

ORDINANCE NO.: 2013-045

ORIGINAL
STAMPED IN RED

Amending Ordinance 2009-032 granting an encroachment to Arnold Construction Corporation for installation and maintenance of landscaping, an irrigation system, driveway, patio, guard rail, electrical service lines and a dumpster pad within the right of way area of the 700 block of Washington Street adjacent to their building at 1331 Gadsden Street to allow Southern Realty Development Corporation to install and maintain a wooden deck with railing and steps and enlarge the driveway within the right of way area adjacent to 1331 Gadsden Street and the right of way area of the 700 block of Washington Street adjacent to 1331 Gadsden Street, Richland County TMS #09009-08-03

WHEREAS, by Ordinance No. 2009-032, enacted on November 4, 2009, the Mayor and City Council granted Arnold Construction Corporation, its successors and assigns the right to utilize a portion of the right of way area of the 700 block of Washington Street adjacent to its property at 1331 Gadsden Street for the installation and maintenance of landscaping; an irrigation system; a driveway approximately twenty-five (25') feet in width and twenty-five (25') feet in length; a patio approximately thirty (30') feet in length and twenty-one (21') feet in width boarded by a forty-two (42") inch guard rail; underground electrical service and a dumpster pad approximately twelve (12') feet in width and fifteen (15') feet in length; and,

WHEREAS, Southern Realty Development Corporation, (hereinafter "Grantee") desires to amend Ordinance 2009-032 to further utilize a portion of the right of way areas of the 1300 block of Gadsden Street and 700 block of Washington Street for installation and maintenance of a wooden deck approximately three (3') feet in height, twenty (20') feet in width and thirty-eight (38') feet in length with railing, and steps, and to enlarge the driveway to approximately thirty-five (35') feet in length and twenty-four (24') feet in width, all being adjacent to its building at 1331 Gadsden Street, as shown on the attached drawings; and,

WHEREAS, it appears that the encroachment will not interfere with the use of the sidewalk or street for traffic, utility locations or other uses within the foreseeable future; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this 4th day of June, 2013, Ordinance No.: 2009-032 is amended to allow Grantee to further utilize a portion of the right of way areas of the 1300 block of Gadsden Street and 700 block of Washington Street for installation and maintenance of a wooden deck approximately three (3') feet in height, fifteen (15') feet in width and seventy-five (75') feet in length with railing, and steps, and to enlarge the driveway to approximately thirty-five (35') feet in length and twenty-four (24') feet in width, all being adjacent to its building at 1331 Gadsden Street, as shown on the attached drawings.

ALL WORK SHALL COMPLY with the requirements of The City of Columbia and South Carolina Department of Transportation now in existence or hereafter enacted. The materials and type of finish to be used are to be approved by the City Engineer prior to installation. Any damage to the street or sidewalk caused by construction shall be repaired to the satisfaction of the City Manager. Improvements within the encroachment shall be maintained by the grantee at no cost to the City in a manner approved by the City Manager.

PROVIDED, HOWEVER, that in exercising the privileges granted under this ordinance, Grantee, his successors and assigns, will indemnify and save harmless the City from any and all claims or causes of action which may arise by reason of the construction or maintenance of the aforesaid encroachment.

PROVIDED FURTHER that the privilege granted hereby is subject to the Grantee complying with the following conditions, restrictions or limitations:

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1. No item, including landscaping, shall be placed, planted or allowed to grow such that it creates a visual impediment to persons safely entering or exiting the driveway or to persons safely walking along the sidewalk. The City reserves the right to remove or cut any item located within the right of way which it deems to be a safety hazard.
2. Grantee is responsible for all maintenance and assuring that all accessibility and ADA requirements are met and maintained.
3. Landscaping to be maintained by property owner.
4. Irrigation must be designed to avoid spraying walkways, sidewalks and streets and/or creating hazardous conditions upon the walkways, sidewalks and streets.
5. Obstructions of more than be four (4') feet in height are prohibited within the sight-visibility triangle.
6. Forestry and Beautification shall be provided access to trees within the right of way for maintenance purposes.
7. All trees shall be protected and no large tree roots shall be removed from any existing trees.
8. A separate request for an encroachment ordinance to allow use of the deck, sidewalk or other right of way areas of the premises for outdoor dining shall be made by the business operating at the premises.

