



Zoning Legend

PROPERTY ADDRESS	1404 N. LAKE WAY		
ZONING DISTRICT	R-A ESTATE DISTRICT		
LOT AREA (SQ. FT.)	19,563 S.F.		
LOT WIDTH (W) & LOT DEPTH (D) (FT.)	SEE SURVEY		
STRUCTURE TYPE:	SINGLE FAMILY HOME		
FEMA FLOOD ZONE DESIGNATION:	FLOOD ZONE AE (EL. 6)		
ZERO DATUM FOR POINT OF MEAS. (NAVD)	N/A		
CROWN OF ROAD (COR) (NAVD)	6.46' NAVD SEE SURVEY		
	REQ'D / PERMITTED	EXISTING	PROPOSED
LOT COVERAGE	4,891 SF 25%	4,719 SF 24%	4,765 SF* 24.3%
ENCLOSED SQUARE FOOTAGE	N/A	8,805	8,805
FRONT YARD SETBACK (FT.)	35'	35'	35'
SIDE YARD SETBACK (NORTH) (FT.)	15'-0"	21'-4"	21'-4"
SIDE YARD SETBACK (SOUTH) (FT.)	15'	15'	15'
REAR YARD SETBACK (FT.)	25'	78'-2.5"	78'-2.5"
ANGLE OF VISION (DEG.)	100	100	100
BUILDING HEIGHT (FT.)	29'-4"	29'-4"	29'-4"
OVERALL BUILDING HEIGHT (FT.)	29'-4"	29'-4"	29'-4"
CUBIC CONTENT RATIO (CCR) (R-A ONLY)	N/A	N/A	N/A
MAX. FILL ADDED TO SITE (FT.)	N/A	N/A	N/A
FINISHED FLOOR ELEVATION (FFE) (NAVD)	N/A	N/A	N/A
BASE FLOOD ELEVATION (FFE) (NAVD)	N/A	N/A	N/A

Landscape Legend

	REQ'D / PERMITTED	PROPOSED
LANDSCAPE OPEN SPACE (LOS) (SQ. FT. AND %)	50% MINIMUM 9,782 S.F.	53.34% 10,435 S.F.
LOS TO BE ALTERED (SQ. FT. AND %)	4,890 S.F. 25%	850 S.F. 4.34%
PERIMETER LOS (SQ. FT. AND %)	N/A	N/A
FRONT YARD LOS (SQ. FT. AND %)	40% MIN. 2,099 S.F.	54.6% 2,286 S.F.
NATIVE TREES %	30%	N/A
NATIVE SHRUBS & VINES %	30%	100%
NATIVE GROUND COVER %	30%	100%

SEE OPEN SPACE CALCULATIONS PLAN FOR MORE INFORMATION

*LOT COVERAGE WAS INCREASED BY 46 SF WITH NEW PROPOSED TRELLIS LOCATED OUTSIDE OF SETBACK

Private Residence 1404 North Lake Way Palm Beach

F L O R I D A

Application #:
ARC-24-0143
Final Submittal

Date of Presentation: 02.26.25

Sheet Index

Cover Sheet Survey

- L1.0 - Zoning Legend
- L1.0 - Existing General Site Photos
- L1.1 - Existing General Site Photos
- L2.0 - Existing Vegetation Inventory & Action Plan
- L3.0 - Demolition and Vegetation Action Plan
- L4.0 - Construction Screening Plan
- L5.0 - Truck Logistics Plan
- L6.0 - Site Plan
- L6.1 - Site Calculation/Lot Coverage Graphics
- L7.0 Front Perspective
- L7.0 Rendered Landscape Plan
- L7.1 Front Yard Perspective
- L7.2 Rear Yard Perspective

L8.0 Details L9.0 Details

Design Team/Consultants

Landscape Architects
ENVIRONMENT DESIGN GROUP
139 NORTH COUNTY ROAD SUITE 20B
PALM BEACH, FL 33480
561.832.4600
WWW.ENVIRONMENTDESIGNGROUP.COM

Scope of Work

- * Demolition of existing pergola
- * New pergola at rear terrace
- * Demolition of pavers in rear
- * New pavers and steps to match pool coping
- * New minimal landscape material at front door

LEGEND

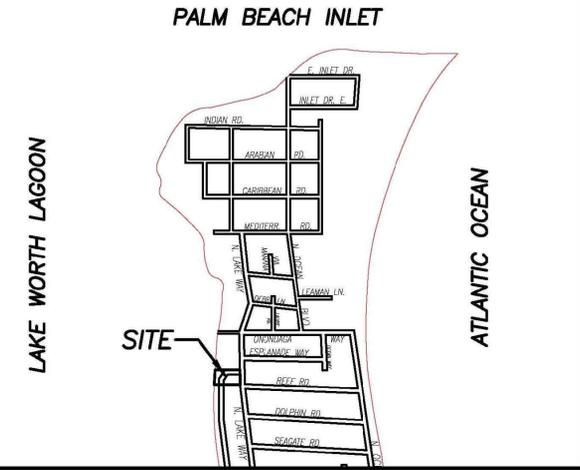
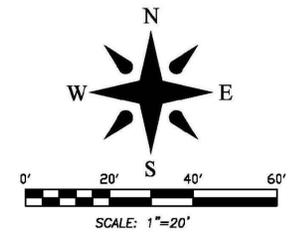
- A = ARC LENGTH
- A/C = AIR CONDITIONING
- A.E. = ACCESS EASEMENT
- A.K.A. = ALSO KNOWN AS
- B.F.P. = BACKFLOW PREVENTER
- BLDG. = BUILDING
- B.M. = BENCHMARK
- B.O.C. = BACK OF CURB
- B.O.W. = BACK OF WALK
- (C) = CALCULATED
- CATV = CABLE ANTENNA TELEVISION
- C.B. = CHORD BEARING
- C.B.S. = CONCRETE BLOCK STRUCTURE
- C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
- CH = CHORD
- C.L.F. = CHAIN LINK FENCE
- CLR. = CLEAR
- C.M.P. = CORRUGATED METAL PIPE
- CONC. = CONCRETE
- (D) = DESCRIPTION DATUM
- D.B. = DEED BOOK
- D.E. = DRAINAGE EASEMENT
- D.H. = DRILL HOLE
- D.W. = DRIVEWAY
- EL. = ELEVATION
- E.M. = ELECTRIC METER
- ENC. = ENCROACHMENT
- E.O.P. = EDGE OF PAVEMENT
- E.O.W. = EDGE OF WATER
- FFE = FINISH FLOOR ELEVATION
- FND. = FOUND
- GEN. = GENERATOR
- G.M. = GAS METER
- INV. = INVERT
- I.T.W.C.D. = INDIAN TRAIL WATER CONTROL DISTRICT
- L.A.E. = LIMITED ACCESS EASEMENT
- L.B. = LICENSE BOARD
- L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
- (M) = FIELD MEASUREMENT
- M.H. = MANHOLE
- M.H.W.L. = MEAN HIGH WATER LINE
- M.L.W.L. = MEAN LOW WATER LINE
- N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
- N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
- N.P.B.C.I.D. = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
- N.T.S. = NOT TO SCALE
- O.A. = OVERALL
- O.D. = OUTSIDE DIAMETER
- O.H. = OVERHEAD UTILITY LINE
- O.R.B. = OFFICIAL RECORD BOOK
- O/S. = OFFSET
- (P) = PLAT DATUM
- P.B. = PLAT BOOK
- P.B.C. = PALM BEACH COUNTY
- P.C. = POINT OF CURVATURE
- P.C.C. = POINT OF COMPOUND CURVATURE
- P.E. = POOL EQUIPMENT
- PG. = PAGE
- P.I. = POINT OF INTERSECTION
- P/O. = PART OF
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.O.R.C. = POINT OF REVERSE CURVATURE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- PROP. = PROPOSED
- P.T. = POINT OF TANGENCY
- P.V.M.T. = PAVEMENT
- (R) = RADIAL
- R. = RADIUS
- R.G.E. = RANGE
- R.P.B. = ROAD PLAT BOOK
- R/W. = RIGHT OF WAY
- (S) = SURVEY DATUM
- S.B. = SETBACK
- SEC. = SECTION
- S/D. = SUBDIVISION
- S.F. = SQUARE FEET
- S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
- S.I.R.W.C.D. = SOUTH INDIAN RIVER WATER CONTROL DISTRICT
- S.R. = STATE ROAD
- STA. = STATION
- STY. = STORY
- TH. = THRESHOLD ELEVATION
- T.O.B. = TOP OF BANK
- T.O.C. = TOP OF CURB
- TWP. = TOWNSHIP
- TYP. = TYPICAL
- U/C. = UNDER CONSTRUCTION
- U.E. = UTILITY EASEMENT
- U.R. = UNRECORDED
- W.C. = WITNESS CORNER
- W.M.E. = WATER MANAGEMENT EASEMENT
- W.M.M.E. = WATER MANAGEMENT MAINTENANCE EASEMENT
- W.M.T. = WATER MANAGEMENT TRACT
- Y.D. = YARD DRAIN
- ∠ = CENTERLINE
- Δ = CENTRAL ANGLE/Delta
- = CONCRETE MONUMENT FOUND (AS NOTED)
- = 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 FOUND
- = NAIL & DISK FOUND (AS NOTED)
- ⊙ = MAG NAIL & DISK SET (LB #4569)
- = PROPERTY LINE
- = UTILITY POLE
- = FIRE HYDRANT
- = WATER METER
- = WATER VALVE
- = LIGHT POLE

