

EXISTING FICUS NITIDA
INDIAN LAUREL FICUS HEDGE - 10' HT.

EXISTING CONOCARPUS ERECTUS 'SERICEUS'
SILVER BUTTONWOOD TREE - 8" D.B.H.

EXISTING CONOCARPUS ERECTUS 'SERICEUS'
SILVER BUTTONWOOD TREE - 18" D.B.H.

DATE: 08.30.2024
09.23.2024
10.07.2024

ARC-24-0080
ZON-24-0042

SCALE IN FEET: $3/16"=1'-0"$

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OF FLORIDA, INC.

ATLANTIC AVE.

Existing Vegetation Inventory Plan



Existing West Buffer



Existing North Buffer



Existing South Buffer



Existing East Buffer



Existing Rear Yard



Existing Front Yard

Private Residence
141 Atlantic Avenue
Palm Beach

JOB NUMBER: # 24165.00 LA
DRAWN BY: Matt Tollison
DATE: 09.23.2024
10.07.2024

SHEET L1.1

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EXISTING FICUS BENJAMINA
BENJAMIN FICUS HEDGE - 10' HT.
TO REMAIN

EXISTING FICUS MICROCARPA
GREEN ISLAND FICUS HEDGE - 3' HT.
TO REMAIN

EXISTING CONOCARPUS ERECTUS 'SERICEUS'
SILVER BUTTONWOOD TREE - 12" D.B.H.
TO REMAIN

EXISTING CONOCARPUS ERECTUS 'SERICEUS'
SILVER BUTTONWOOD TREE - 10" D.B.H.
TO REMAIN

EXISTING PAVING
TO BE REMOVED

EXISTING FICUS BENJAMINA
BENJAMIN FICUS HEDGE - 10' HT.
TO REMAIN

EXISTING CALOPHYLLUM BRASILIENSE
CALOPHYLLUM HEDGE - 15' HT.
TO REMAIN

EXISTING QUEEN PALM
TO BE REMOVED

EXISTING PAVING & STEPS
TO BE REMOVED

EXISTING CONOCARPUS ERECTUS 'SERICEUS'
SILVER BUTTONWOOD TREE
18" D.B.H. - TO REMAIN

EXISTING FICUS BENJAMINA
BENJAMIN FICUS HEDGE - 10' HT.
TO REMAIN

EXISTING CONOCARPUS ERECTUS 'SERICEUS'
SILVER BUTTONWOOD TREE - 8" D.B.H.
TO REMAIN

EXISTING CONOCARPUS ERECTUS 'SERICEUS'
SILVER BUTTONWOOD TREE - 10" D.B.H.
TO REMAIN

EXISTING FICUS NITIDA
INDIAN LAUREL FICUS HEDGE - 10' HT.
TO REMAIN

S 03° 00' 30" E - 100.00'

N 03° 00' 30" W - 100.00'

50.00'

ATLANTIC AVE.

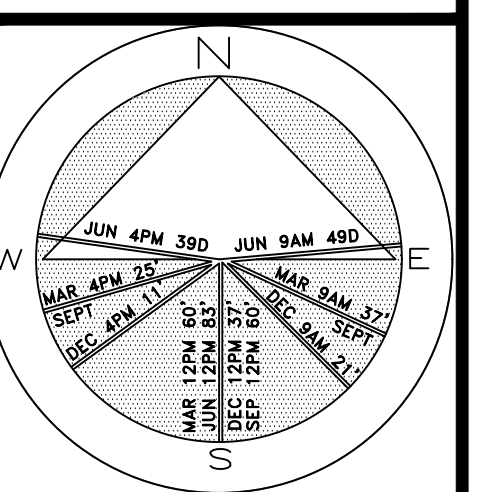
Demolition and Vegetation Action Plan

ARC-24-0080
ZON-24-0042

SCALE IN FEET: 3/16"=1'-0"

**ENVIRONMENT
DESIGN
GROUP**
139 North County Road 570-B 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
141 Atlantic Avenue
Palm Beach



JOB NUMBER: # 24165.00 LA
DRAWN BY: Lauren Freeman
DATE: 08.30.2024
09.23.2024
10.07.2024

SHEET L2.0



Existing South Buffer



Existing South Buffer



Existing West Buffer



Existing West Buffer



Existing West Buffer



Existing North Buffer



Existing North Buffer



Existing East Buffer



Existing East Buffer

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141 Atlantic Avenue
Palm Beach

JOB NUMBER: # 24165.00 LA
DRAWN BY: Lauren Freeman
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SHEET L3.1

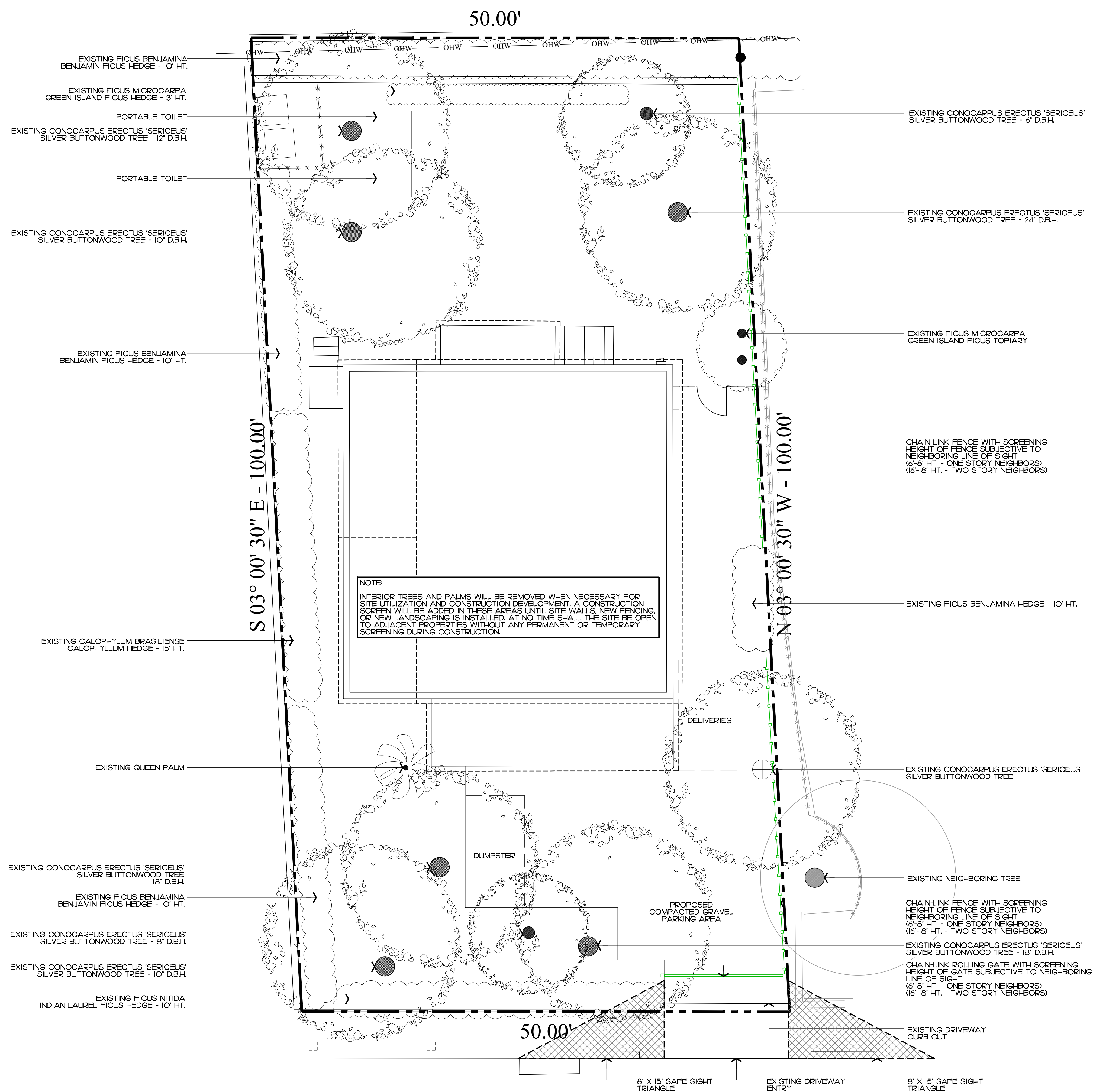
ARC-24-0080
ZON-24-0042

Existing Landscape Buffer Images

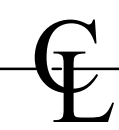
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ATLANTIC AVE.