PROVIDED FURTHER that the privilege granted hereby may be modified or terminated by Columbia City Council at any time without notice to the Grantee, his successors and assigns.

PROVIDED FURTHER that a certificate of insurance be issued as evidence of general liability insurance with at least the minimum amount of \$600,000.00 for personal injury and property damage and naming the City as an insured, be provided to and filed annually with the City Clerk by Grantee, his successors and assigns, as required by Chapter 11, Licenses, Permits, Business Regulations, Article III, Contractors, Sec. 11-71, 1998 Code of Ordinances of the City of Columbia, South Carolina.

BE IT FURTHER ORDAINED that Grantee, in consideration of the above privilege, shall at his expense provide for protection and relocation of all utilities that might be within this area to the satisfaction of the City Manager.

Requested by:

Southern Realty Development Corporation



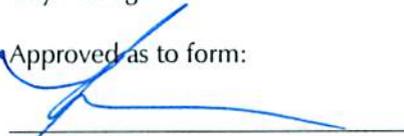
MAYOR

Approved by:



City Manager

Approved as to form:



City Attorney

ATTEST:


City Clerk

Introduced: 5/21/2013
Final Reading: 6/4/2013

**CITY COUNCIL
ENCROACHMENT SUMMARY
2013-045**



700 BLOCK OF WASHINGTON STREET ADJACENT TO 1331 GADSDEN STREET

Subject Property:	700 block of Washington Street adjacent to 1331 Gadsden Street
Council District:	2
Proposal:	Request approval for installation and maintenance of landscaping, irrigation system, wooden deck, railing and steps and a driveway within the right of way area adjacent to 1331 Gadsden Street.
Applicant:	Southern Realty Development Corporation
Staff Recommendation:	Recommend Approval.
Conditions:	Approval.

Detail:	<p>The applicant is requesting to amend a previously granted encroachment (2009-032) for the installation and maintenance of landscaping, irrigation system, wooden deck approximately three (3') feet in height, fifteen (15') feet in width and seventy-five (75') feet in length, railing, and steps, and a driveway approximately thirty-five (35') feet in length and twenty-four (24') feet in width, all being adjacent to its building at 1331 Gadsden Street, as shown on the attached drawing.</p> <p>The applicant has met with staff and addressed concerns regarding the size of the deck and landscaping. In addition, the applicant has been informed that this request is for the construction of the deck and does not include outdoor dining which may be requested.</p>
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CITY AGENCY COMMENTS FOR ENCROACHMENT	
Planning & Development	Recommend Approval.
Streets	Recommend Approval. Driveway where it crosses the sidewalk must meet all current ADA requirements.
Utilities & Engineering	Recommend Approval. This approval does not include the water meter to be placed that close to the deck due to maintenance issues. In addition, the water service they are building over is maintained by property owner even though it appears is within R/W.
Traffic Engineering	Recommend Approval.
Fire Department	Recommend Approval.
Forestry	Recommend Approval.
Land Development	Recommend Approval.

REQUEST FOR AN ENCROACHMENT ORDINANCE

For a continuing encroachment on any type of property in which the City has an interest (i.e., rights of way, tree zone, sidewalk, streets), the person or entity is required to have an encroachment ordinance enacted by City Council permitting the encroachment. Encroachment ordinances are required for but not limited to: irrigation systems; landscaping; fencing; walls; pavers; walkways; outdoor dining items (chairs, tables, umbrellas, etc.); awnings; bollards and directional signs (i.e., churches). **Business signs are NOT permitted via an encroachment. An encroachment must comply with all existing City codes, rules and regulations, the Americans with Disabilities Act, if applicable, and is subject to review and approval by City staff. Enactment of the encroachment ordinance by a majority vote of City Council, which is a discretionary legislative act, is also required. In order to obtain an encroachment ordinance from the City of Columbia, it will be necessary for the City of Columbia to be named as an additional insured on your homeowners policy with limits being increased to \$600,000 as required by Sec. 11-71. It is recommended that you contact your insurance provider to determine if it will name the City of Columbia as an additional insured prior to submitting your request for an encroachment ordinance. If you have any questions concerning these requirements, please contact Chip Timmons with Risk Management.**

