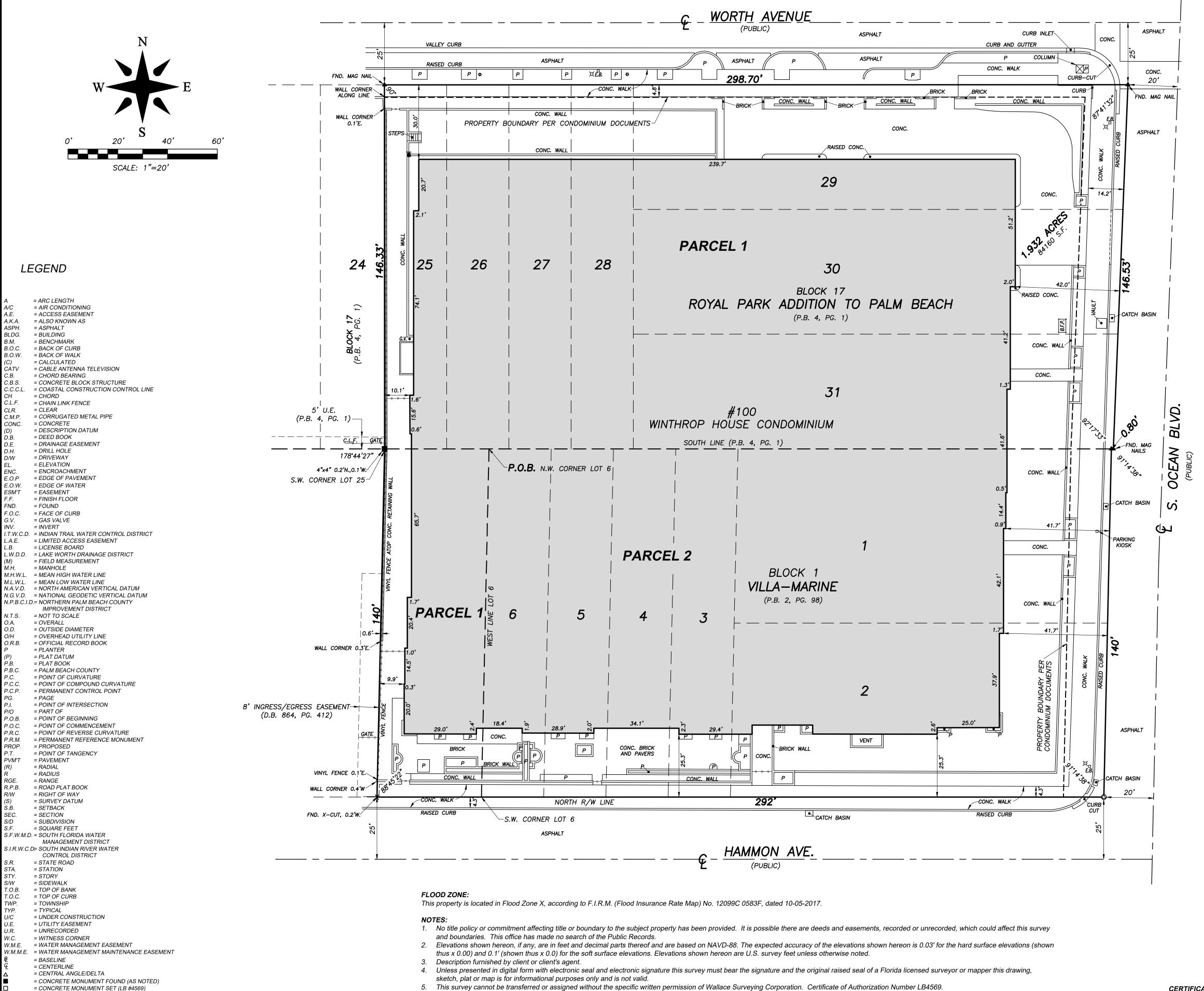
ANDRE M. WEBSTER, P.E.

CIVIL ENGINEERING CONSULTING, INC.

8195 WHITE ROCK CIRCLE

BOYNTON BEACH, FL 33436

PHONE: 561-847-0398



6. Except as shown, underground and overhead improvements are not located. Underground foundations not located.

9. Revisions shown hereon do not represent a "survey update" unless otherwise noted.

14. The expected horizontal accuracy of the information shown hereon is +/- 0.10'.

control the location of the improvements over scaled positions.

position to the boundary.

8. No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.

10. All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.

7. The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.

11. In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall

13. The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative

12. It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey

= CONCRETE MONUMENT SET (LB #4569)

= ROD & CAP FOUND (AS NOTED)

= 5/8" ROD & CAP SET (LB #4569)

= IRON PIPE FOUND (AS NOTED)

= IRON ROD FOUND (AS NOTED)

= NAIL & DISK FOUND (AS NOTED)

= MAG NAIL & DISK SET (LB #4569)

= NAIL FOUND

= PROPERTY LINE

= UTILITY POLE

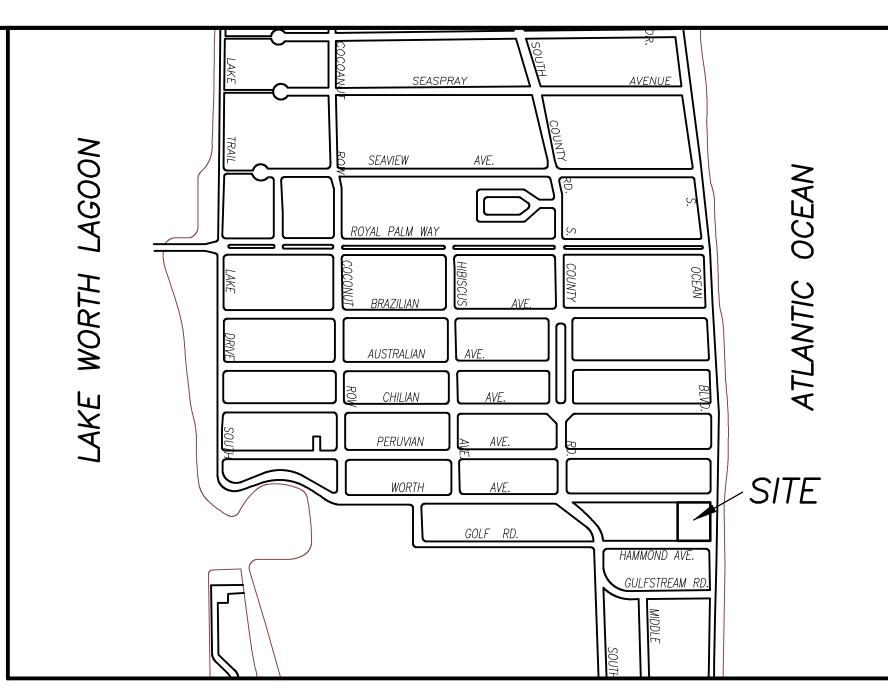
= FIRE HYDRANT

= WATER METER

= WATER VALVE

= GROUND LIGHT

= LIGHT POLE



VICINITY SKETCH (NOT TO SCALE)

BOUNDARY SURVEY FOR: WINTHROP HOUSE CONDO ASSOCIATION

This survey is made specifically and only for the following party for the purpose of a discovery on the surveyed property.