Boundary Survey For: JASON CAPELLO

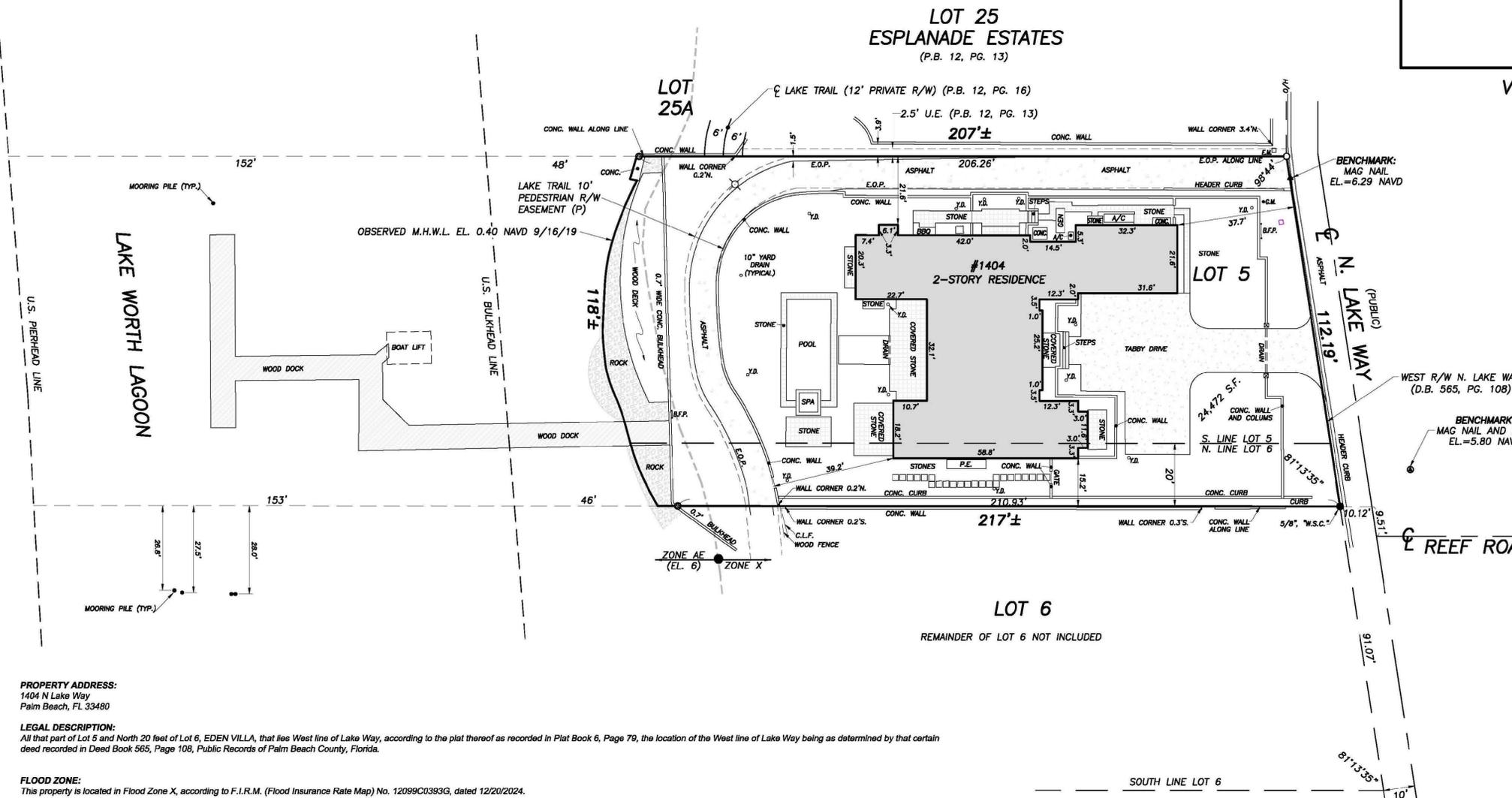
This survey is made specifically and only for the following parties for the purpose of a closing on the surveyed property.

Jason Capello

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



VICINITY SKETCH (N.T.S.)