Please complete and submit this form along with any attachments to Shari Ardis by e-mail at sardis@columbiasc.net; fax at 803-737-4250; or mail to Shari Ardis, Legal Department, POB 147 Columbia, SC 29217, for preparation of an encroachment ordinance. Copies to City departments should be directed to the contact person for that department as shown below and not through the Legal Department. Chip Timmons with Risk Management (733-8306 or ctimmons@columbiasc.net) should be contacted regarding the insurance requirements.

Date: March 12, 2013 Property Owner: Southern Realty Dev. Corp.

Applicant's Name if different from Property Owner: _____

Contact Information: Telephone Number: 803-391-3212 Fax Number: 803-744-1206

Mailing address: 720 Lady St., Columbia, SC 29201 E-mail address: twilight@arnoldfamilycorp.com

Encroachment Location (Address): 1331 Gadaden St.

(If corner lot, include name and block number of side street, i.e., 1737 Main Street and 1100 block of Laurel Street)

Tax Map Number for Encroachment Location: 09009-08-03

Encroachment type: Wall Fence Columns Steps Irrigation System Landscaping Driveway Pavers

Walkway/Side walk Underground Utilities other

If Other - specify: deck

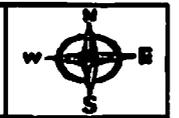
Dimensions (height/width/length): 3' x 20' x 38'

(i.e., 6x42' wooden privacy fence; two 12x4' concrete stop; two 12x12"x24" brick columns; 4x15' brick paver walkway)

Construction material: Wood

Please provide photographs and drawing or site plan drawn to scale - no larger than 8-1/2 x 11.

Church Directional Signs (Must provide picture or drawing of proposed signs that reflect dimensions)
 Location(s) signs are to be placed (i.e. Northeast corner of Main Street) _____