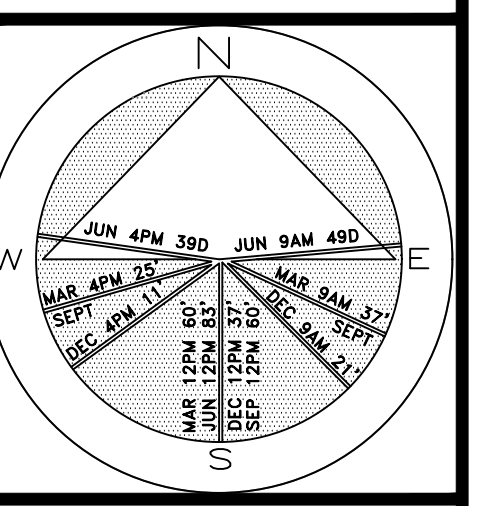


Construction Screening & Staging Plan

SCALE IN FEET: 3/16"=1'-0"

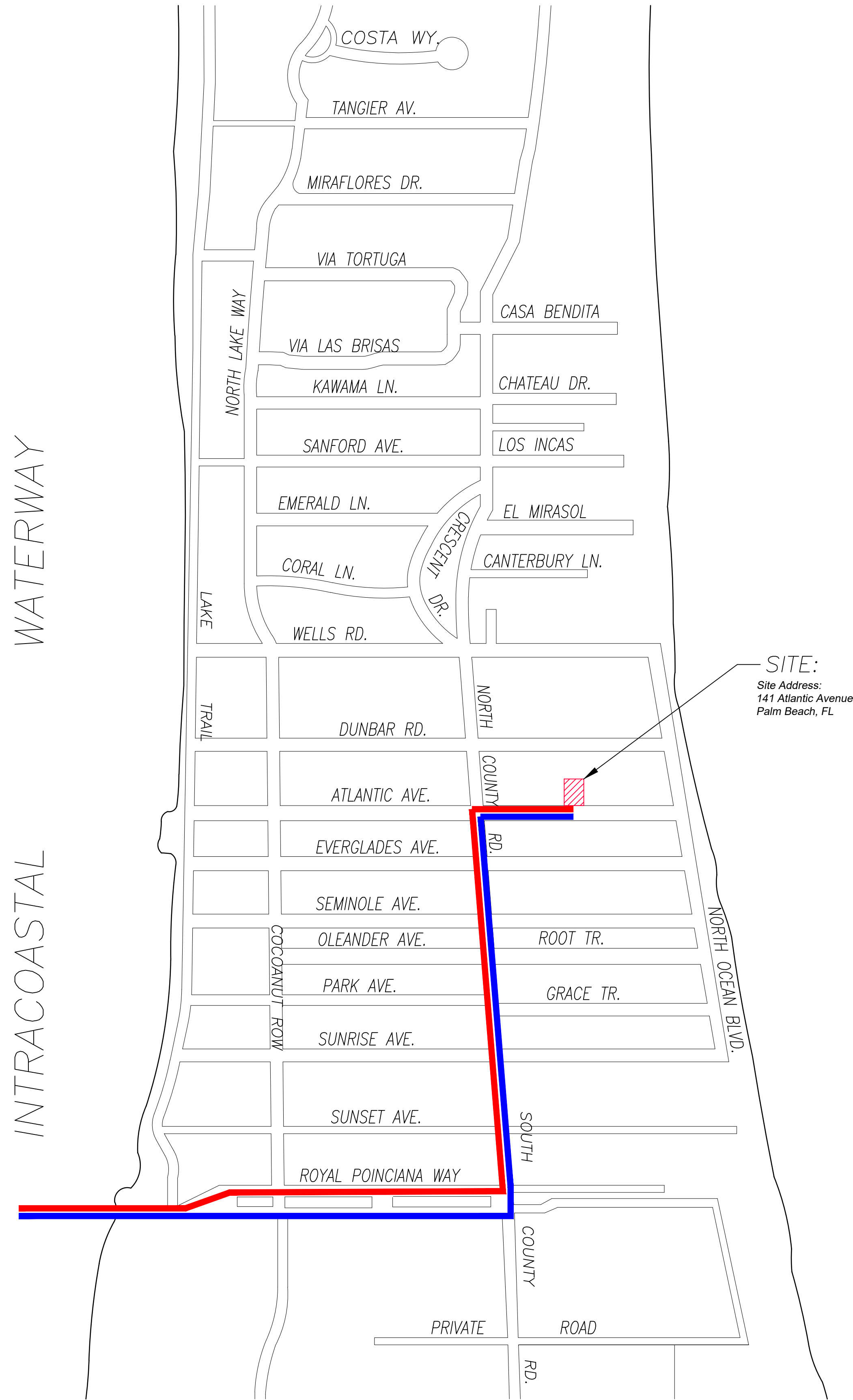
ENVIRONMENT
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SHEET L4.0



CONCEPTUAL CONSTRUCTION SCHEDULE		
• NOV 22 2024 – ARCOM MEETING		
• DEC 2024–JAN 2025 – SUBMIT FOR PERMIT		
• 1 MONTH –JAN 2025	– MOBILIZATION & DEMOLITION	
• 1–2 MONTHS	– SITE/BUILDING PREPARATION	
• 4 MONTHS	– FRONT FACADE IMPROVEMENTS	
• 1–2 MONTHS	– FINISHES	
• 2 MONTHS	– LANDSCAPE & HARDSCAPE INSTALLATION	
• 1–2 MONTHS	– FINAL INSPECTIONS	
• +/-10 MONTHS	– PROPOSED TOTAL CONSTRUCTION FOLLOWING BUILDING PERMIT	

1 PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP

SCHEDULE:

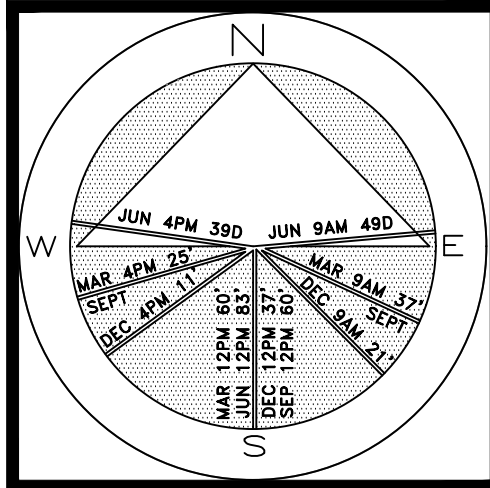
MONTH 1: DEMOLITION AND CLEANUP
(3 - 5 DAYS)

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.

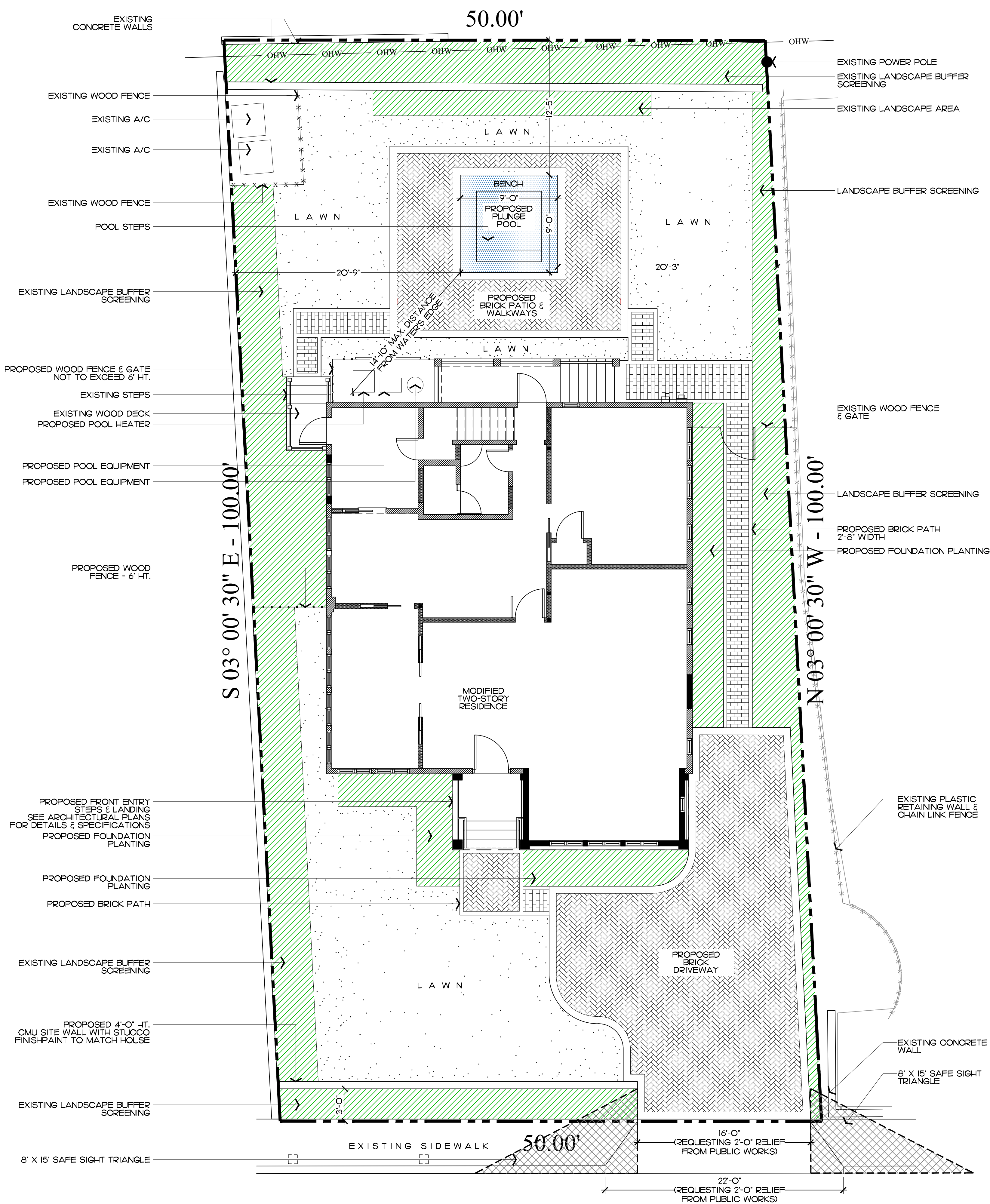
- PROPOSED INGRESS TRUCK ROUTE
- PROPOSED EGRESS TRUCK ROUTE

Private Residence
141 Atlantic Avenue
Palm Beach



JOB NUMBER: # 24165.00 LA
DRAWN BY: Lauren Freeman
DATE: 09.23.2024
10.07.2024

SHEET L5.0



Proposed Site Data

DESCRIPTION	REQUIRED		PROPOSED	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		4,993.10 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	2,246.90 S.F.	45.72%	2,282.90 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	500 S.F.	61.63%	739.57 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	1,123.45 S.F.	84%	1,894.89 S.F.