Winthrop House Condo Association

The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

PROPERTY ADDRESS:

100 Worth Avenue Palm Beach, FL 33480

LEGAL DESCRIPTION:

Lots 25, 26, 27, 28, 29, 30 and 31 of Block 17, of ROYAL PARK ADDITION to Palm Beach, Florida, in accordance with the revised plat thereof on file and of record in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat

PARCEL 2:

PARCEL 1:

Lots 1, 2, 3, 4, 5 and 6 of Block 1 of **VILLA MARINE** according to the Plat thereof on file and of record in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 2, at Page 98.

PARCEL 3:

That certain parcel of land described as follows:

BEGINNING at the Northwest corner of Lot 6, Block 1, of **VILLA MARINE**, according to the Plat thereof as aforesaid; run thence West along the South line of ROYAL PARK ADDITION according to the Plat thereof as aforesaid, to the Southwest corner of Lot 25, Block 17 of said ROYAL PARK ADDITION:

run thence South on a line parallel with the West line of said Lot 6 in Block 1 of VILLA MARINE to the North line of First Street as shown on said plat of VILLA MARINE;

thence run Easterly along the North line of First Street to the Southwest corner of Lot 6 in Block 1 of VILLA MARINE; run thence North along the West line of said Lot 6 in Block 1 of VILLA MARINE to the POINT OF BEGINNING.

I HEREBY ATTEST that the survey shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

Craig L. Wallace Professional Surveyor and Mapper Florida Certificate No. 3357

03/01/23 SURVEY AND TIE-IN UPDATE B.M./M.B. 15-1490.12 PB345/33

BOUNDARY SURVEY FOR:

WINTHROP HOUSE CONDO ASSOCIATION



5553 VILLAGE BOULEYARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551 F.B. P.B.292 PG. 13 JOB NO.: 15-1490.11 OFFICE: G.S. DWG. ND. 15-1490-3 1/3/20 ^{REF}: 15–1490–3.DWG C.W.

CERTIFICATION:

DATE OF LAST FIELD SURVEY: 3/1/2023







Existing Mort-East Corner



Existing Side Entry / Exit

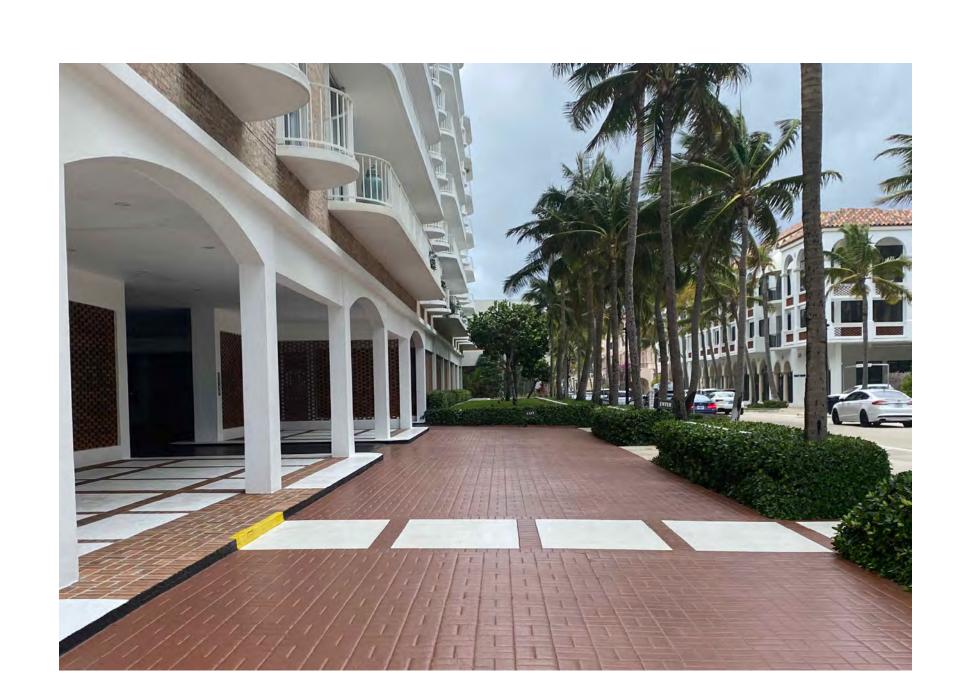


JOB NUMBER: # 23052.00 LA DRAWN BY: Erika Gottsegen DATE: 05.15.2023

/HEET L1.1



Existing Mort-East Corner



Existing Pedestrian Entry



Existing Pedestrian Entry

ZON# 23-061 ARCOM# A-23-074 Existing Site Photos

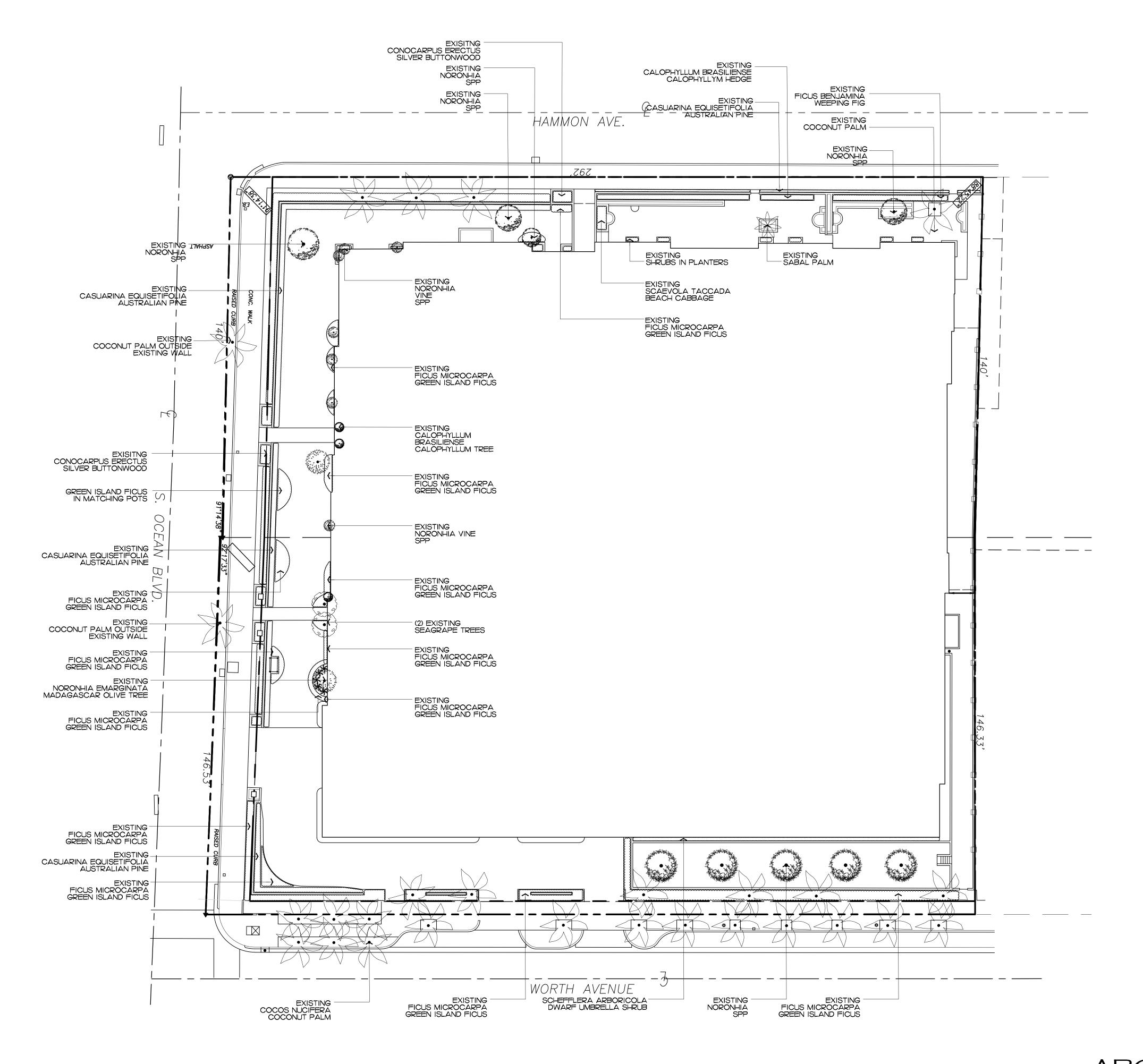
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Landscape Architecture Land Planning Landscape Management