Businesses only: Outdoor dining No. of chairs: _____ No. of Tables: _____

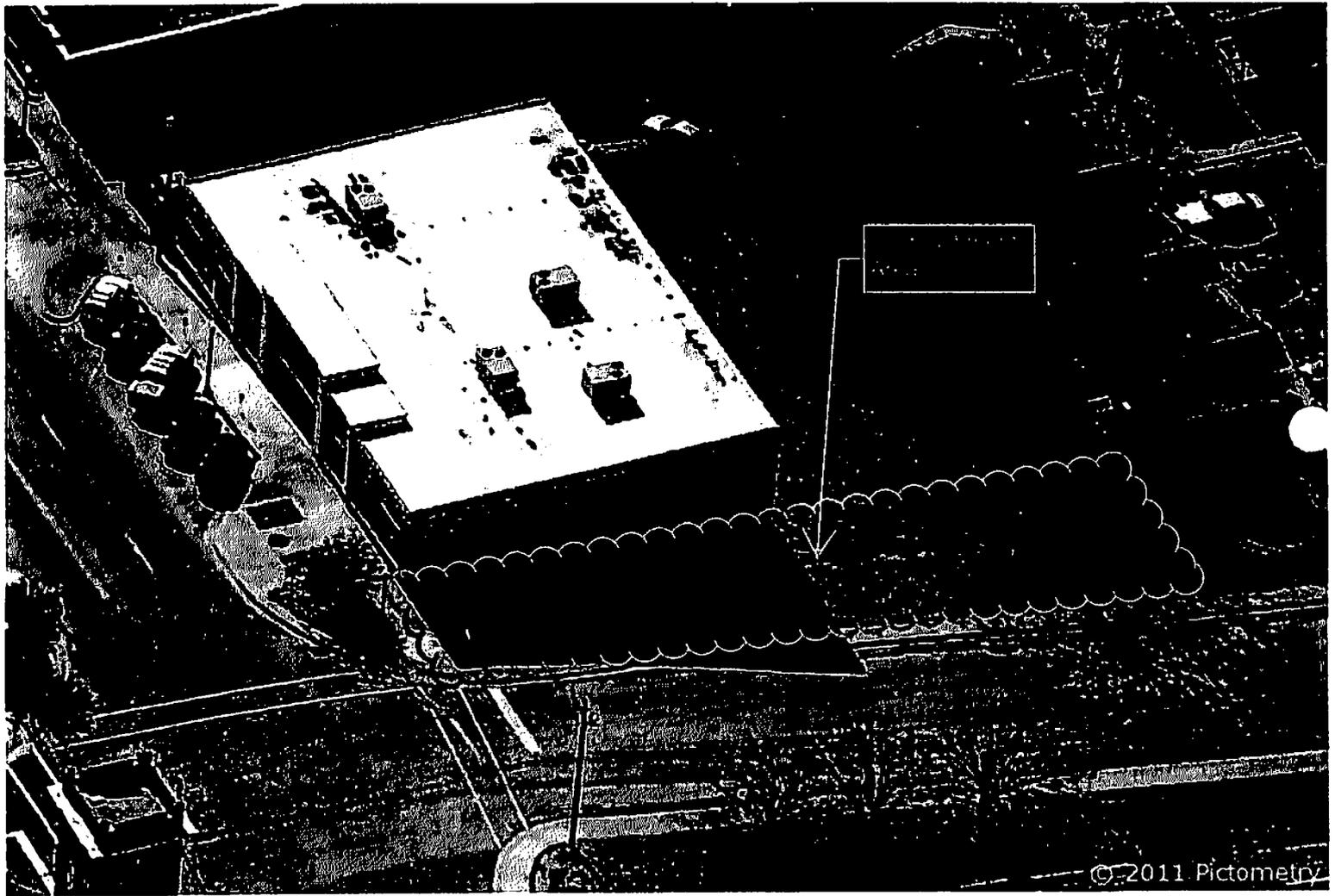
Hours of operation for outdoor dining: _____

Number of planters: _____ Awning: 1 (dimensions - size/material) 20'x40', metal fr./canvas

Other: _____ (or complete applicable "Encroachment type" section above)

The proposed ordinance will be sent to the requesting party and City offices for review and approval. Krista Hampton will compile the recommendations and forward them to the City Clerk for scheduling before City Council. This process may take from 30-90 days.

Contact	Department	Telephone Number	Fax Number
Joey Jacob	Utilities & Engineering	545-3400	988-8199
Missy Gentry	Public Works	545-3780	733-8648
Krista Hampton	Planning and Development Services	545-3420	733-8647
Jerry Thompson	Building Official	545-3442	733-8699
Sara Hollar	Forestry & Beautification	545-3860	733-8648
Amy Moore	Historic Preservation	545-3222	733-8647
Fred Delk	Columbia Dev. Corporation	988-8040	988-8039
Chip Timmons	Risk Management	733-8306	733-8245
Dana Higgins	Construction Management	545-3372	545-4130
David Brewer	Traffic Engineering	545-3850	733-8648
Robert Sweatt	Street Division	545-3790	545-3785
Jonathan Chambers	Planning and Development Services	545-3206	343-8779
Carmen Floyd	Fire Marshal	545-3703	401-8839
Nancy Lee Trihey	Planning and Development Services	545-3218	733-8647
John Fellows	Planning and Development Services	545-3222	733-8647





ORDINANCE NO.: 2009-032

Granting encroachment to Arnold Construction Corporation for installation and maintenance of landscaping, an irrigation system, driveway, patio, guard rail, electrical service lines and a dumpster pad within the right of way area of the 700 block of Washington Street adjacent to their building at 1331 Gadsden Street