ENVIRONMENT
DESIGN
GROUP

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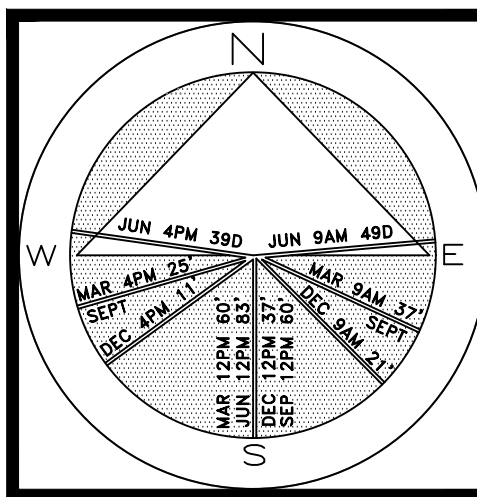
Phone: 561.832.4600 Mobile: 561.313.4424

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Land Planning
Landscape Management

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SHEET L6.0

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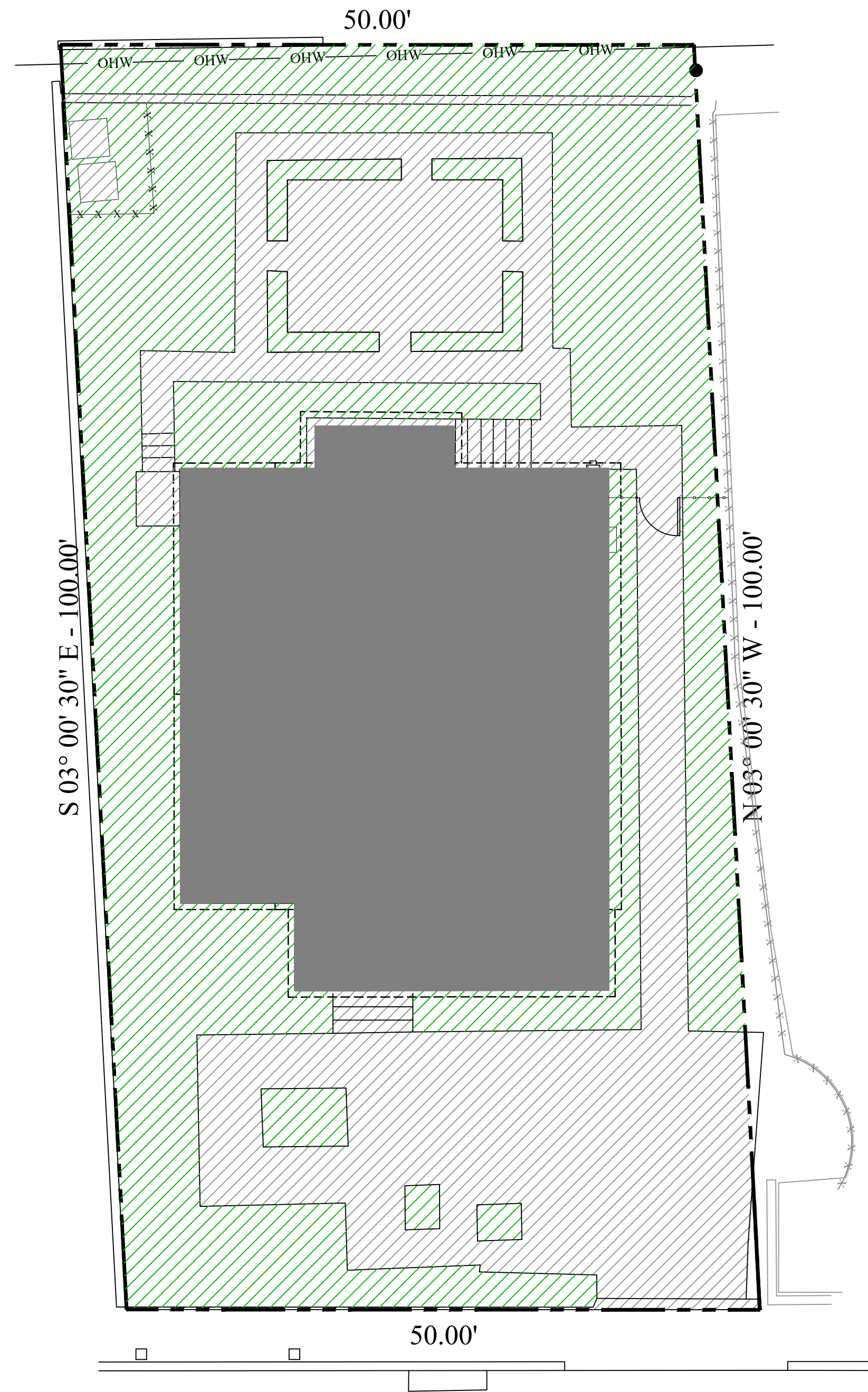
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ATLANTIC AVE.

ARC-24-0080
ZON-24-0042

Site Plan

SCALE IN FEET: 3/16"=1'-0"

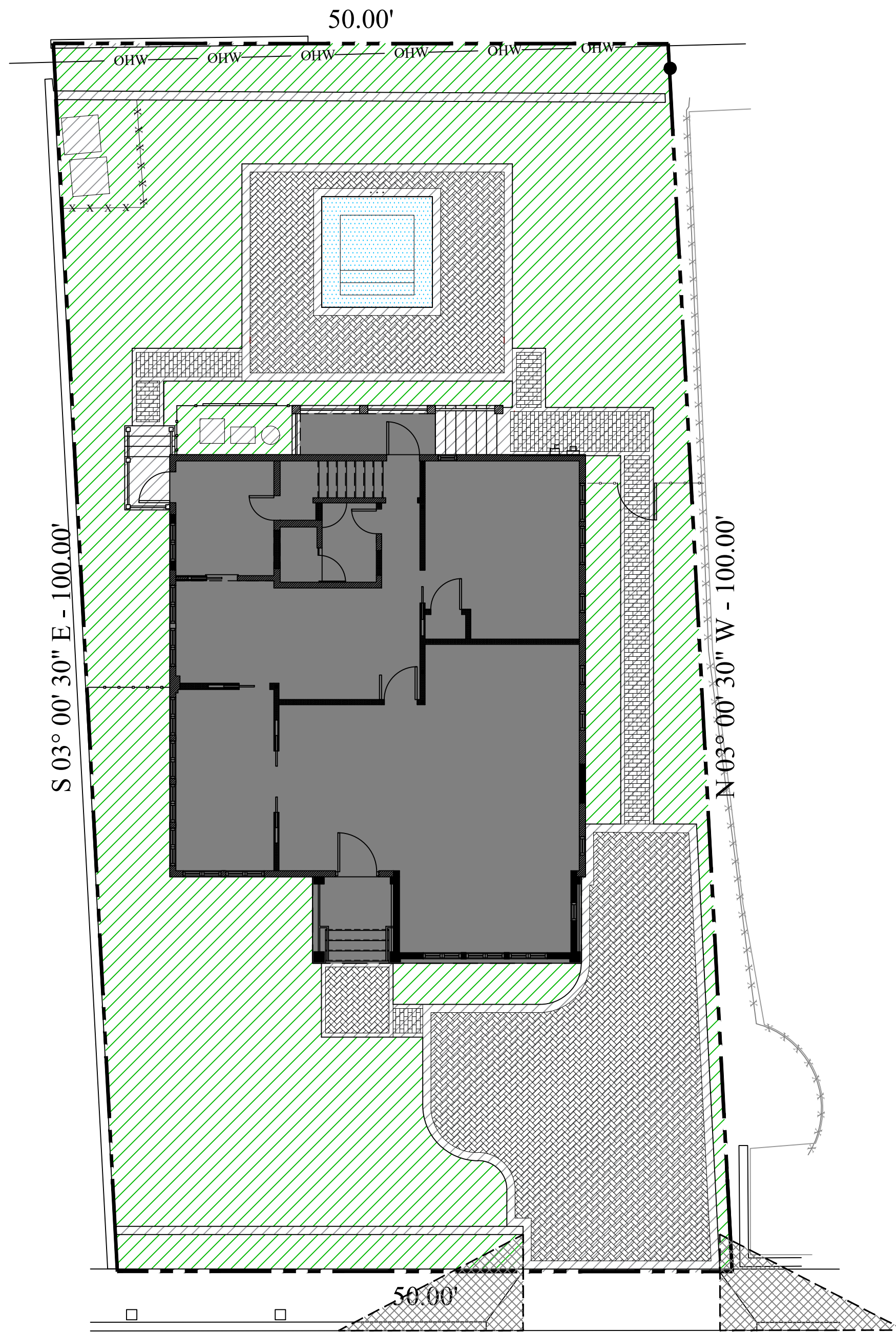


ATLANTIC AVE.

Existing Open Space Graphic

Existing Site Data

DESCRIPTION	REQUIRED		EXISTING	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		4,993.10 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	2,246.90 S.F.	40%	2,010.47 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	500 S.F.	33.15%	414.36 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	1,123.45 S.F.	73.26%	1,646.12 S.F.



ATLANTIC AVE.

Proposed Open Space Graphic

Proposed Site Data

DESCRIPTION	REQUIRED		PROPOSED	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		4,993.10 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	2,246.90 S.F.	45.72%	2,282.90 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	500 S.F.	61.63%	739.57 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	1,123.45 S.F.	84%	1,894.89 S.F.