Dustin M. Mizell, MLA RLA #6666784 Dustin@environmentdesigngroup.com



E AVIROAMEAT DE/IG/I GROUP 139 North County Road S#20-B Palm Beach, FI 33480 Phone 561.832.4600 Mobile 561.313.4424 Landscape Architecture Land Planning Landscape Management Dustin M. Mizell, MLA RLA #6666784 Dustin@environmentdesigngroup.com

JOB NUMBER: # 23052.00 LA
DRAWN BY: Erika Gottsegen
DATE: 04.03.2023 04.03.2023 05.01.2023 05.15.2023

/HEET L2.0

ZON# 23-061

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Existing Vegetation Inventory Scale IN PET O'

ARCOM# A-23-074

/HEET L3.0



Existing North Buffer



Existing Morth Buffer



Existing Morth Buffer



Existing South Buffer



Existing South Buffer



Existing South Buffer

ZO/1# 23-061 ARCOM# A-23-074

Existing Landscape Buffer Images

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Existing East Buffer



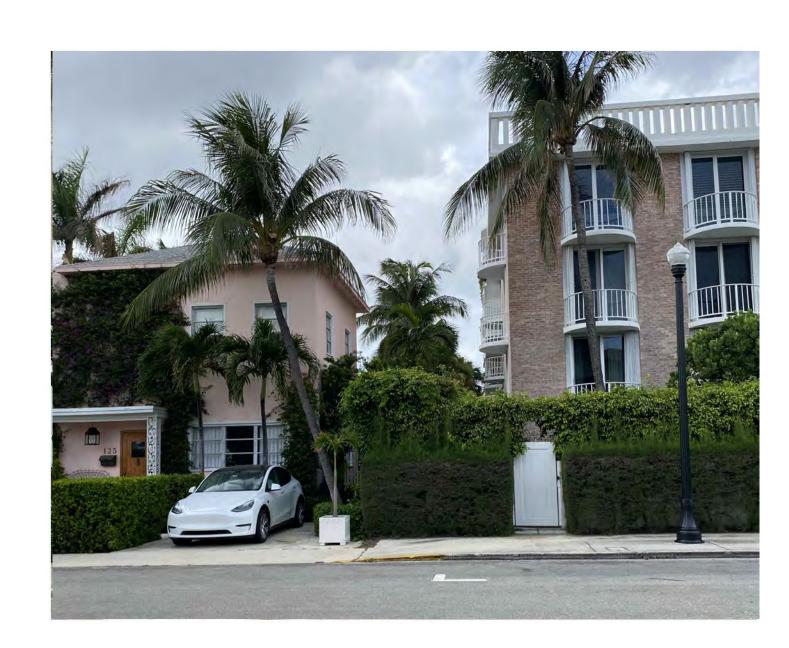
Existing East Buffer



Existing West Buffer



Existing West Buffer



Existing West Buffer

JOB NUMBER: # 23052.00 LA
DRAWN BY: Allison Padilla
DATE: 05.15.2023

/HEET L3.1

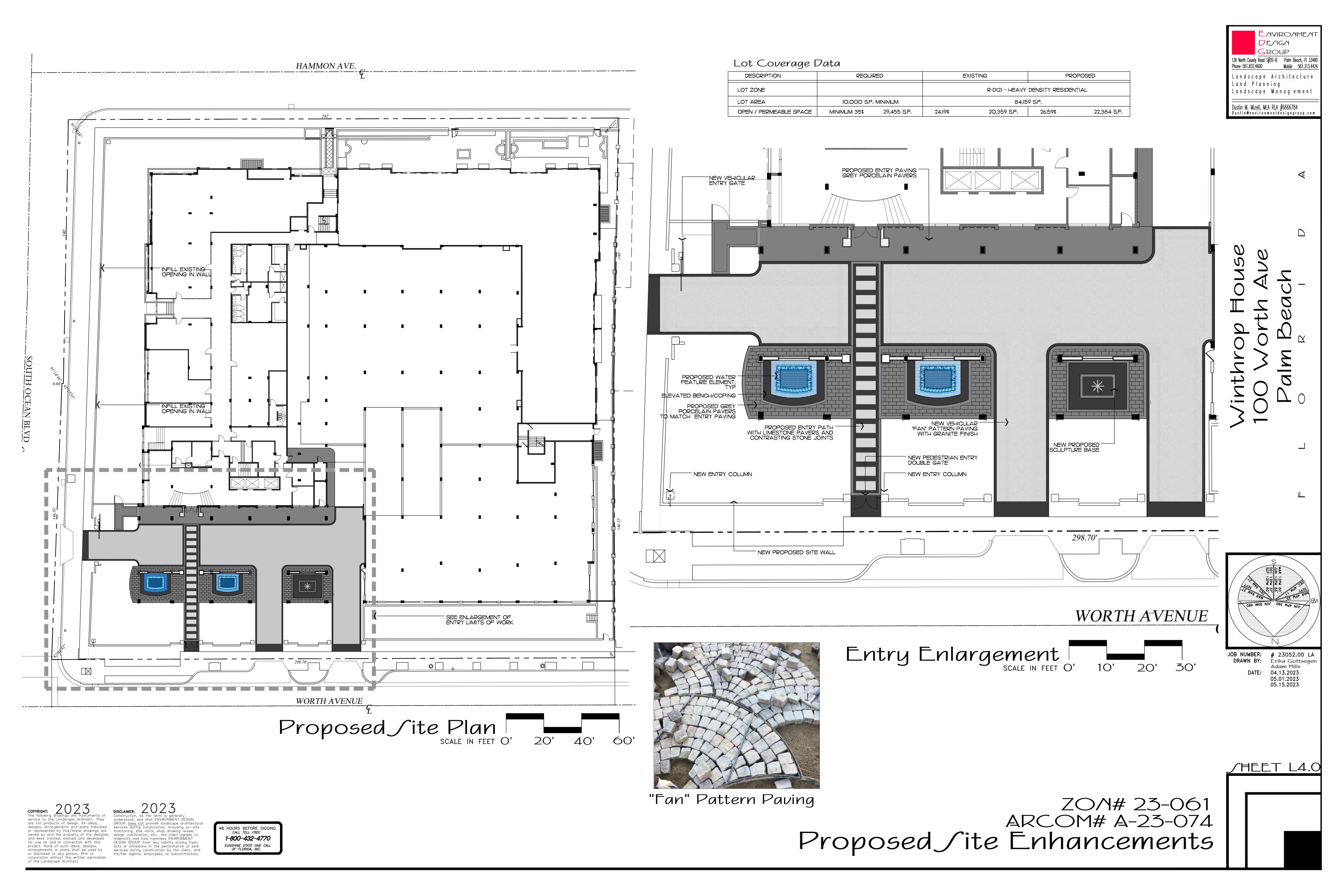
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ZO/1# 23-061 ARCOM# A-23-074 Existing Landscape Buffer Images