PROPERTY ADDRESS:
1404 N Lake Way
Palm Beach, FL 33480

LEGAL DESCRIPTION:
All that part of Lot 5 and North 20 feet of Lot 6, EDEN VILLA, that lies West line of Lake Way, according to the plat thereof as recorded in Plat Book 6, Page 79, the location of the West line of Lake Way being as determined by that certain deed recorded in Deed Book 565, Page 108, Public Records of Palm Beach County, Florida.

FLOOD ZONE:
This property is located in Flood Zone X, according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0393G, dated 12/20/2024.

- NOTES:**
- No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect this survey and boundaries. This office has made no search of the Public Records.
 - Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.
 - Description furnished by client or client's agent.
 - Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
 - This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB8588.
 - Except as shown, underground and overhead improvements are not located. Underground foundations not located.
 - 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.
 - No responsibility is assumed by this surveyor for the construction of improvements, from building files shown on this survey.
 - Revisions shown hereon do not represent a "survey update" unless otherwise noted.
 - 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.
 - 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 control the location of the improvements over scaled positions.
 - 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 will make this survey invalid.
 - 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 position to the boundary.
 - The expected horizontal accuracy of the information shown hereon is +/- 0.10'.

CERTIFICATION:
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.

DATE OF LAST FIELD SURVEY: 01/09/2025

REVISIONS:

01/09/25 SURVEY UPDATE - J.D./D.P.S./J.P. - 232330
10/29/21 TOP OF ROCK ELEVATIONS - J.C./J.P. - 19-1359.17 PB31681
10/02/21 SURVEY AND TIE-IN UPDATE B.M./M.B. - 19-1359.16 PB32072
06/22/20 BULKHEAD & PIERHEAD LINES ADDED S.W. - 19-1359.9
01/14/20 2ND FLOOR TIE-BEAM ELEVATION B.M./M.B. - 19-1359.8 PB28789
12/04/19 FORMBOARD TIE-IN & TIE-BEAM ELS. - J.C./S.W. - 19-1359.7 PB28728
11/08/19 FORMBOARD TIE-IN & ELS. - J.C./J.P. - 19-1359.6 PB28638
10/03/19 SPOT ELEVATIONS - J.C./S.W. - 19-1359.4 PB28443
06/26/19 FORMBOARD TIE-IN C.E./S.W. - 19-1359.2 PB28061

BOUNDARY SURVEY FOR:
1404 NORTHLAKE LLC



FIELD: J.C.	JOB NO: 19-1359.2	F.B. PB283 PG 72
OFFICE: M.B.	DATE: 9/16/19	PLG. NO: 19-1359
CP/D: C.W.	REF: 19-1359.DWG	SHEET 1 OF 1

James G. Peden, Jr.
Professional Surveyor and Mapper
Florida Certificate No. 6122



Existing Front Entry



Existing Front Side Yard



Existing Rear Facade



Existing Rear Yard



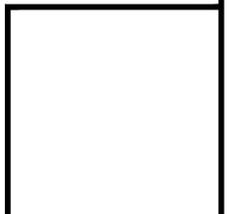
Existing Rear Terrace



Existing Trellis

**ENVIRONMENT
DESIGN
GROUP**
 130 North County Road 5900-8 Palm Beach, FL 33480
 Phone: 561.832.4600 Mobile: 561.313.4424
 Landscape Architecture
 Land Planning
 Landscape Management
 Dustin M. Mizell, M.L.A. R.L.A. #6666784
 Dustin@environmentdesigngroup.com

Private Residence
 1404 N Lake Way
 Town of Palm Beach
 F L O R I D A



JOB NUMBER: # 24123.00 LA
 DRAWN BY: Matt Jackman
 DATE: 01.20.2025

2024
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 CALL TOLL FREE
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 SUNSHINE STATE ONE CALL
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Existing Site Photos

SHEET L1.0



Existing Front Entry



Existing Rear Yard (North View)



Existing Rear Yard (Lake Trail)



Existing Rear Yard (From Dock)



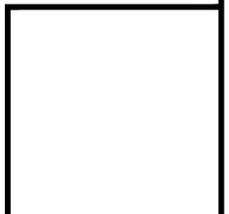
Existing Rear Terrace



Existing South Yard

**ENVIRONMENT
DESIGN
GROUP**
 139 North County Road 5820-8 Palm Beach, FL 33480
 Phone: 561.832.4600 Mobile: 561.313.4424
 Landscape Architecture
 Land Planning
 Landscape Management
 Dustin M. Mizell, M.L.A. RLA #6666784
 Dustin@environmentdesigngroup.com