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WHEREAS, Arnold Construction Corporation (hereinafter "Grantee") desires to utilize a portion of the right of way area of the 700 block of Washington Street adjacent to its property at 1331 Gadsden Street for the installation and maintenance of landscaping; an irrigation system; a driveway approximately twenty-five (25') feet in width and twenty-five (25') feet in length; a patio approximately thirty (30') feet in length and twenty-one (21') feet in width boarded by a forty-two (42") inch guard rail; underground electrical service and a dumpster pad approximately twelve (12') feet in width and fifteen (15') feet in length, all as shown on the attached drawing; and,

WHEREAS, it appears that the encroachment will not interfere with the use of the sidewalk or street for traffic, utility locations or other uses within the foreseeable future; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this 4th day of November, 2009, that Grantee, its successors and assigns is hereby granted the right to utilize a portion of the right of way area of the 700 block of Washington Street adjacent to its property at 1331 Gadsden Street for the installation and maintenance of landscaping; an irrigation system; a driveway approximately twenty-five (25') feet in width and twenty-five (25') feet in length; a patio approximately thirty (30') feet in length and twenty-one (21') feet in width boarded by a forty-two (42") inch guard rail; underground electrical service and a dumpster pad approximately twelve (12') feet in width and fifteen (15') feet in length, all as shown on the attached drawing.

ALL WORK SHALL COMPLY with the requirements of The City of Columbia and South Carolina Department of Transportation now in existence or hereafter enacted. The materials and type of finish to be used are to be approved by the City Engineer prior to installation. Any damage to the street or sidewalk caused by construction shall be repaired to the satisfaction of the City Manager. Improvements within the encroachment shall be maintained by the grantee at no cost to the City in a manner approved by the City Manager.

PROVIDED, HOWEVER, that in exercising the privileges granted under this ordinance, Grantee, his successors and assigns, will indemnify and save harmless the City from any and all claims or causes of action which may arise by reason of the construction or maintenance of the aforesaid encroachment.

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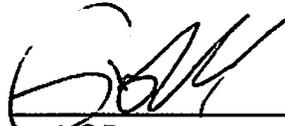
PROVIDED FURTHER that the privilege granted hereby may be modified or terminated by Columbia City Council at any time without notice to the Grantee, his successors and assigns.

PROVIDED FURTHER that a certificate of insurance be issued as evidence of general liability insurance with at least the minimum amount of \$600,000.00 for personal injury and property damage and naming the City as an insured, be provided to and filed annually with the City Clerk by Grantee, his successors and assigns, as required by Chapter 11, Licenses, Permits, Business Regulations, Article III, Contractors, Sec. 11-71, 1998 Code of Ordinances of the City of Columbia, South Carolina.

BE IT FURTHER ORDAINED that Grantee, in consideration of the above privilege, shall at his expense provide for protection and relocation of all utilities that might be within this area to the satisfaction of the City Manager.

Requested by:

Arnold Construction Corporation



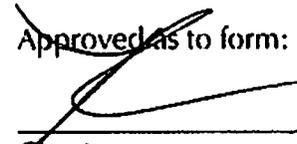
MAYOR

Approved by:



Interim City Manager

Approved as to form:



City Attorney

ATTEST:



City Clerk

Introduced: 10/21/2009
Final Reading: 11/4/2009

Submit by Email

Matter No.: 09020164
Attorney: YESSIN
Date In: 2/4/09
File No.: 2007-032
Date Out: 10/1/09

REQUEST FOR AN ENCROACHMENT ORDINANCE

For a continuing encroachment on any type of property in which the City has an interest (i.e., rights of way, tree zone, sidewalk, streets), the person or entity is required to have an encroachment ordinance enacted by City Council permitting the encroachment. Encroachment ordinances are required for but not limited to: irrigation systems; landscaping; fencing; walls; pavers; walkways; outdoor dining items (chairs, tables, umbrellas, etc.); awnings; bollards and directional signs (i.e., churches) Business signs are NOT permitted via an encroachment. An encroachment must comply with all existing City codes, rules and regulations, the Americans With Disabilities Act, if applicable, and is subject to review and approval by City staff. Enactment of the encroachment ordinance by a majority vote of City Council, which is a discretionary legislative act, is also required.