IMPERVIOUS AREA (HOUSE/STRUCTURE)

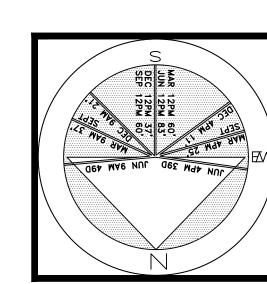
IMPERVIOUS AREA (HARDSCAPE)

PERVIOUS AREA / OPEN SPACE

PERVIOUS AREA / WATER FEATURE



Winthrop House
100 Worth Ave
Palm Beach



JOB NUMBER: # 23052.00 LA
DRAWN BY: Erika Gottsegen
Adam Mills
DATE: 04.13.2023
05.01.2023

Existing Open Space Graphic

WORTH AVENUE

Proposed Open Space Diagram

Lot Coverage Data

DESCRIPTION	T ZONE		E	KISTING	PROPOSED		
LOT ZONE			R-D(2) - HEAVY DENSITY RESIDENTIAL				
LOT AREA			AREA 10,000 S.F. MINIMUM 84,159 S.F.				
OPEN / PERMEABLE SPACE	MINIMUM 35%	29,455 S.F.	24.19%	20,359 S.F.	26.59%	22,384 S.F.	

ZON# 23-061

ARCOM# A-23-074

Open space Diagrams

SCALE IN FEET O' 30' 60' 90

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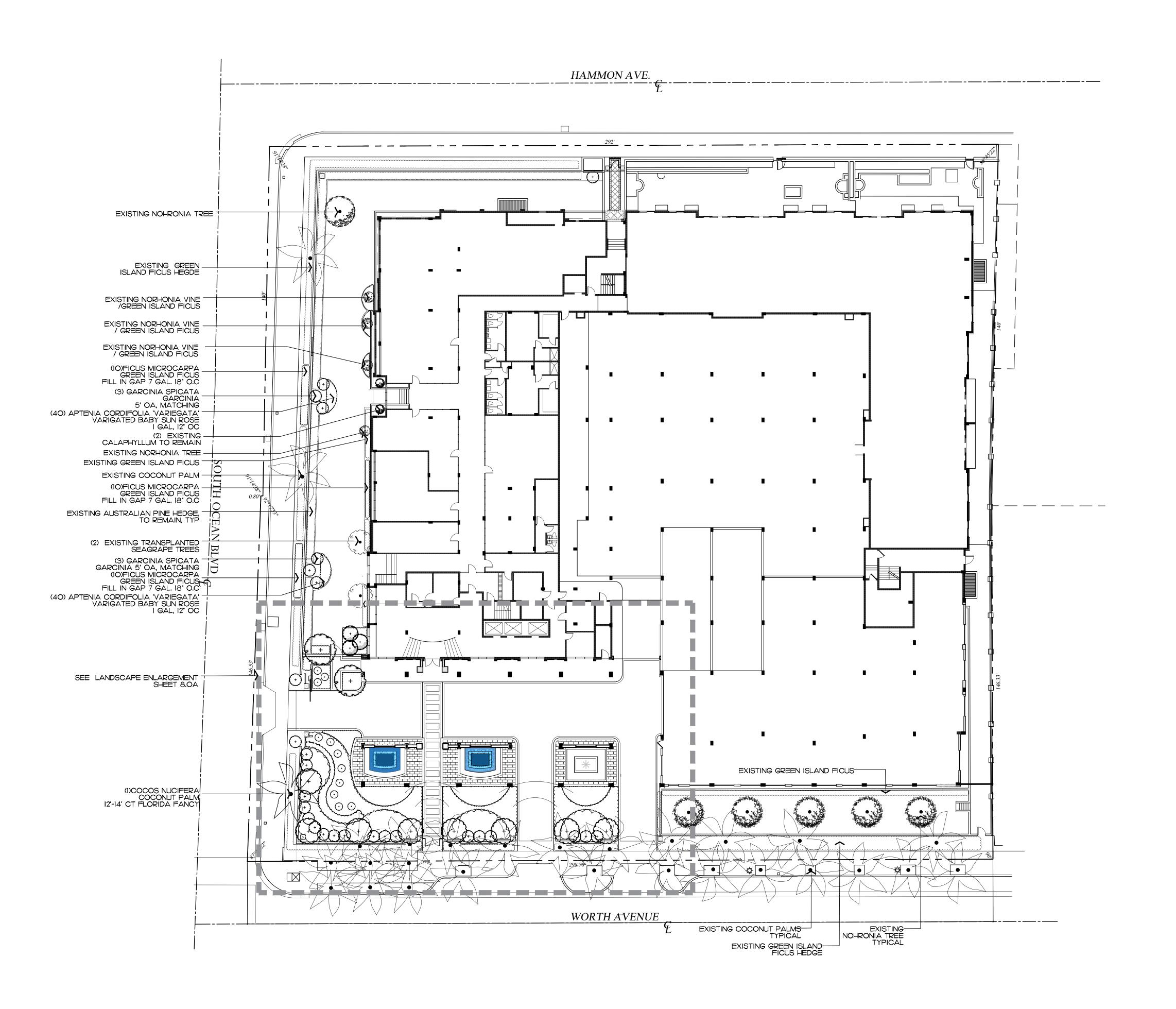
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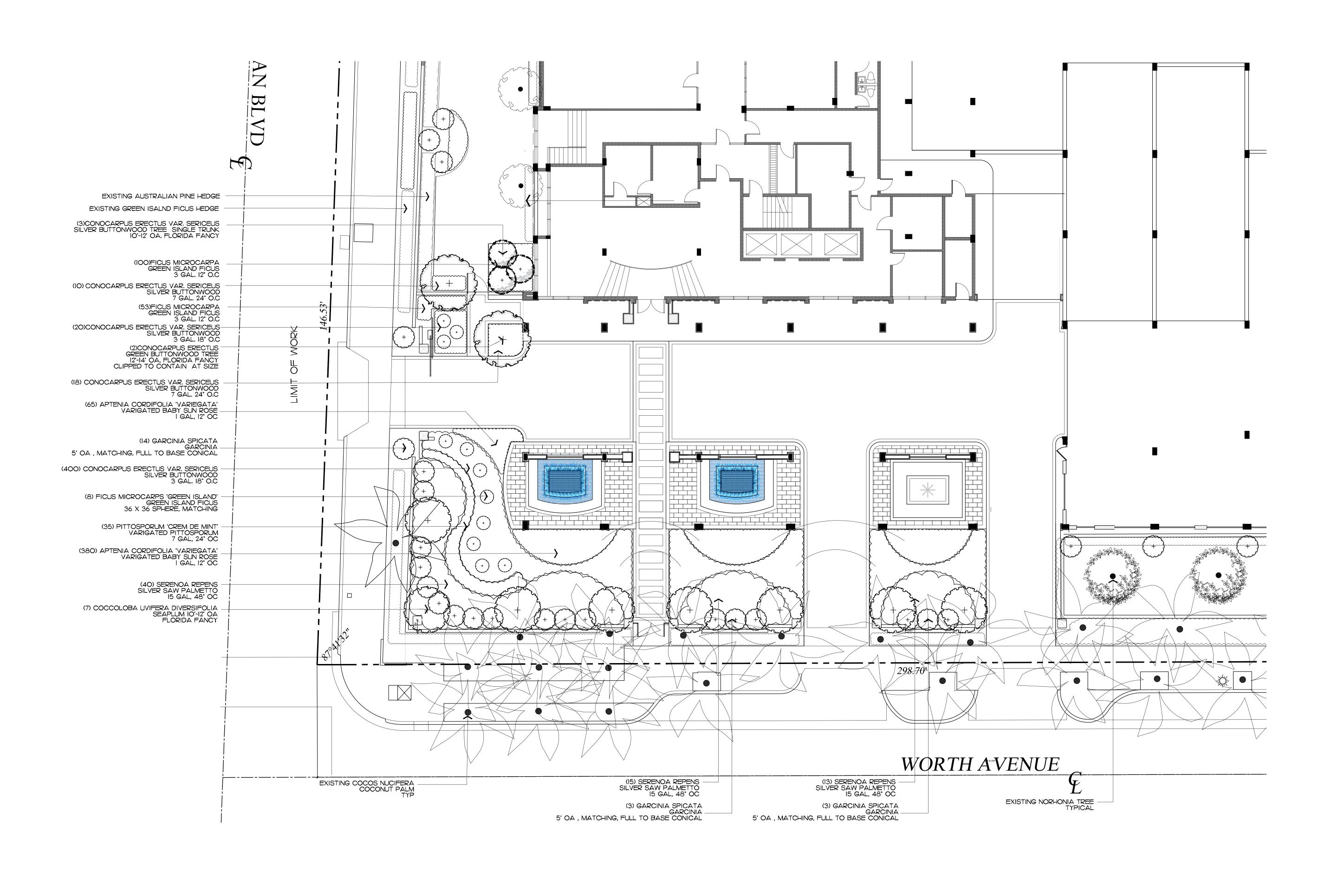
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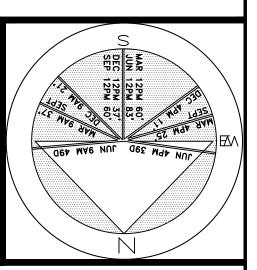
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JOB NUMBER: # 23052.00 LA DRAWN BY: " Erika Gottsegen Adam Mills 04.13.2023 05.01.2023 05.15.2023