Private Residence
 1404 N Lake Way
 Town of Palm Beach
 F L O R I D A



JOB NUMBER: # 24123.00 LA
 DRAWN BY: Matt Jackman
 DATE: 01.20.2025

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Existing Site Photos

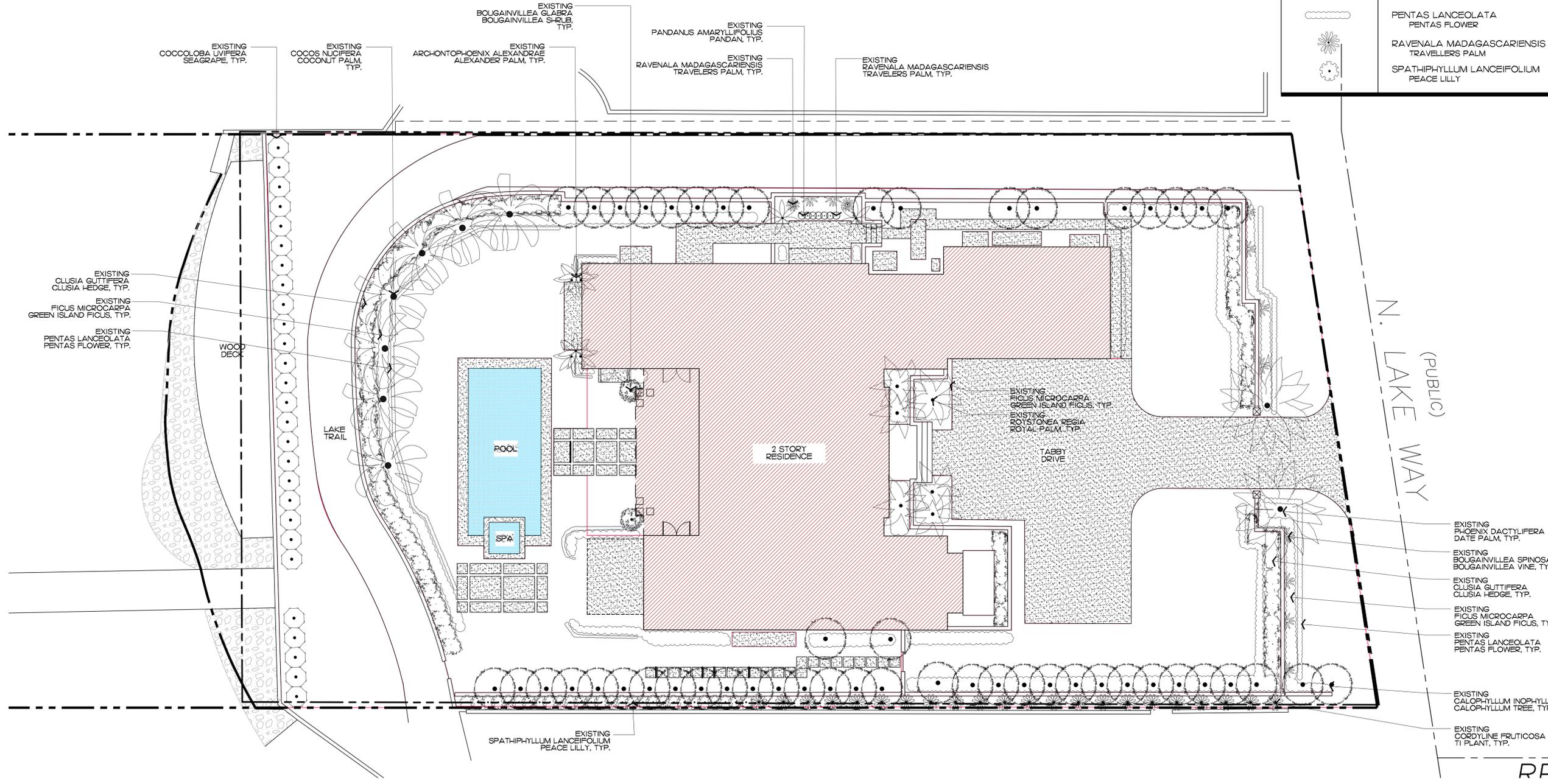
SHEET L1.1

Existing Trees

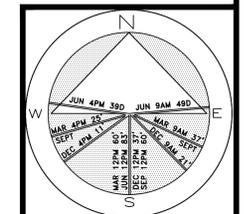
KEY	DESCRIPTION
	ARCHONTOPHOENIX ALEXANDRAE ALEXANDER PALM
	CALOPHYLLUM INOPHYLLUM CALOPHYLLUM TREE
	COCOS NUCIFERA COCONUT PALM TREE
	PHOENIX DACTYLIFERA DATE PALM
	ROYSTONEA REGIA ROYAL PALM

Existing Understory

KEY	DESCRIPTION
	BOUGAINVILLEA GLABRA BOUGAINVILLEA SHRUB
	BOUGAINVILLEA SPINOSA BOUGAINVILLEA VINE
	CLUSIA GUTTIFERA CLUSIA HEDGE
	COCOLOBIA LIVIFERA SEA GRAPE
	CORDYLINE FRUTICOSA TI PLANT
	FICUS MICROCARPA GREEN ISLAND FICUS
	PANDANUS AMARYLLIFOLIUS PANDAN
	PENTAS LANCEOLATA PENTAS FLOWER
	RAVENALA MADAGASCARIENSIS TRAVELLERS PALM
	SPATHIPHYLLUM LANCEIFOLIUM PEACE LILLY



Private Residence
 1404 N Lake Way
 Town of Palm Beach



JOB NUMBER: # 24123.00 LA
 DRAWN BY: Caleb Weigel
 DATE: 01.20.2025

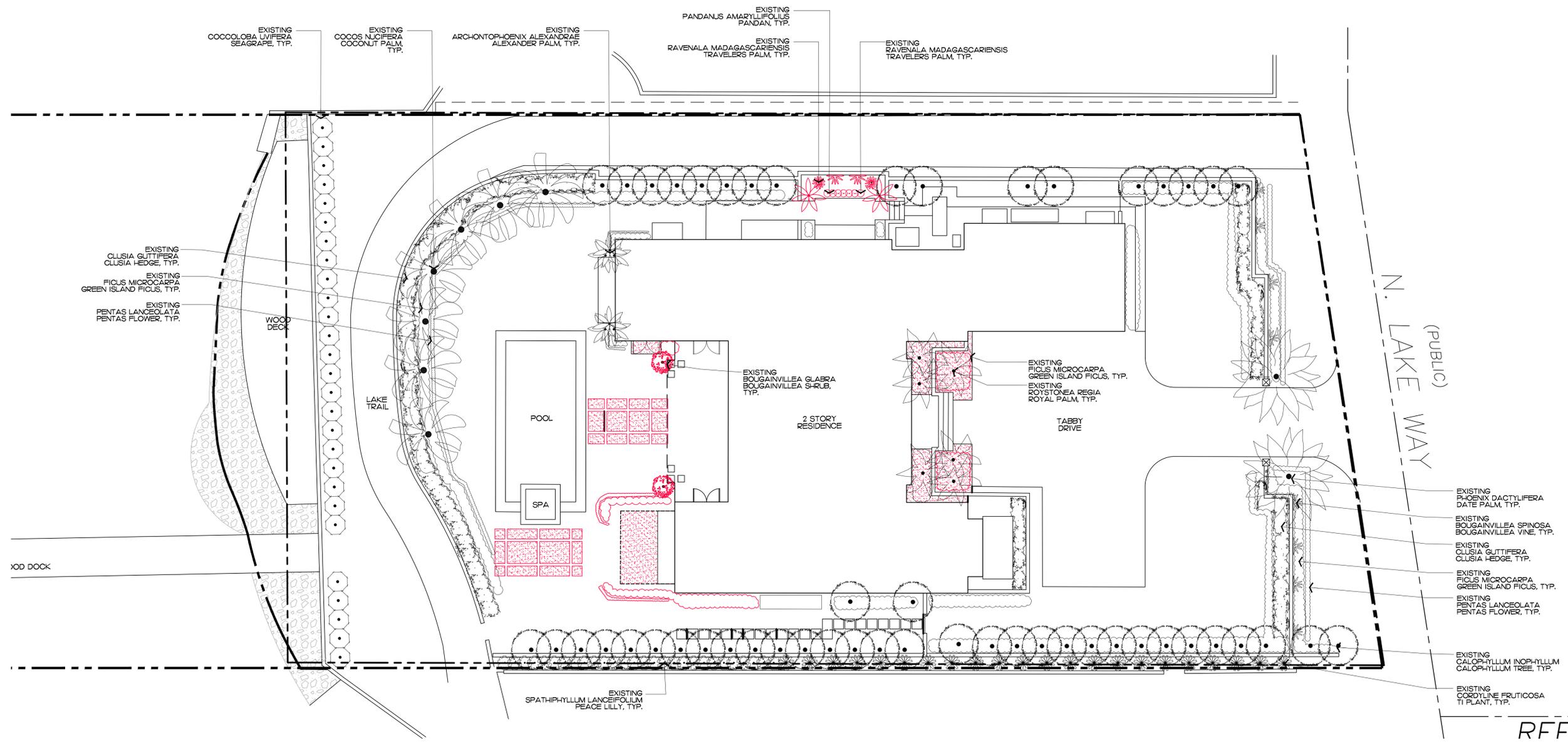
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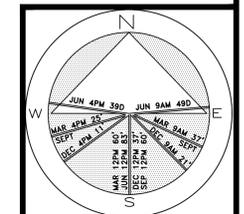
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Existing Vegetation Inventory
 SCALE IN FEET 0' 10' 20' 40'

SHEET L2.0
 100 sf.
 AREA IN SQ. FT.