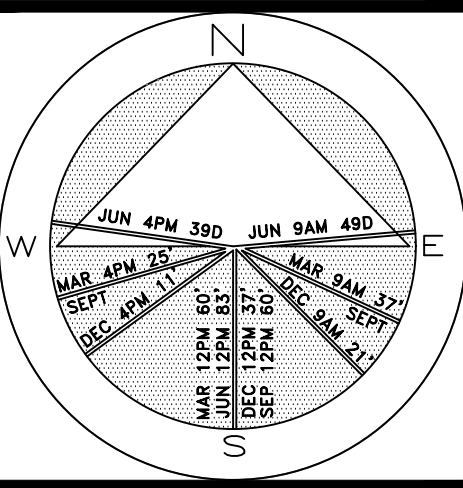
Legend

- IMPERVIOUS AREA (HOUSE/STRUCTURE)
- IMPERVIOUS AREA (HARDSCAPE)
- PERVIOUS AREA / OPEN SPACE
- IMPERVIOUS AREA / WATER FEATURE

ENVIRONMENT
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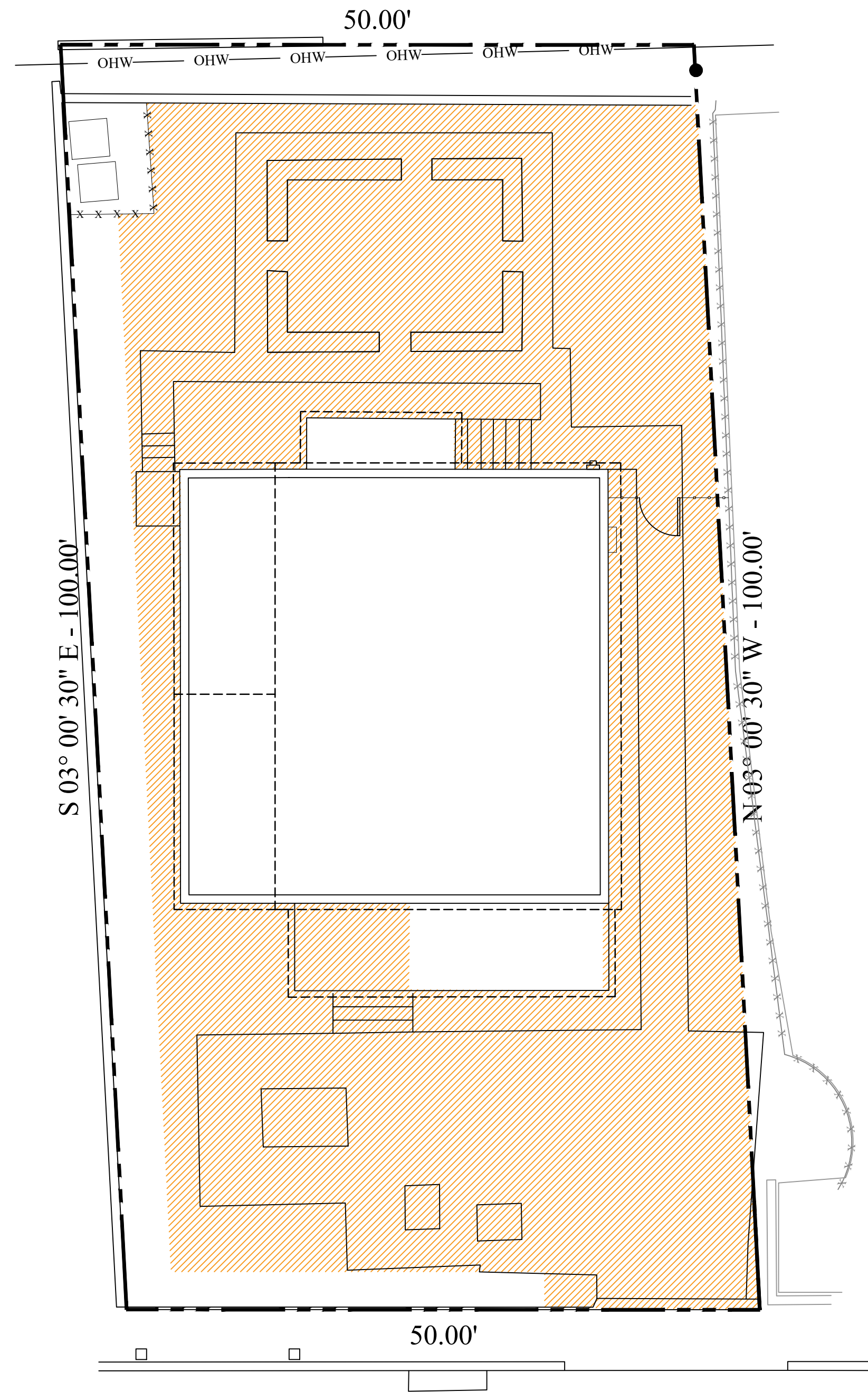
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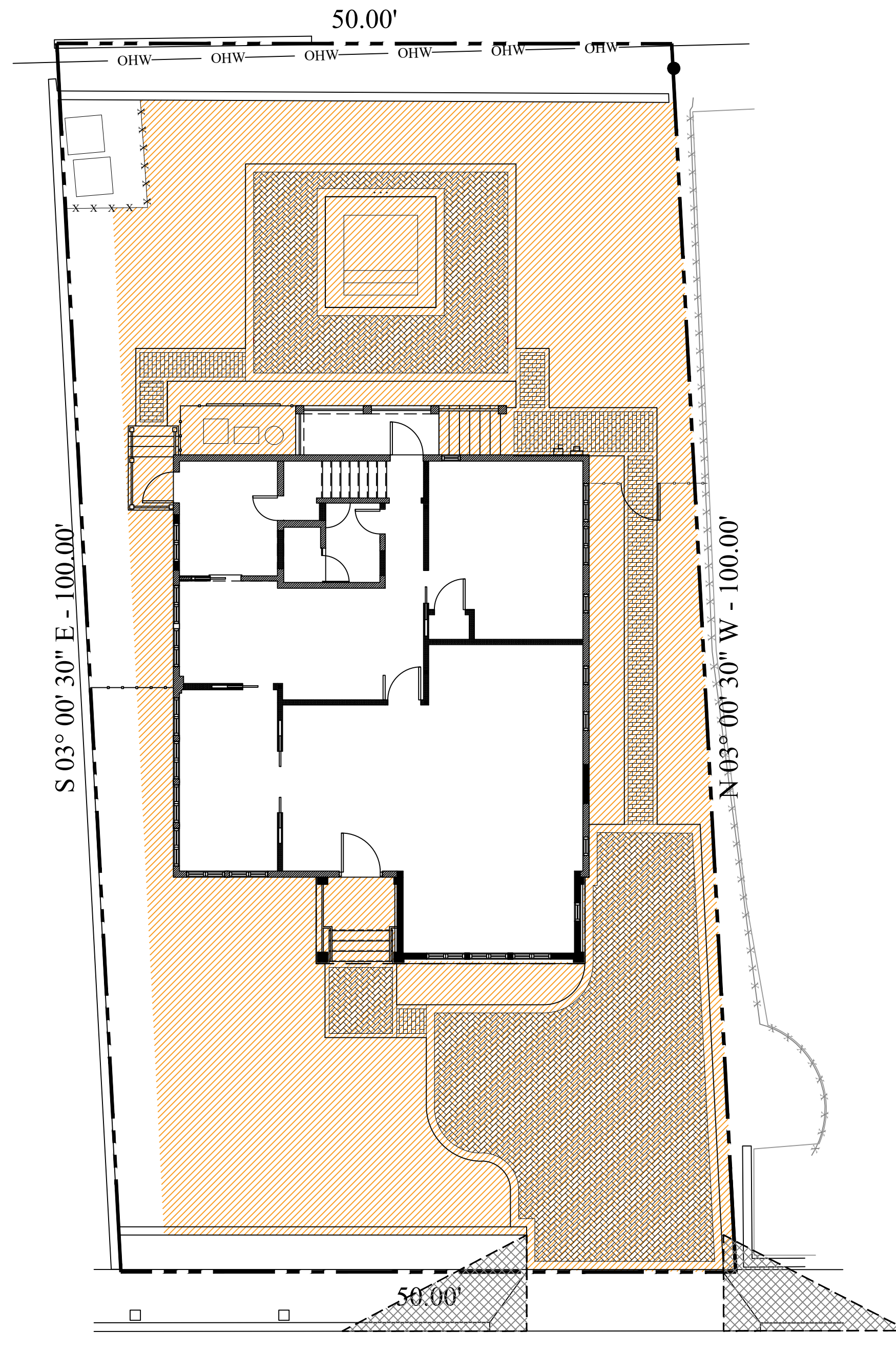
Site Calculation / Open Space Graphics

SCALE IN FEET: 1/8"=1'-0"



ATLANTIC AVE.

Existing Site Plan



ATLANTIC AVE.