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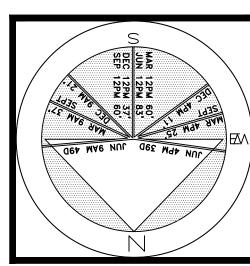
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ZON# 23-061 ARCOM# A-23-074 Landscape Enlargement

SCALE IN FEET O'

DEMGA 139 North County Road S#20-B Palm Beach, FI 33480 Phone 561.832.4600 Mobile 561.313.4424 Landscape Architecture Land Planning Landscape Management Dustin M. Mizell, MLA RLA #6666784 Dustin@environmentdesigngroup.com



DATE: 05.01.2023 05.15.2023

/HEET L5.2

ZO/1# 23-061 ARCOM# A-23-074

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1-800-432-4770

Rendered Landscape Plan Enlargement Scale IN FEET O'



Trees

SYMBOL	COMMON NAME		QTY	NATIVE	DESCRIPTION
+	COCCOLOBA UVIFERA DIVERSIFOLIA SEAPLUM COCOS NUCIFERA COCONUT PALM CONOCARPUS ERECTUS GREEN BUTTONWOOD TREE CONOCARPUS ERECTUS VAR. SERICEUS		7 1 2 3	YES NO YES YES	IO'-12' OA FLORIDA FANCY 12'-14' OA FLORIDA FANCY 12'-14' OA, FLORIDA FANCY CLIPPED TO CONTAIN AT SIZE IO'-12' OA. FLORIDA FANCY
+	SILVER BUTTONWOOD TREE SINGLE TRUNK GARCINIA SPICATA GARCINIA		26	NO	5' OA , MATCHING, FULL TO BASE CONICAL
		TOTAL NATIVE SPECIES	39 12 (30.7%)		

Shrubs & Vines

SYMBOL	COMMON NAME		QTY	NATIVE	DESCRIPTION
	CONOCARPUS ERECTUS VAR. SERICEUS SILVER BUTTONWOOD		28	YES	7 GAL. 24° O.C
	FICUS MICROCARPA GREEN ISLAND FICUS		153 26	NO NO	3 GAL. 12" O.C 7 GAL. 18" O.C
\odot	FICUS MICROCARPS 'GREEN ISLAND' GREEN ISLAND FICUS		8	NO	36 X 36 SPHERE, MATCHING
	SERENOA REPENS SILVER SAW PALMETTO		68	YES	15 GAL, 48" OC
	PITTOSPORUM 'CREM DE MINT' VARIGATED PITTOSPORUM		35	NO	7 GAL, 24" OC
		TOTAL NATIVE SPECIES	318 96 (30.2%)		
		NATIVE OFFICIES	70 (30.26)		

Groundcovers

SYMBOL	COMMON NA	QTY	NATIVE	DESCRIPTION	
	APTENIA CORDIFOLIA 'VARIEGATA' VARIGATED BABY SUN ROSE I GAL, 12" OC CONOCARPUS ERECTUS VAR. SERICEUS SILVER BUTTONWOOD		525 / 525 SF 420 / 945 SF	NO YES	1 GAL. 12" O.C 3 GAL. 18" O.C
		TOTAL NATIVE SPECIES	945 / 1,470 SF 420 / 945 SF (64.3%)		