Private Residence
 1404 N Lake Way
 Town of Palm Beach



JOB NUMBER: # 24123.00 LA
 DRAWN BY: Dustin Mizell
 DATE: 01.20.2025

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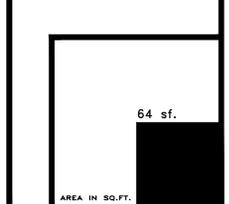
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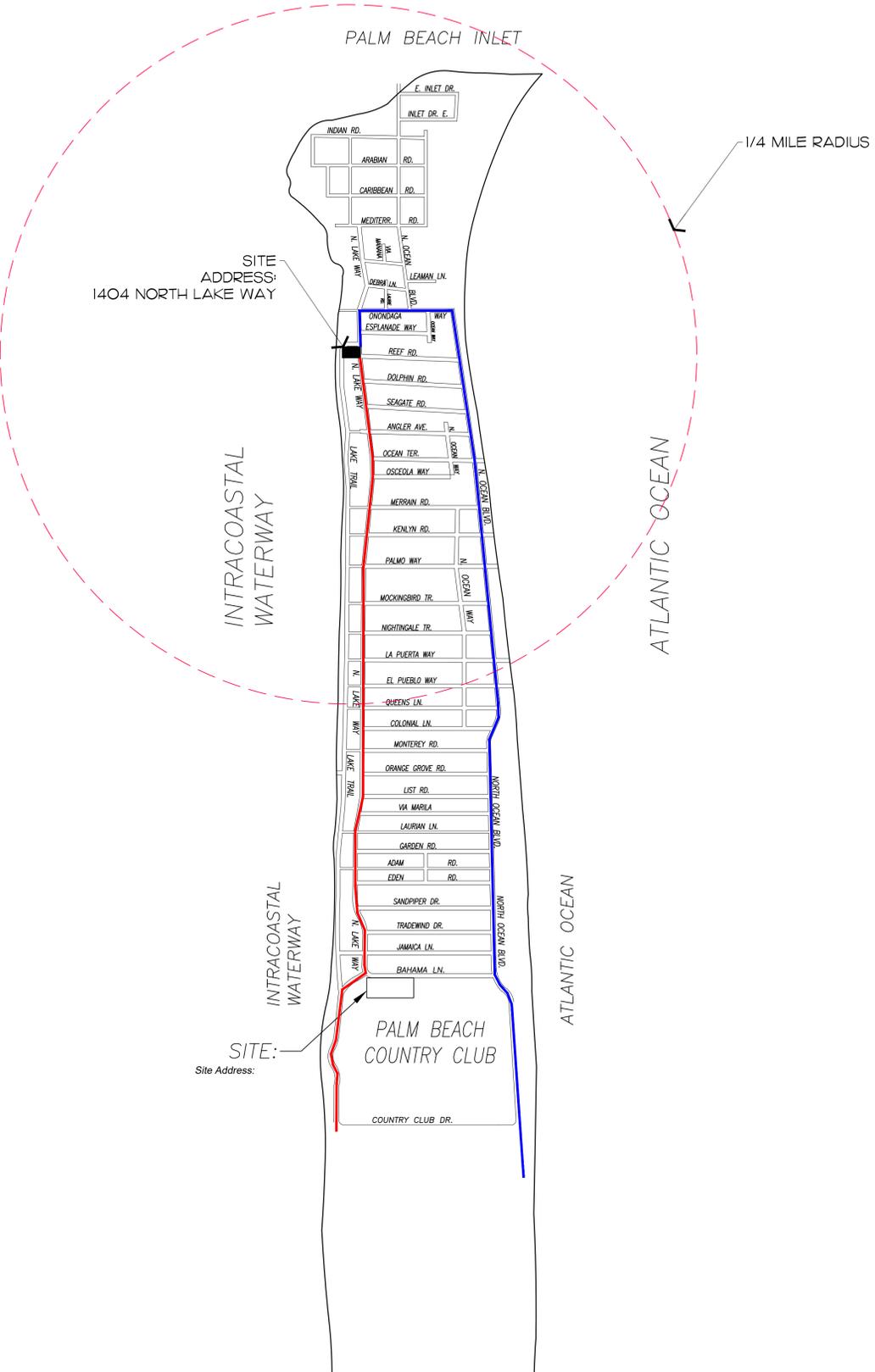
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Demolition and Vegetation Action Plan



SHEET L3.0





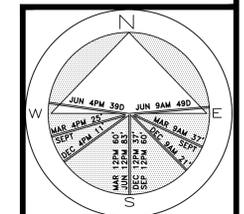
1 PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP

SCHEDULE:
 MONTH 1: DEMOLITION AND CLEANUP
 (3 - 5 DAYS)
 LARGEST TRUCK ->
 10-15 DUMP TRUCKS FOR DEBRIS REMOVAL
 TRAILER FOR EXCAVATOR / DEMOLITION
 LANDSCAPE TRUCKS ->
 SOD
 IRRIGATION

NOTE: SEE SEPARATE "CONSTRUCTION STAGING PLAN" SHEET FOR INFORMATION ON LOCATIONS FOR PARKING, MATERIAL STORAGE, DELIVERIES, DUMPSTER, PORTABLE TOILETS, TIRE CLEANING AREA, SILT FENCE, ETC.