Please complete and submit this form along with any attachment(s) to Shari Ardis by e-mail at sardis@columbiasc.net; fax at 803-737-4250; or mail to Shari Ardis, Legal Department, POB 147 Columbia, SC 29217, for preparation of an encroachment ordinance. Copies to City departments should be directed to the contact person for that department as shown below and not through the Legal Department. Judy Edwards with Risk Management (343-8778 or jjedwards@columbiasc.net) should be contacted regarding the insurance requirements.

Date: 2/4/2009 Applicant's Name: Arnold Construction Corporation
Telephone Number: 803-731-4321 Fax Number: 803-744-1206
E-mail address: paul@arnoldfamilycorp.com
Encroachment Location (Address): 1331 Gadenden Street Columbia SC 29201

Encroachment type: Wall Fence Irrigation System Landscaping/Other patio/electrical/dumpster pad
If wall or fence - dimensions: (height/length) construction material:
Please provide photographs and drawing or site plan drawn to scale.

Church Directional Signs (Must provide picture or drawing of proposed signs that reflect dimensions)
Location(s) signs are to be placed (i.e. Northeast corner of Main Street)

Outdoor dining/decoration No. of chairs: No. of Tables:
Number of planters: Business Hours: Other:

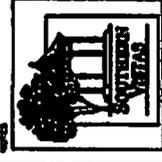
The proposed ordinance will be sent to the requesting party and City offices for review and approval. Chip Land will compile the recommendations and forward them to the City Clerk for scheduling before City Council. This process may take from 30-90 days.

Contact	Department	Telephone Number	Fax Number
John Dooley	Utilities and Engineering	545-3240	733-8674
Joey Jaco	Engineering	545-3400	988-8199
Missy Gentry	Public Works	545-3780	733-8648
Marc Mylott	Planning and Development Services	545-3426	255-8935
Chip Land	Planning and Development Services	545-3222	733-8647
Jerry Thompson	Building Official	545-3472	733-8699
Sara Hollar	Forestry & Beautification	545-3860	733-8648
Amy Moore	Historic Preservation	545-3222	733-8647
Fred Dell	Columbia Dev. Corporation	988-8040	988-8059
Judy Edwards	Risk Management	343-8778	733-8245
Dana Higgins	Construction Management	545-3372	545-4130
David Brewer	Traffic Engineering	545-3850	733-8648
Robert Sweatt	Street Division	545-3790	545-3785
Jonathan Chambers	Planning and Development Services	545-3706	343-8779
Carmen Floyd	Fire Marshall	545-3703	401-8839
Krista Hampton	Planning and Development Services	545-3420	733-8699

LANDSCAPE ARCHITECT
 1111 17th St. N.
 Seattle, WA 98109
 TEL: 206-462-1111
 FAX: 206-462-1112

PROJECT NO. 0531
 DATE: 11/10/04

CLIENT: [REDACTED]
 ADDRESS: [REDACTED]