Proposed Site Plan

Legend

INDICATES LANDSCAPE AREA TO BE ALTERED

TOTAL SITE AREA	4,993.10 SF
LANDSCAPE AREA TO BE ALTERED	2,974 SF (60%)

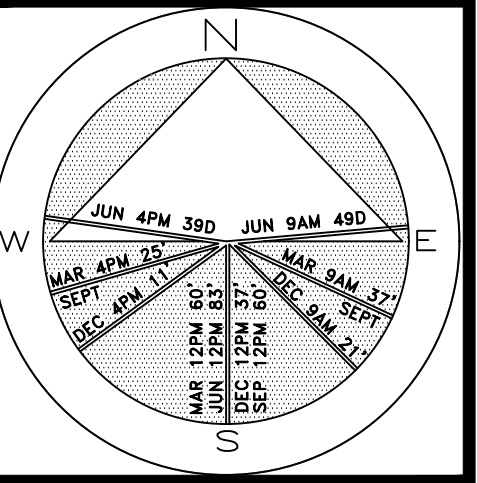
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SHEET L6.2

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ARC-24-0080
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Landscape Alteration Diagram
SCALE IN FEET: 1/8"=1'-0"

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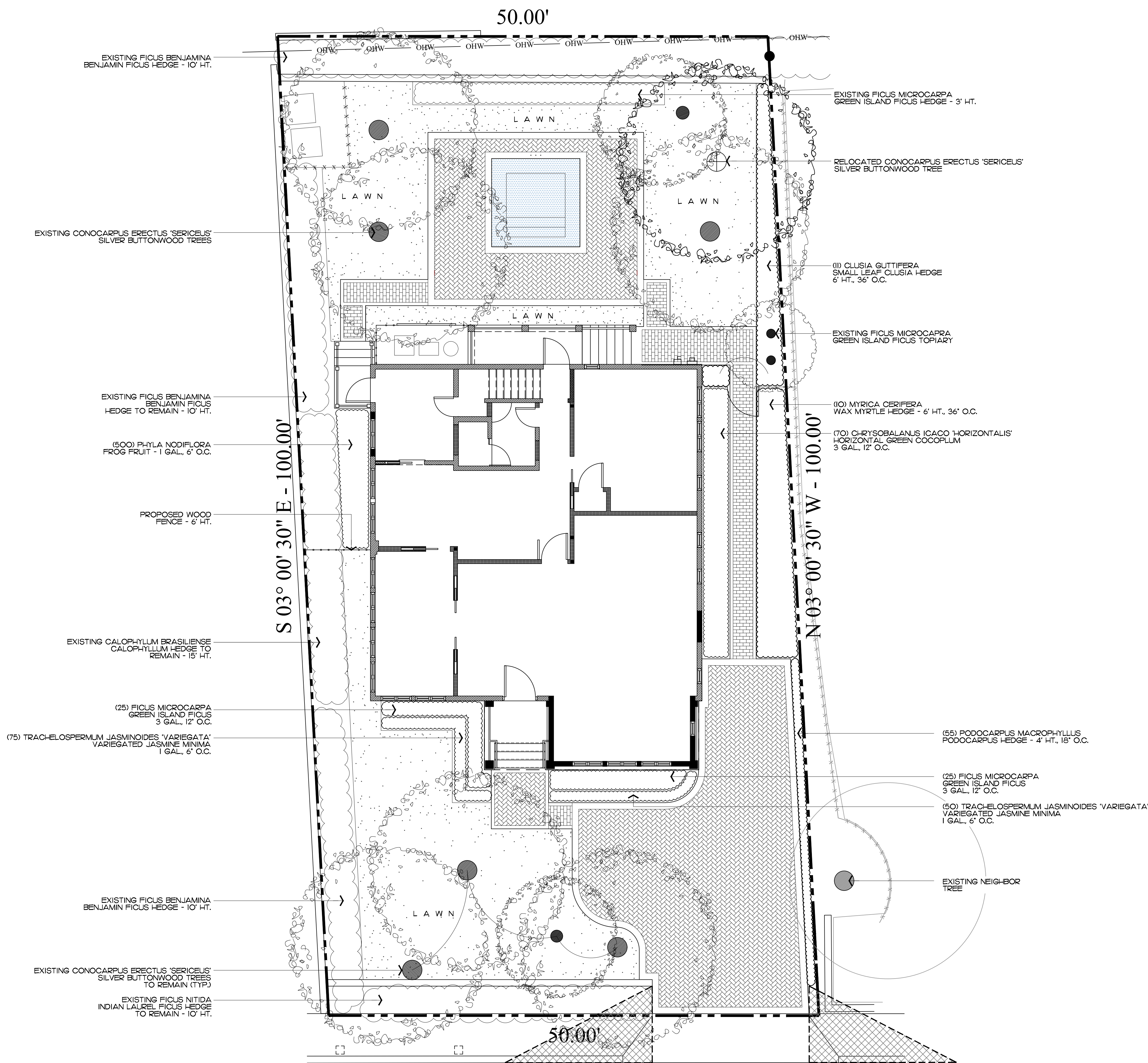
ATLANTIC AVE.



ARC-24-0080
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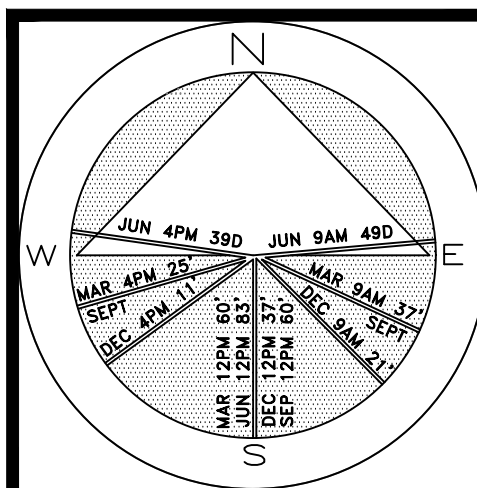
Landscape Plan

SCALE IN FEET: 3/16"=1'-0"



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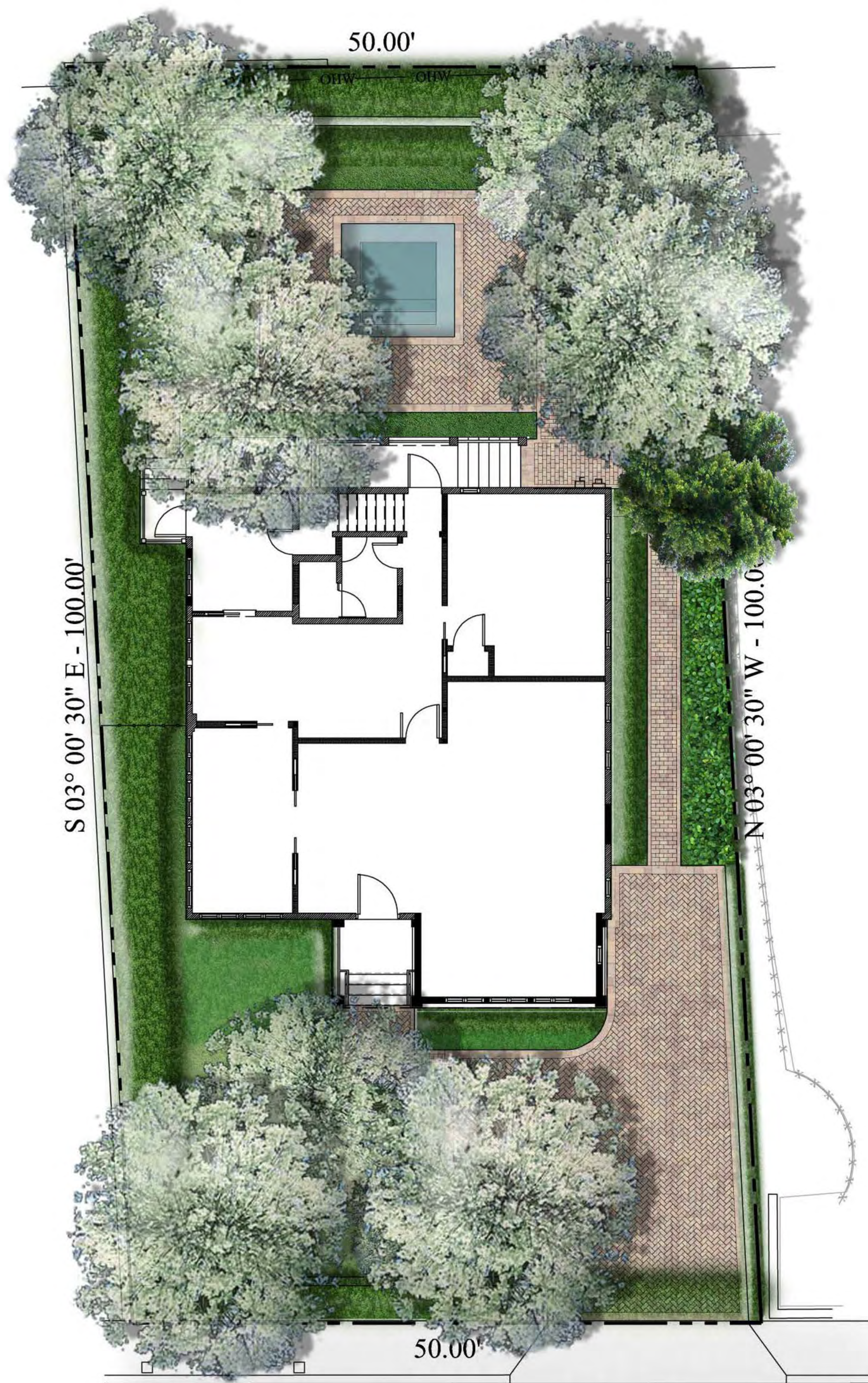
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SHEET L7.0