- PROPOSED INGRESS TRUCK ROUTE
- PROPOSED EGRESS TRUCK ROUTE

Private Residence
 1404 N Lake Way
 Town of Palm Beach
 L O R I D A F

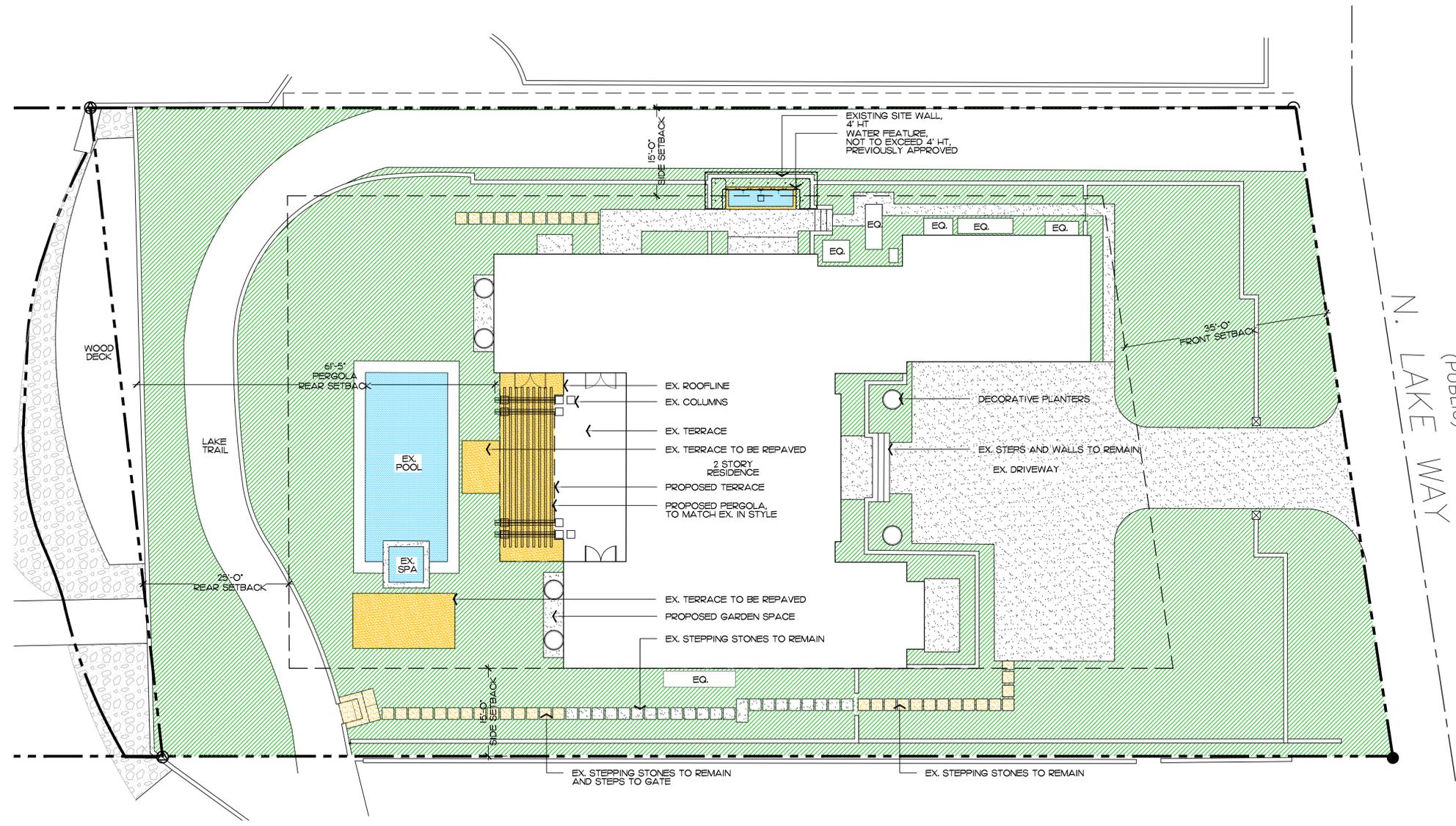


JOB NUMBER: # 24123.00 LA
 DRAWN BY: Matt Jackman
 DATE: 01.20.2025

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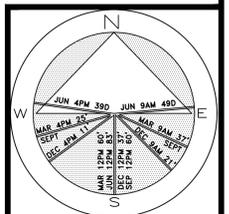
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 SUNSHINE STATE ONE CALL
 OF FLORIDA, INC.



Private Residence
 1404 N Lake Way
 Town of Palm Beach

N. LAKE WAY (PUBLIC)



JOB NUMBER: # 24123.00 LA
 DRAWN BY: Matt Jackman
 DATE: 01.20.2025

Site Requirements

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
LOT ZONE	RA - (50 - PALM BEACH)	RA - (50 - PALM BEACH)	RA - (50 - PALM BEACH)
LOT AREA	20,000 S.F. MINIMUM	19,563 S.F.	19,563 S.F.
OPEN / PERMEABLE SPACE	MINIMUM 50% 9,782 S.F.	54.13% 10,590 S.F.	53.34% 10,435 S.F.
FRONT YARD LANDSCAPE	MINIMUM 45% OF FRONT YARD 2,099 S.F.	54.6% 2,286 S.F.	54.6% 2,286 S.F.