NO.	DATE	DESCRIPTION
1	11/10/04	PRELIMINARY PLAN
2	11/10/04	FINAL PLAN



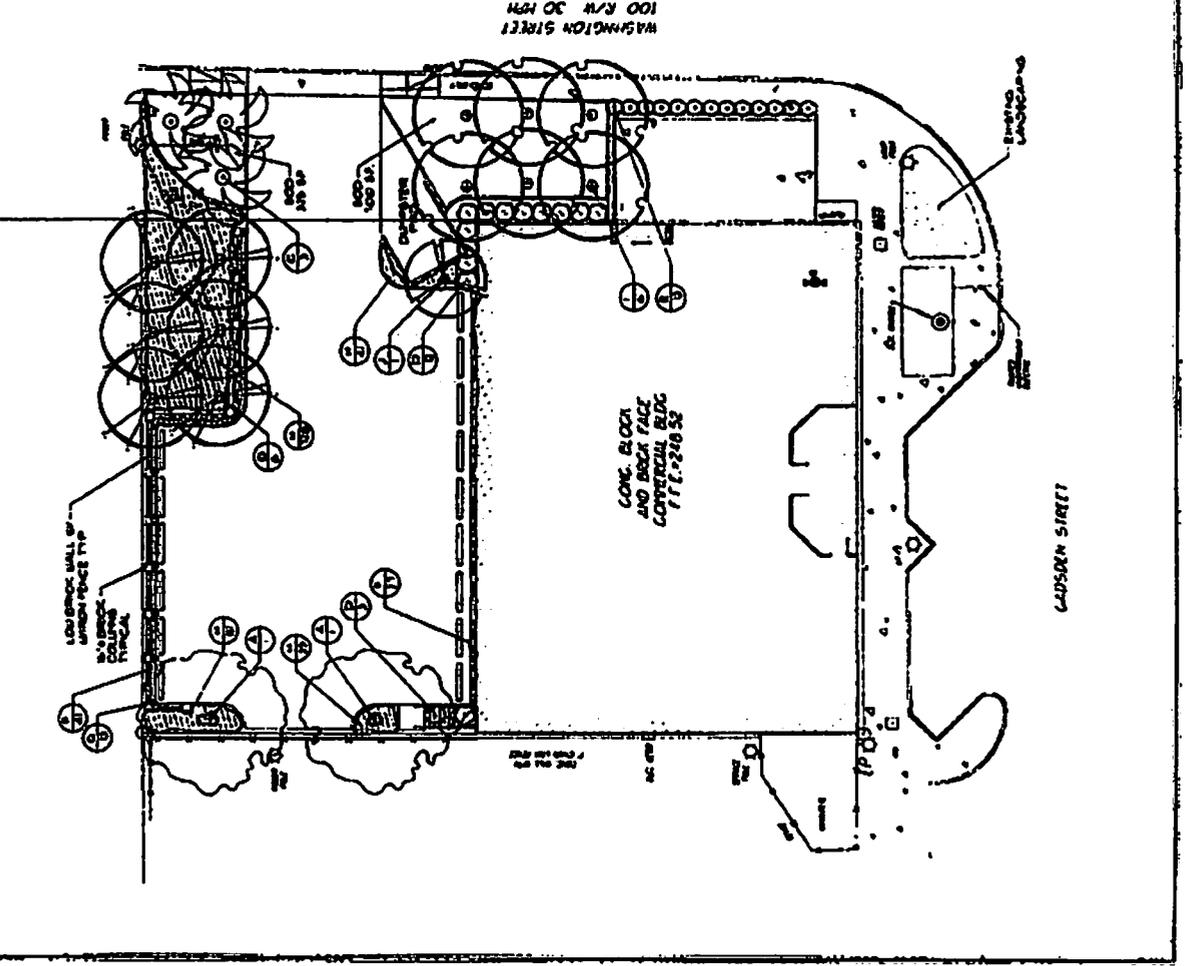
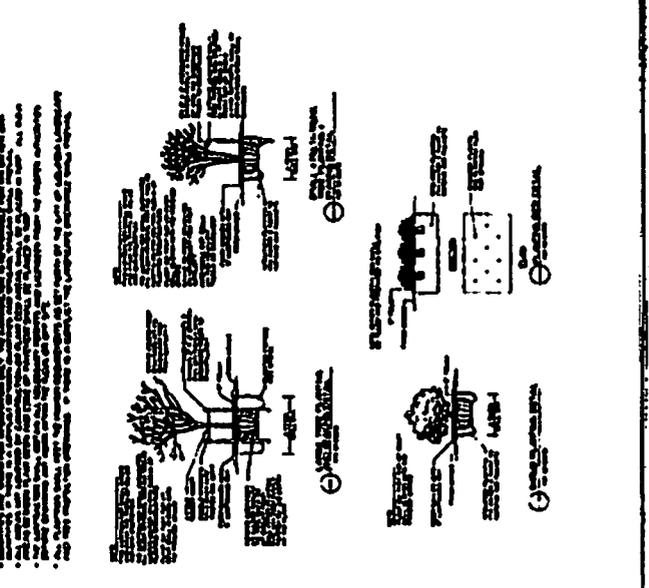
LANDSCAPE PLAN
 1111 17th St. N.
 Seattle, WA 98109