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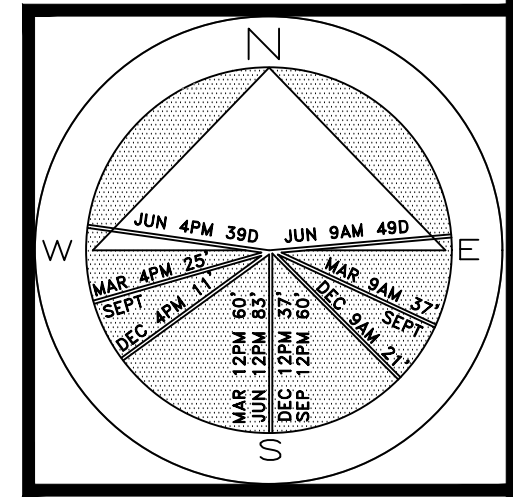


ATLANTIC AVE.
€

ARC-24-0080
ZON-24-0042
Rendered Landscape Plan
SCALE IN FEET: 3/16"=1'-0"

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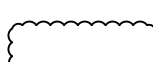


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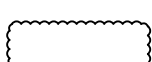
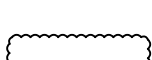
JOB NUMBER: # 24165.00 LA
DRAWN BY: Lauren Freeman
DATE: 08.30.2024
09.23.2024
10.07.2024

SHEET L7.1

Shrubs & Vines

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	CHRYSOBALANUS ICACO GREEN HORIZONTAL COCOPLUM	70	3 GAL., 12" O.C.	YES
	CLUSIA GUTTIFERA SMALL LEAF CLUSIA HEDGE	11	6' HT., 36" O.C.	NO
	FICUS MICROCARPA GREEN ISLAND FICUS	50	1 GAL., 6" O.C.	NO
	MYRICA CERIFERA WAX MYRTLE HEDGE	10	6' HT., 36" O.C.	YES
	PODOCARPUS MACROPHYLLUS PODOCARPUS HEDGE	55	4' HT., 18" O.C.	NO
TOTAL: NATIVE SPECIES:		196 80 (40.81%)		

Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	PHYLLA NODIFLORA FROG FRUIT	500	1 GAL., 6" O.C.	YES
	TRACHELOSPERMUM JASMINOIDES 'VARIEGATA' VARIEGATED JASMINE MINIMA	125	1 GAL., 6" O.C.	NO
TOTAL: NATIVE SPECIES:		625 500 (80%)		

Lawn & Mulch

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION
LAWN	DIAMOND ZOYSIA LAWN	AS NEEDED	SOD PALLETS
PLANTING BED	SHREDDED EUCALYPTUS MULCH	AS NEEDED	MULCH ALL BEDS 3" MIN. DEPTH

Landscape Legend

PROPERTY ADDRESS:	141 ATLANTIC AVENUE	
LOT AREA (SQ FT)	4,993.10 SF	
	REQUIRED	PROPOSED
LANDSCAPE OPEN SPACE (LOS) (SQ FT AND %)	(45%) 2,246.90 SF	(45.72%) 2,282.90 SF
LOS TO BE ALTERED (SQ FT AND %)	N/A	(60%) 2,974 SF
PERIMTETER LOS (SQ FT AND %)	(50% OF LOS) 1,123.45 SF	(84%) 1,894.89 SF
FRONT YARD LOS (SQ FT AND %)	(40% OF FRONT YARD) 500 SF	(61.63%) 739.57 SF
NATIVE SHRUBS & VINES %	30% (NUMBER OF SHRUBS & VINES)	(40.81%) 80 SHRUBS
NATIVE GROUNDCOVER %	30% (GROUNDCOVER AREA)	(80%) 125 SQ. FT.

Proposed Plant Images



Small Leaf Clusia Hedge



Wax Myrtle Hedge



Podocarpus Hedge



Green Cocoplum



Green Island Ficus



Variegated Jasmine



Frog Fruit Groundcover

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ARC-24-0080
ZON-24-0042
Plant Schedule

ENVIRONMENT
DESIGN
GROUP

139 North County Road SF20-B Palm Beach, FL 33480
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Landscape Architecture
Land Planning
Landscape Management

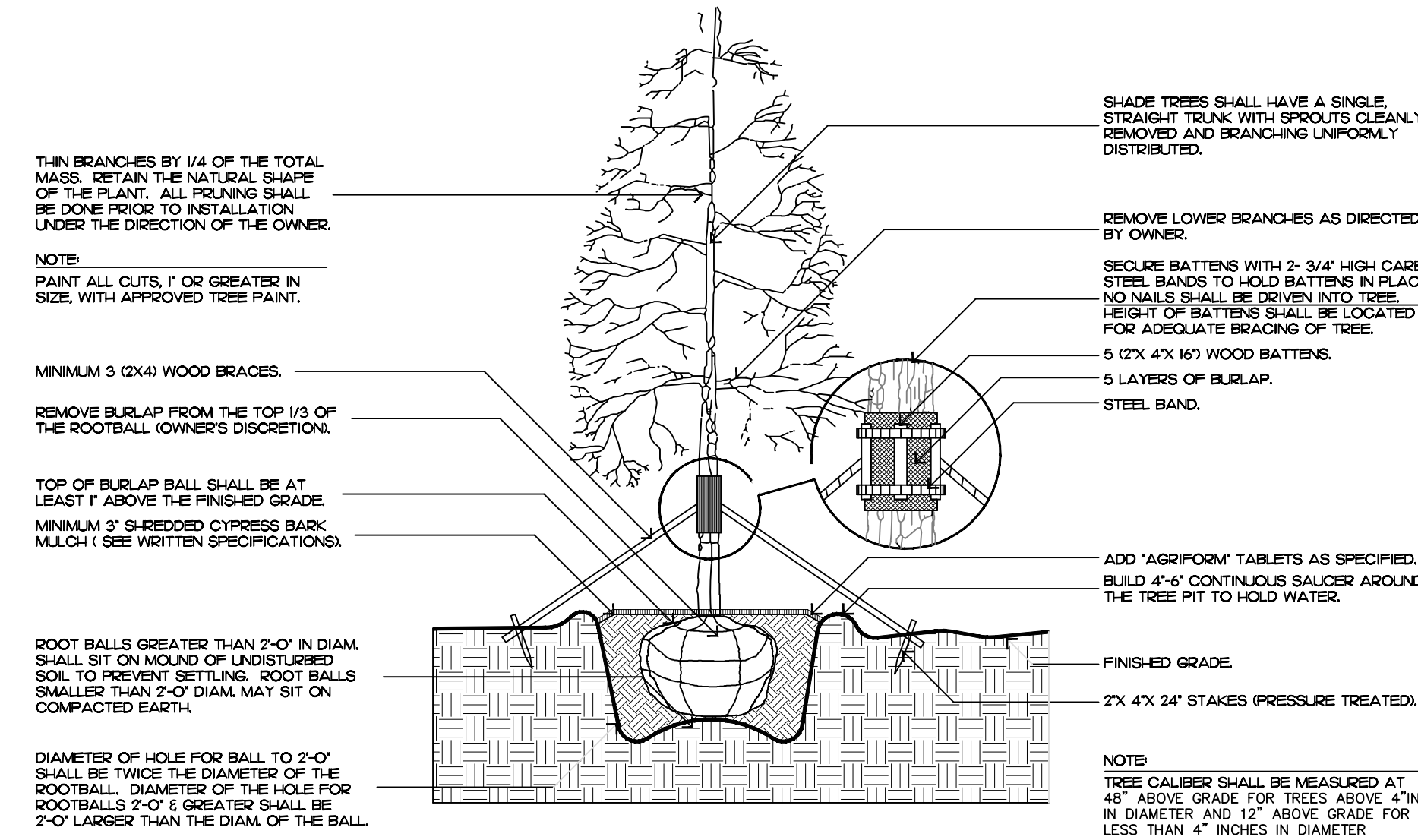
Dustin M. Mizell, M.L.A. #6666784
Dustin@environmentdesigngroup.com

Private Residence
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Palm Beach