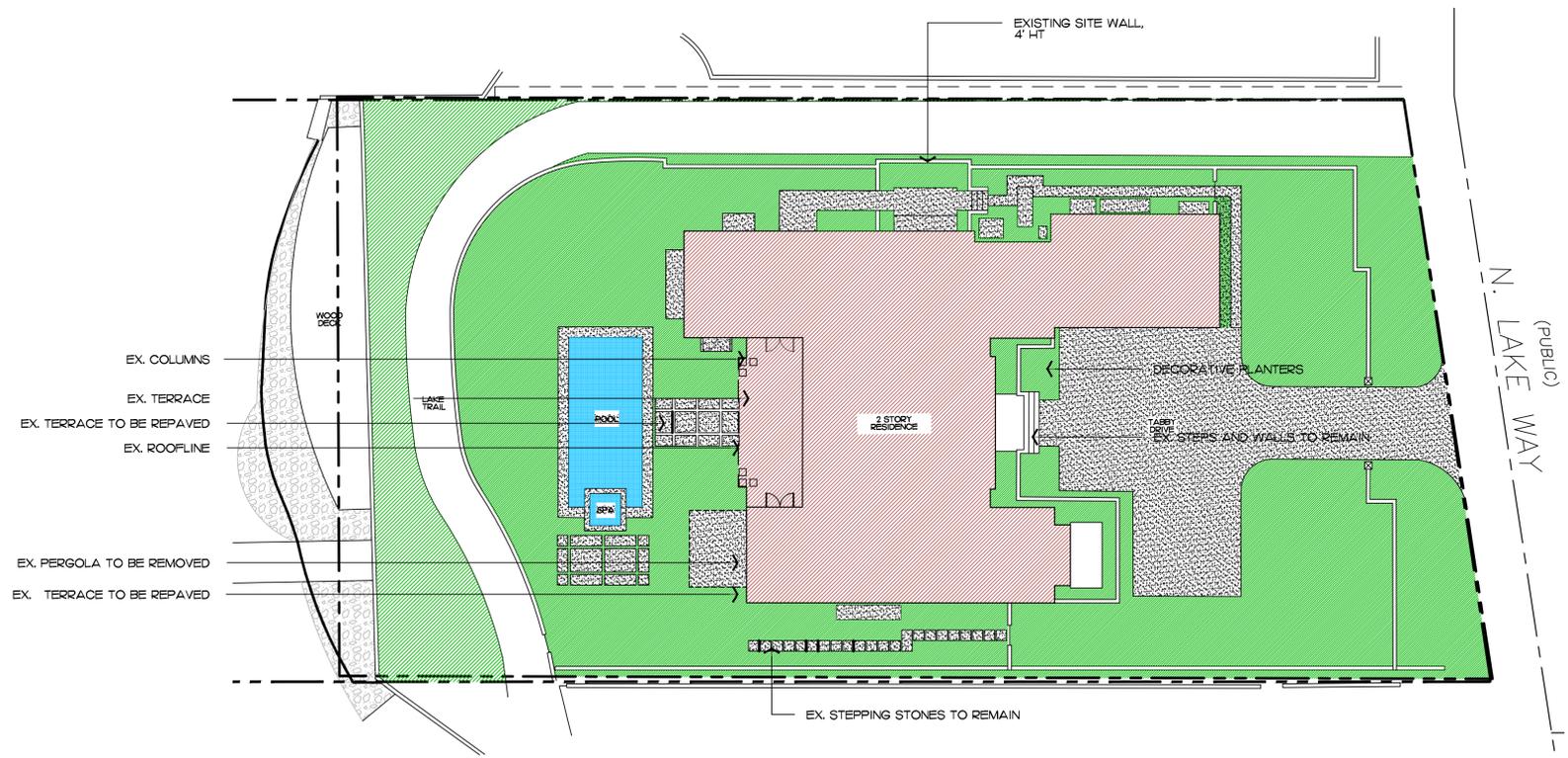
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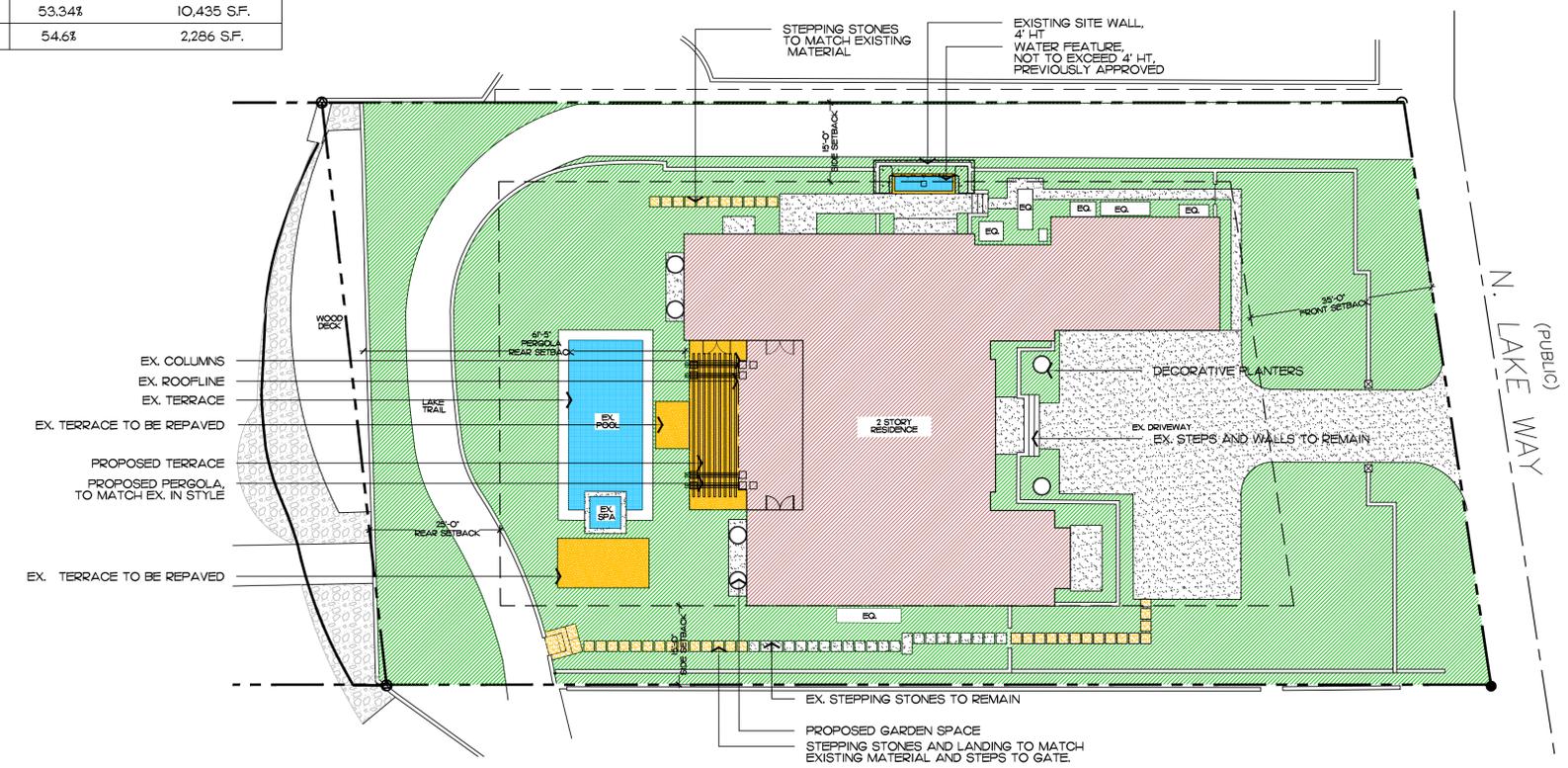
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 OF FLORIDA, INC.

Site Plan
 SCALE IN FEET 0' 10' 20' 30'

SHEET L6.0
 64 sf.
 AREA IN SQ.FT.



Existing Site Plan

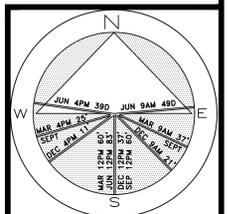


Proposed Site Plan

Site Requirements

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
LOT ZONE	RA - (50 - PALM BEACH)	RA - (50 - PALM BEACH)	RA - (50 - PALM BEACH)
LOT AREA	20,000 S.F. MINIMUM	19,563 S.F.	19,563 S.F.
OPEN / PERMEABLE SPACE	MINIMUM 50% 9,782 S.F.	54.13% 10,590 S.F.	53.34% 10,435 S.F.
FRONT YARD LANDSCAPE	MINIMUM 45% OF FRONT YARD 2,099 S.F.	54.6% 2,286 S.F.	54.6% 2,286 S.F.

Private Residence
 1404 N Lake Way
 Town of Palm Beach



JOB NUMBER: # 24123.00 LA
 DRAWN BY: Matt Jackman
 DATE: 01.20.2025

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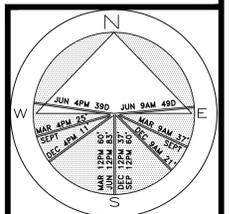
Site Plan- Existing and Proposed
 SCALE IN FEET 0' 10' 20' 30'

SHEET L6.1
 64 sf.
 AREA IN SQ.FT.



NORTH LAKE WAY

Private Residence
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Rendered Landscape Plan
 SCALE IN FEET 0' 8' 16' 24'

SHEET L7.0
 64 sf.
 AREA IN SQ.FT.