Winthrop Flouse 100 Worth Ave Palm Beach

止

JOB NUMBER: # 23052.00 LA
DRAWN BY: # 23052.00 LA
Erika Gottsegen
Adam Mills

DATE: 04.13.2023
05.01.2023
05.15.2023

ZON# 23-061 ARCOM# A-23-074 Plant schedule

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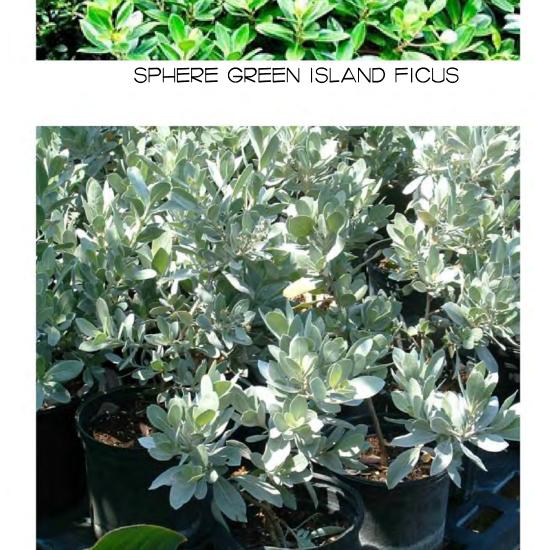


SILVER SAW PALMETTO







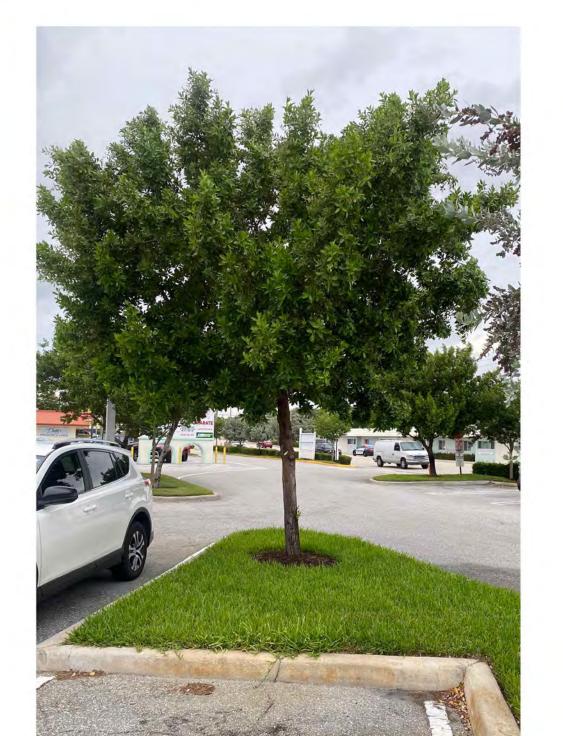


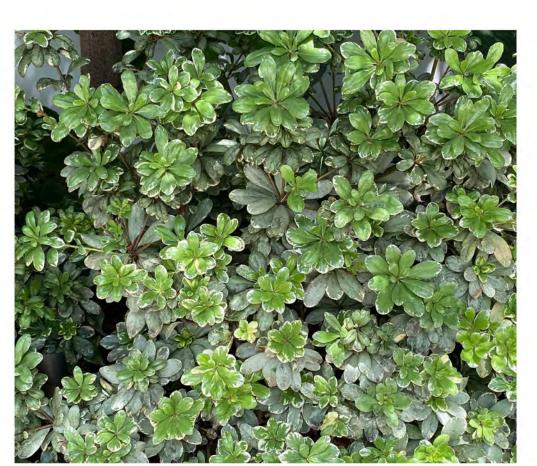
SILVER BUTTONWOOD ZON# 23-061
ARCOM# A-23-074
Plant Image/heet



GARCINIA TREE









GREEN BUTTONWOOD TREE

CREME DE MENTHE PITTOSPORUM

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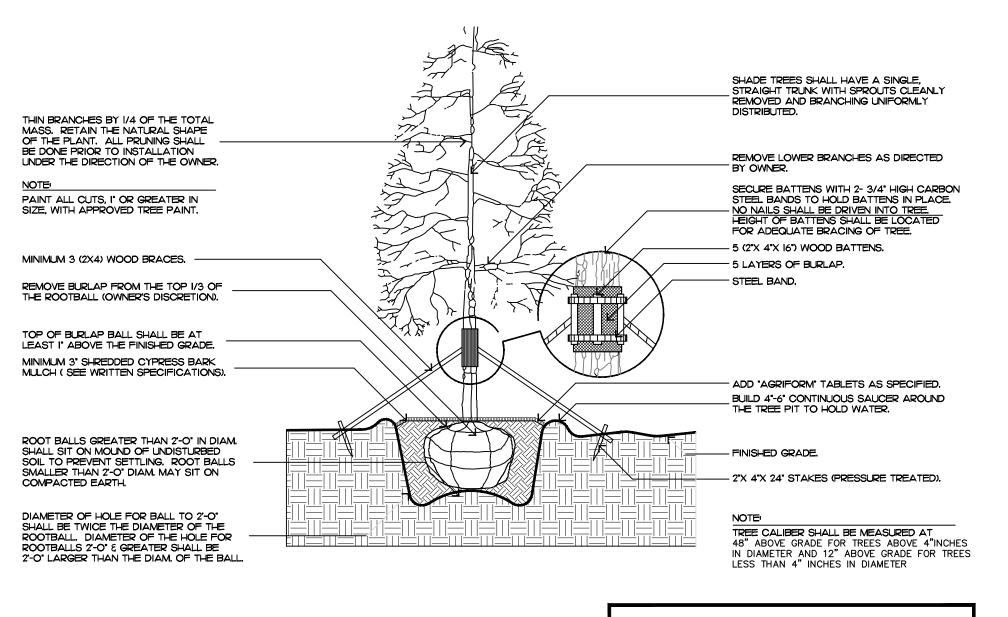
Landscape Architecture Land Planning Landscape Management