JOB NUMBER: # 24165.00 LA
DRAWN BY: Lauren Freeman

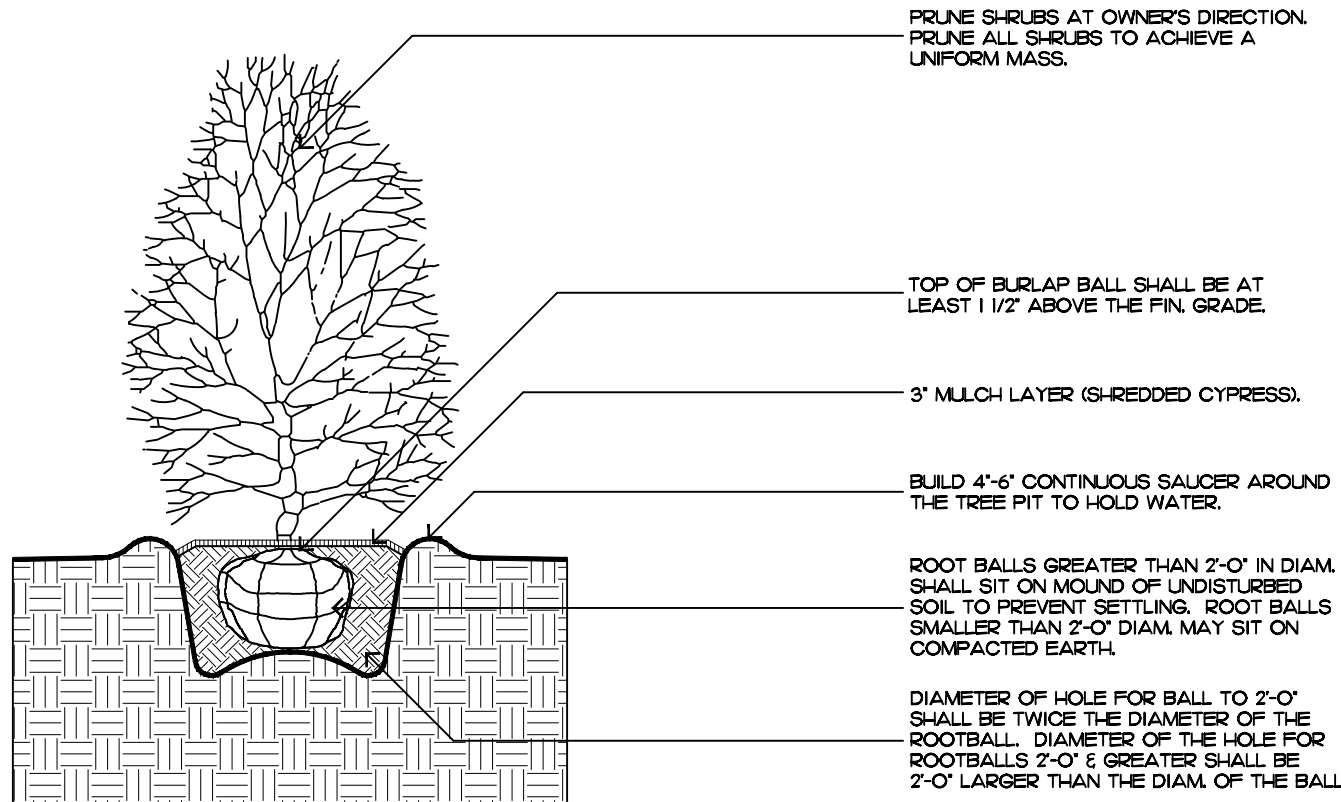
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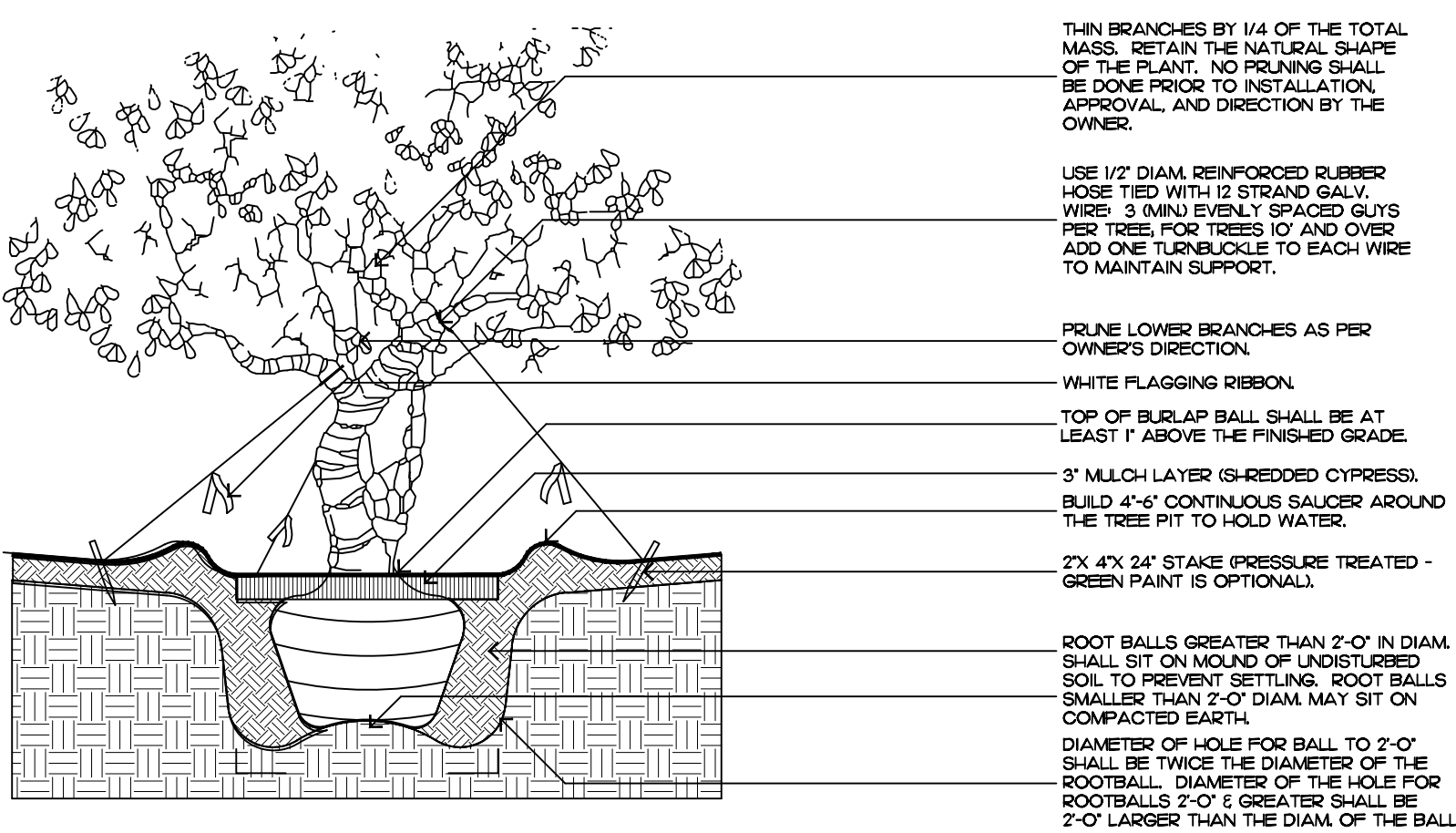
tree planting

FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.



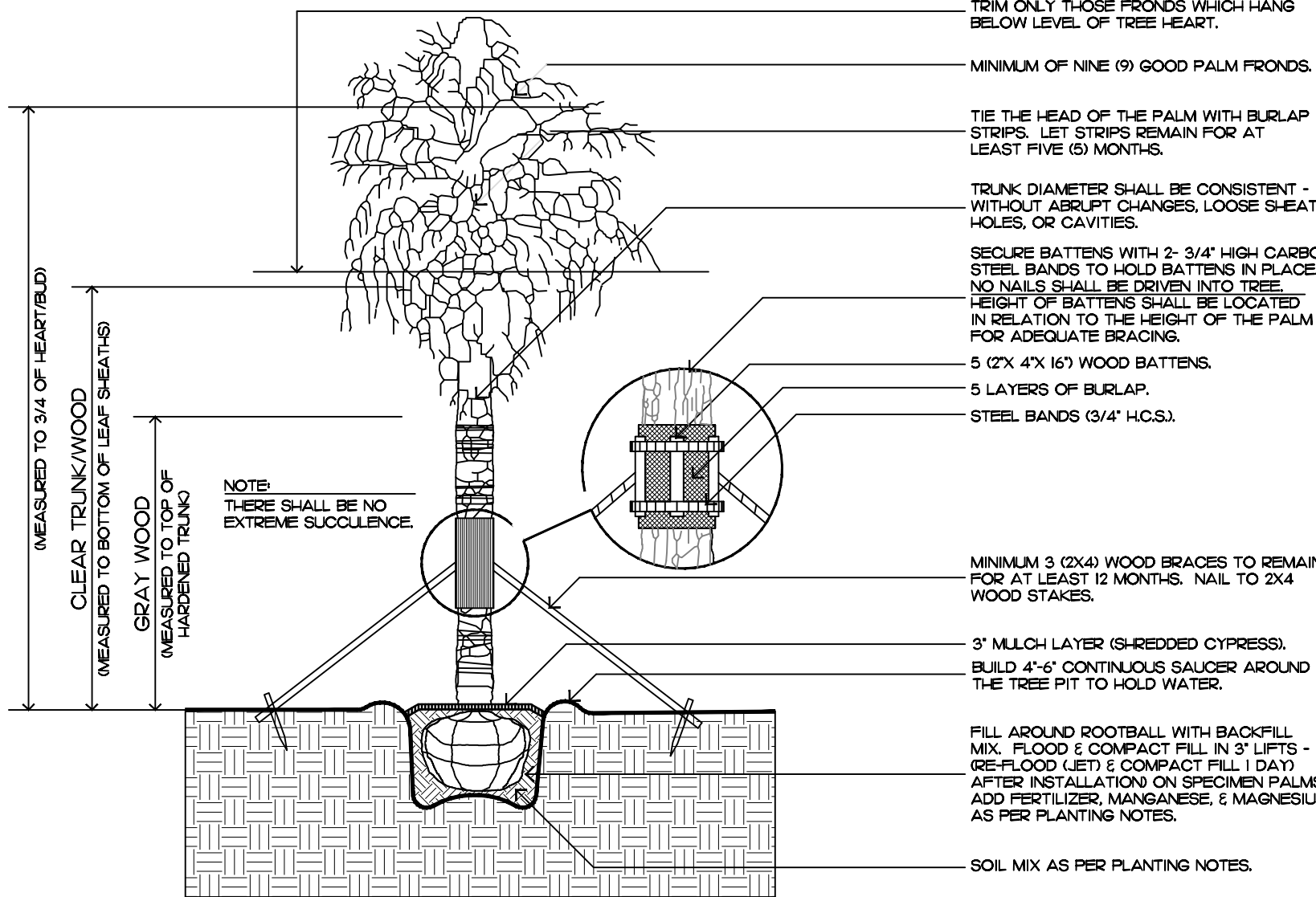
shrub planting

FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.