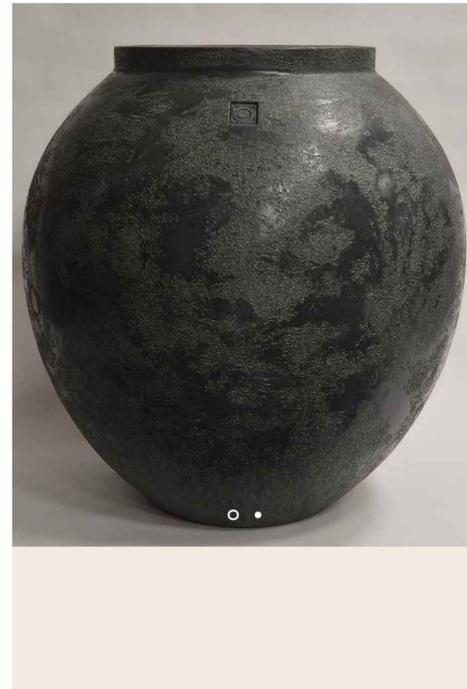


Front Entry View

JASMINE VINES ON BUILDING FACE

WHITE BEGONIA LAYER BEHIND EXISTING GREEN ISLAND FIGUS LAYER

DECORATIVE PLANTERS



GLAZED POTS



BROMELIAD



ANGEL WING BEGONIA

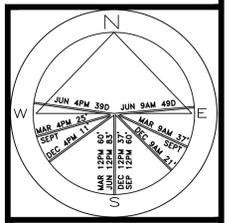


MONA LAVENDAR



YELLOW POTATO VINE

Private Residence
1404 N Lake Way
Town of Palm Beach



JOB NUMBER: # 24123.00 LA
DRAWN BY: Caleb Weigel
DATE: 01.20.2025

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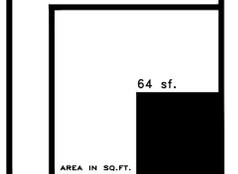
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Planting Concepts

Entry Garden

SHEET L7.1



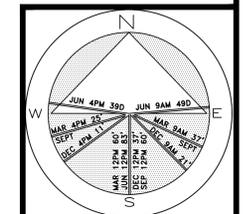
64 sf.

AREA IN SQ.FT.



Rear Proposed Terrace

Private Residence
 1404 N Lake Way
 Town of Palm Beach



JOB NUMBER: # 24123.00 LA
 DRAWN BY: Caleb Weigel
 DATE: 01.20.2025

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Rear Garden

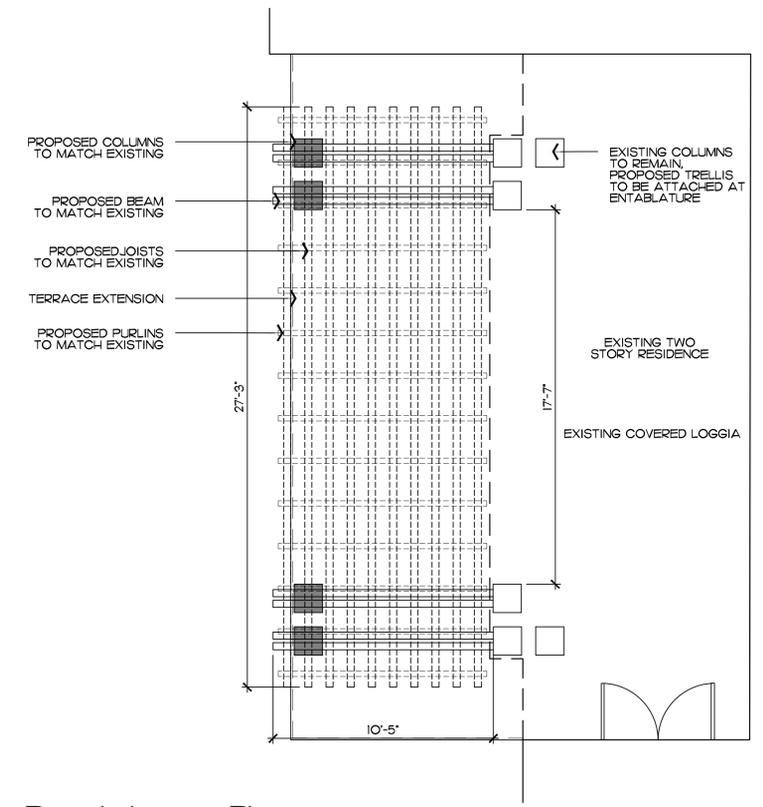
SHEET L7.2
 64 sf.
 AREA IN SQ.FT.



EXISTING TWO STORY RESIDENCE

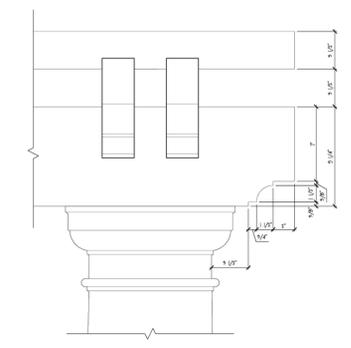


EXISTING TRELLIS



Pergola Layout Plan

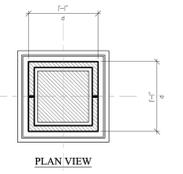
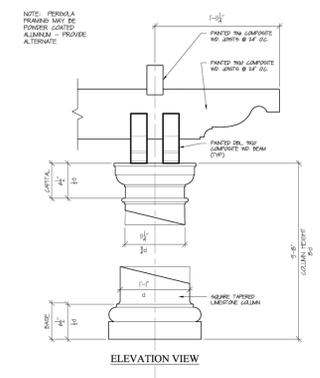
SCALE: 1/4" = 1'-0"



Pergola Beam and Joist Detail

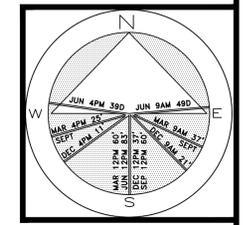
SCALE: 1 1/2" = 1'-0"

NOTE: PROPOSED PERGOLA WILL MATCH EXISTING PERGOLA AS PREVIOUSLY APPROVED BY ARCHITECTURAL COMMISSION
 *PREVIOUS ARCOM APPLICATION NO: B-127-2018 & TOWN COUNCIL Z-16-00161
 *ALL MATERIAL TO MATCH EXISTING, COMPOSITE PERGOLA MEMBERS AND A LIMESTONE COLUMNS.



Pergola Column Detail

SCALE: 1 1/2" = 1'-0"



JOB NUMBER: # 24123.00 LA
 DRAWN BY: Matt Jackman
 DATE: 01.20.2025

SHEET L8.0

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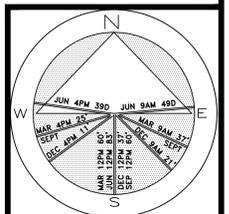
Details

64 sf.

AREA IN SQ.FT.



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Elevations

SHEET L9.0
 AREA IN SQ. FT.
 64 sf.