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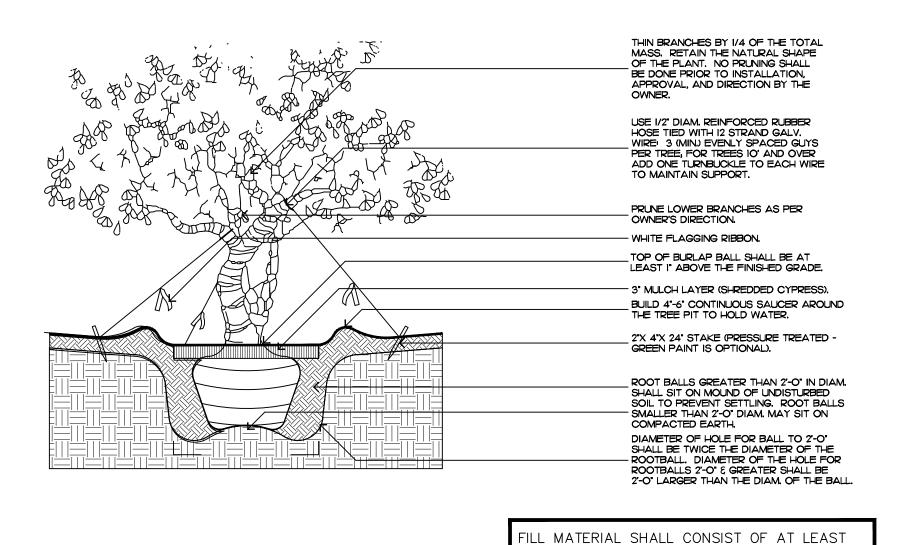
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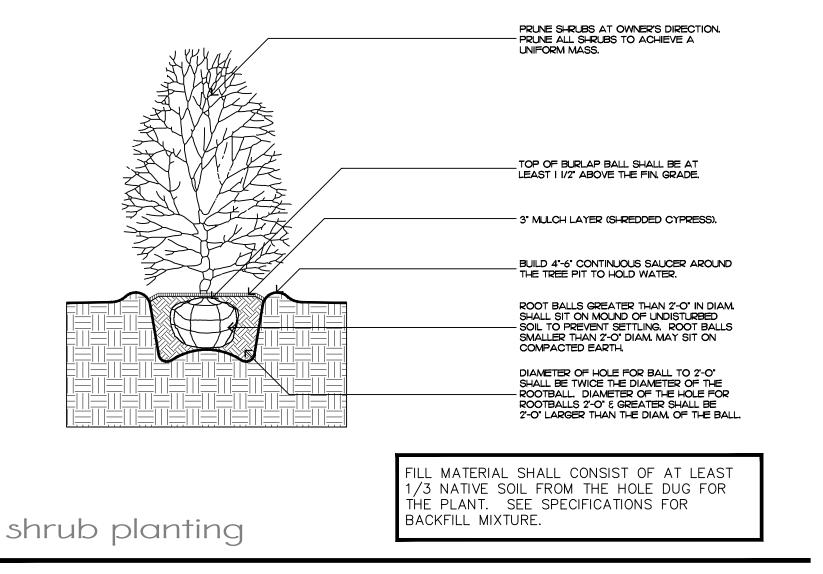


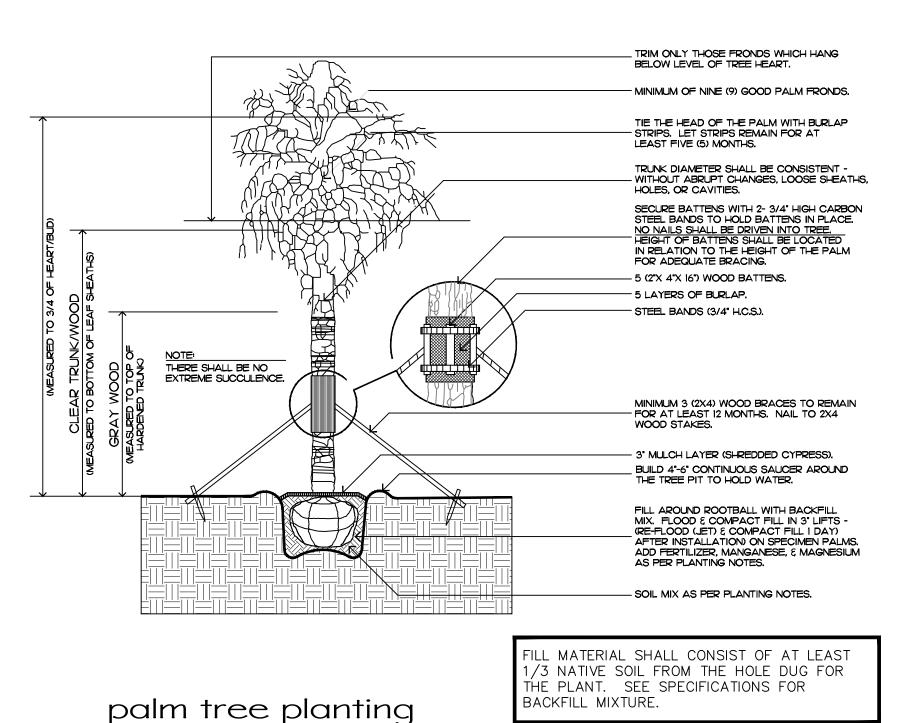
TILL MATERIAL SHALL CONSIST OF AT LEAST /3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE. tree planting

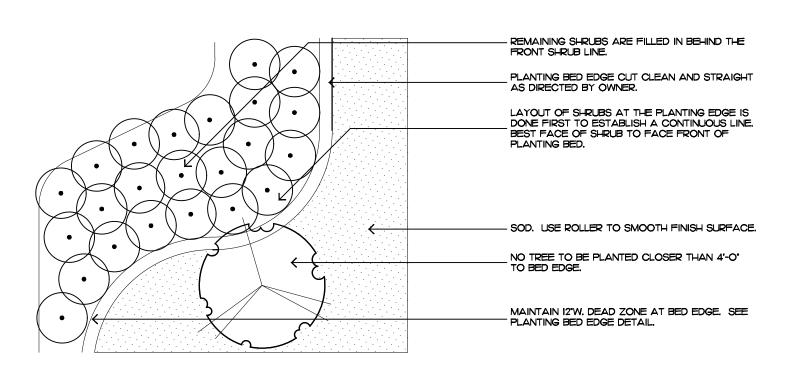


/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

irregular and multi-stem tree







shrub & ground cover layout

COMMERCIAL FERTILIZER:

FERTILIZER SHALL BE COMPLETELY ORGANIC, IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING, THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS:

SIX PERCENT (6%) NITROGEN SIX PERCENT (6%) PHOSPHOROUS SIX PERCENT (6%) POTASSIUM

FERTILIZER SHALL BE APPLIED TO ALL SHRUBS (1/3 LB. PER 3 GAL. POT, 1/4 LB. PER 1 GAL. POT) AND GROUNDCOVER. THE SAME FERTILIZER MIXTURE SHALL BE USED ON SOD AT A RATE OF 15 LBS. PER 1000 SQUARE FEET. A FOURTEEN PERCENT (14%) NITROGEN, FOURTEEN PERCENT (14%) PHOSPHOROUS AND FOURTEEN PERCENT (14%) POTASSIUM IS REQUIRED ON ALL TREES AND SHRUBS OVER 5'-O" IN HEIGHT (1/2 LB. PER 5'-O" OF SPREAD). AGRIFORM TABLETS WITH TWENTY PERCENT (20%) NITROGEN, TEN PERCENT (10%) PHOSPHOROUS, FIVE PERCENT (5%) POTASSIUM IN 21 GRAM SIZES SHALL BE APPLIED ALONG WITH THE FERTILIZER PROCESS (I WITH I GAL. PLANTS, 2 WITH 3 GAL. PLANTS AND 2 TABLETS PER I" OF TREE TRUNK CALIPER). BACK FILL HALFWAY UP THE ROOT BALL. PLACE ABOUT ONE INCH (I") FROM ROOT TIPS. MAGNESIUM SULFATE SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF 1/2 LB. PER INCH OF TRUNK CALIPER. MANGANESE SHALL BE APPLIED AT THE SAME RATE.

MULCH:

MULCH MATERIAL SHALL BE SHREDDED CYPRESS MULCH OR APPROVED EQUAL, MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT. MULCH SHALL BE APPLIED TO A MINIMUM 3" DEPTH

SOD:

THE SOD SHALL BE FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASES OF ANY KIND, CLEAN, STRONGLY ROOTED, UNIFORMLY SIZED STRIPS, MACHINE STRIPPED NOT MORE THAN TWENTY-FOUR (24) HOURS

/UB/TITUTION/:

NO SUBSTITUTION OF PLANT MATERIAL TYPES OR SIZES WILL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER. CONTAINER GROWN MATERIAL WILL NOT BE ACCEPTED AS SUBSTITUTE FOR B&B MATERIAL UNLESS PREVIOUSLY APPROVED. INTENDED SUBSTITUTIONS SHALL BE SPELLED OUT IN BID.