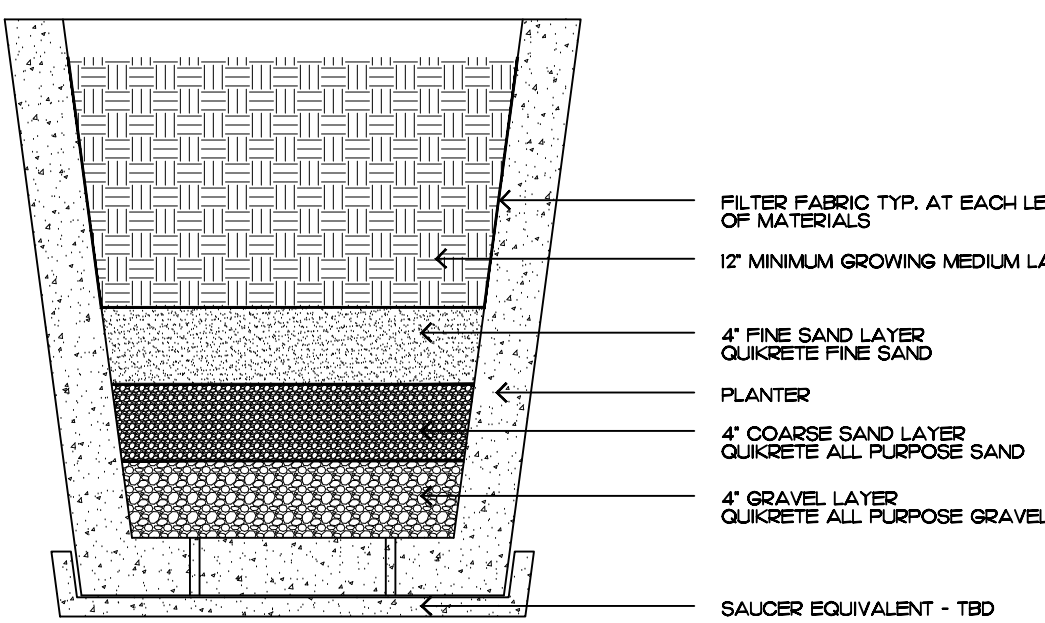
irregular and multi-stem tree

FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

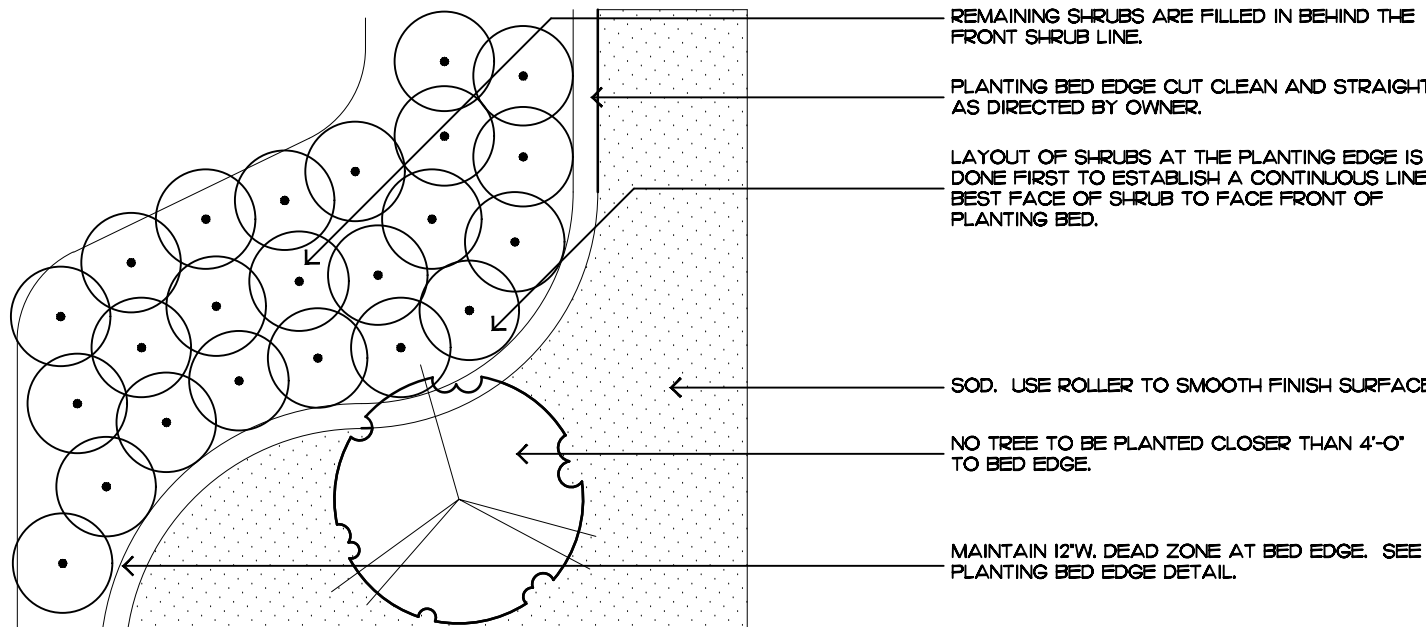


palm tree planting

FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.



Typical Planter/Sediment Filtration Detail



shrub & ground cover layout

Planting Notes

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%) PHOSPHORUS
- 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'-0" IN HEIGHT (1/2 LB. PER 5'-0" OF SPREAD). AGRIFORM TABLETS WITH TWENTY PERCENT (20%) NITROGEN, TEN PERCENT (10%) PHOSPHOROUS, FIVE PERCENT (5%) POTASSIUM IN 2 GRAM SIZES SHALL BE APPLIED ALONG WITH THE FERTILIZER PROCESS (1 WITH 1 GAL. PLANTS, 2 WITH 3 GAL. PLANTS AND 2 TABLETS PER 1" OF TREE TRUNK CALIPER). BACK FILL HALFWAY UP THE ROOT BALL. PLACE ABOUT ONE INCH (1") 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 IN PLANTING BEDS.

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 PRIOR TO LAYING.

SUBSTITUTIONS:

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 BB MATERIAL UNLESS PREVIOUSLY APPROVED. INTENDED SUBSTITUTIONS SHALL BE SPELLED OUT IN BID.

MEASUREMENTS:

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.

SHRUBS: 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 INCLUDE ANY TERMINAL GROWTH.

PALMS: 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 MARKED OR BURNED TRUNKS WILL NOT BE ACCEPTED.

PLANTING SOIL AND BACKFILL:

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 1 & 11", LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. UNLESS SPECIFIED OTHERWISE, ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 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 1. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

CONTAINER GROWN STOCK:

- 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 FIBEROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

WARRANTY:

WARRANTY PLANTS, SHRUBS AND GROUNDCOVERS FOR A PERIOD OF NINETY (90) DAYS. TREES & PALMS FOR ONE YEAR (1) AGAINST UNHEALTHY CONDITION, EXCEPT AS MAY RESULT FROM NEGLIGENCE BY OWNER. DAMAGE BY GRASS, HARMFUL PHENOMENA, PROTECTION FROM INSECTS AND DISEASES, FERTILIZATION AND SIMILAR OPERATIONS AS NEEDED TO ENSURE NORMAL GOOD HEALTH FOR LIVE PLANT MATERIAL.

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.

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South Elevation



North Elevation

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

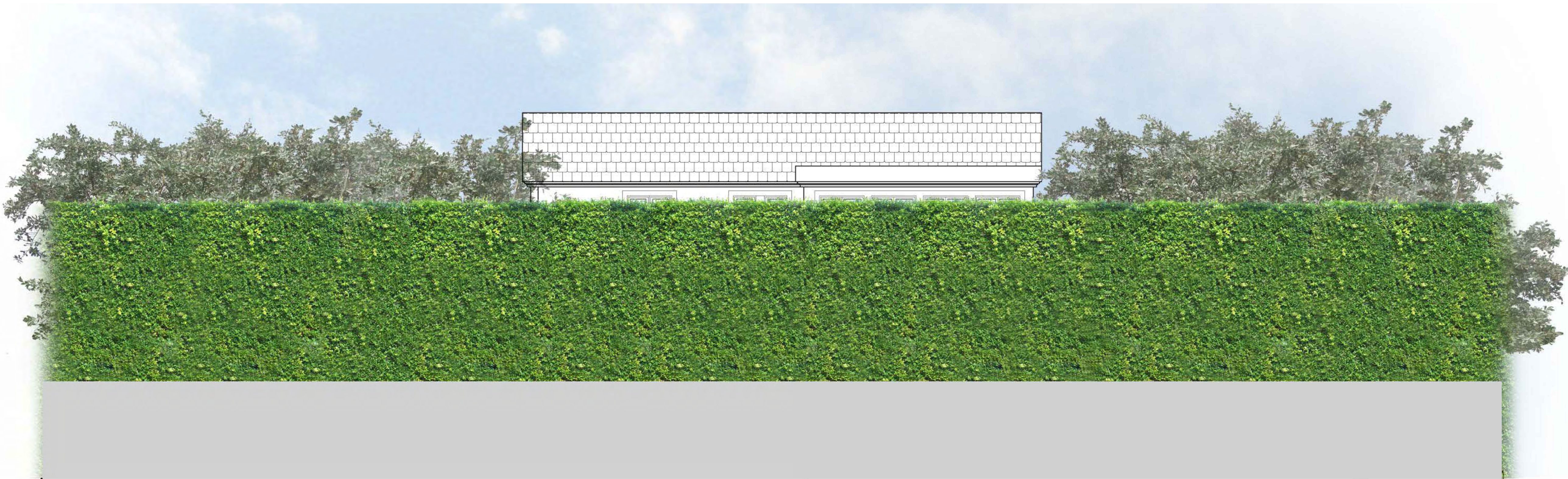
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SHEET L8.0



East Elevation



West Elevation

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