MEA/UREMENT/:

SHADE TREES: HEIGHT SHALL BE MEASURED FROM GROUND TO THE AVERAGE BRANCH HEIGHT OF CANOPY. SPREAD SHALL BE MEASURED TO THE END OF THE BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.

HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE POINT WHERE MATURE PLANT GROWTH STOPS. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENT AREA NOT TO

> CLEAR TRUNK (C.T.) - SHALL BE MEASURED FROM THE GROUND AT TIME OF INSTALLATION TO THE POINT WHERE THE MATURE AGED TRUNK JOINS THE IMMATURE OR GREEN PORTION OF THE TRUNK OR HEAD.

OVERALL HEIGHT (O.A.) - SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO THE AVERAGE FROND HEIGHT.

PALMS WITH MARRED OR BURNED TRUNKS WILL NOT BE ACCEPTED.

PLANTING / OIL AND BACKFILL:

INCLUDE ANY TERMINAL GROWTH.

PLANTING SOIL FOR USE IN PREPARING BACKFILL FOR PLANT PITS SHALL BE A FERTILE, FRIABLE AND NATURAL TOPSOIL, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND SHALL BE FREE FROM HEAVY CLAY, STONES, LIME, LUMPS, SHELLS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, WEEDS, OR NOXIOUS GRASSES (SUCH AS BERMUDA OR NUT GRASS). IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO THE PLANT GROWTH.

BACKFILL FOR SOD AREAS SHALL BE SUBJECT TO LESSER STANDARDS AT THE DISCRETION AND DECISION OF THE OWNER.

EXISTING TOPSOIL SHALL BE USED IN ALL PLANT MATERIAL PITS EXCEPT SABAL PALMS WHERE THE SOIL SHALL CONSIST OF CLEAN SAND.

PLANTING SOIL FOR USE IN BEDS FOR ANNUALS AND/OR PERENNIALS SHALL CONTAIN ONE-THIRD (1/3) POTTING SOIL OR A BLENDED TOPSOIL, TILL INTO TOP 10" - 12" OF SOIL WITH A TIME-RELEASE FERTILIZER.

PLANT MATERIALS:

PALMS, TREES, SHRUBS, GROUNDCOVERS AND VINES

PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO "STANDARDIZED PLANT NAMES", 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH "GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I & II", LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. UNLESS SPECIFIED OTHERWISE, ALL PLANTS SHALL BE FLORIDA GRADE NUMBER I OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. SPECIMEN MEANS AN EXCEPTIONALLY HEAVY, SYMMETRICAL TIGHTLY KNIT PLANT, SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND FREE OF DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY AND FLORIDA NUMBER I. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

CONTAINER GROWN / TOCK:

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE

WARRANTY:

WARRANTY PLANTS, SHRUBS AND GROUNDCOVERS FOR A PERIOD OF NINETY (90) DAYS: TREES & PALMS FOR ONE YEAR (I) AGAINST UNHEALTHY CONDITION, EXCEPT AS MAY RESULT FROM NEGLECT BY OWNER, DAMAGE BY OTHERS, AND UNUSUAL PHENOMENA BEYOND INSTALLER'S CONTROL. REPLACE AT TIME REQUESTED BY THE OWNER OR LANDSCAPE ARCHITECT.

MAINTENANCE:

MAINTAIN LANDSCAPE WORK UNTIL THE LETTER OF SUBSTANTIAL COMPLETION BY THE GENERAL CONTRACTOR. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZATION AND SIMILAR OPERATIONS AS NEEDED TO ENSURE NORMAL GOOD HEALTH FOR LIVE

ZON# 23-061 ARCOM# A-23-074

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Mobile 561.313.4424

JE/IG/I

ROUP

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Landscape Architecture

Landscape Management

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Land Planning

JOB NUMBER: # 23052.00 LA DRAWN BY: Erika Gottsegen Adam Mills 04.13.2023

/HEET L5.5

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Planting Details & Specifications





North Elevation

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SHEET L6.1

DATE: 05.15.2023

East Elevation

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ZON# 23-061 ARCOM# A-23-074 Rendered Landscape Elevations Scale IN FEET O'



Fan Pattern Granite Pavers



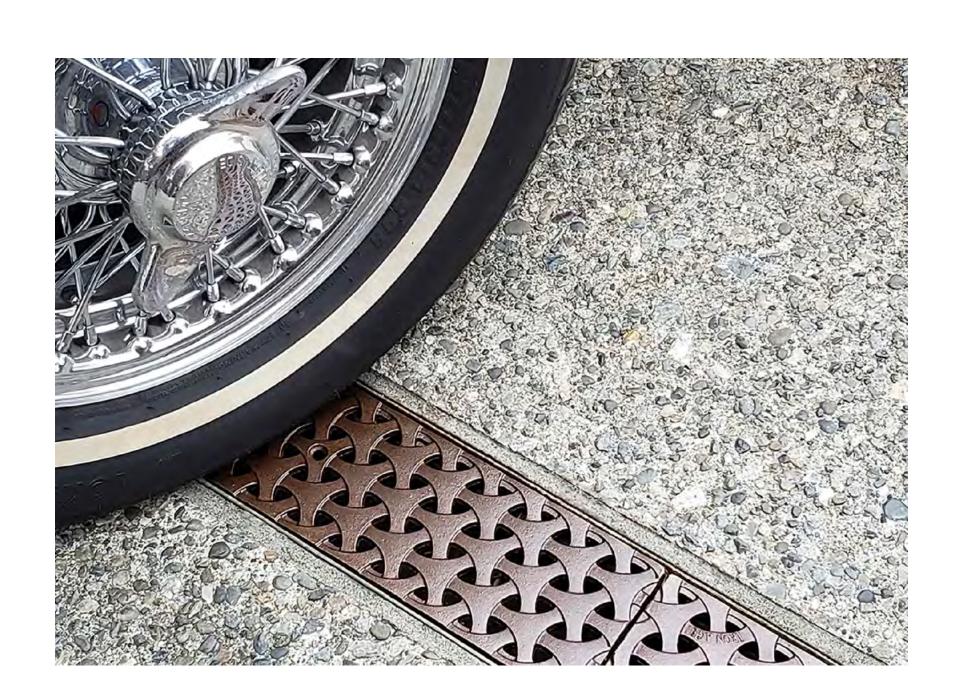
Porcelain Pavers Grey



Raised Curbing



Cast Stone Pavers



∫lot Drain Grate



Granite Paver

JOB NUMBER: # 23052.00 LA
DRAWN BY: Erika Gottsegen

DATE: 05.15.2023

/HEET L7.0

Landscape Architecture Land Planning Landscape Management

Dustin M. Mizell, MLA RLA #6666784 Dustin@environmentdesigngroup.com

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