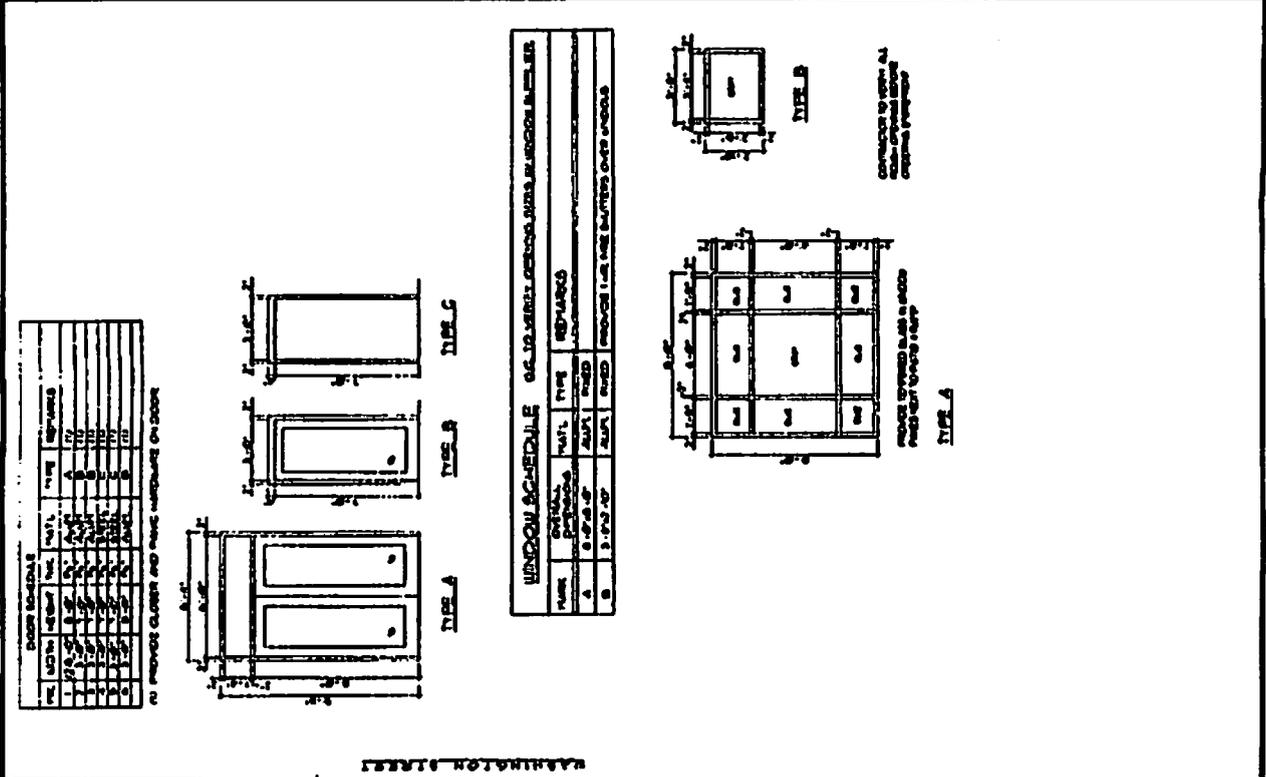
PROJECT NO. 0531
 DATE: 11/10/04

PLANT SCHEDULE

NO.	SYMBOL	PLANT NAME	QUANTITY	REMARKS
1	(Symbol)	PLANT NAME	1	REMARKS
2	(Symbol)	PLANT NAME	1	REMARKS
3	(Symbol)	PLANT NAME	1	REMARKS
4	(Symbol)	PLANT NAME	1	REMARKS
5	(Symbol)	PLANT NAME	1	REMARKS
6	(Symbol)	PLANT NAME	1	REMARKS
7	(Symbol)	PLANT NAME	1	REMARKS
8	(Symbol)	PLANT NAME	1	REMARKS
9	(Symbol)	PLANT NAME	1	REMARKS
10	(Symbol)	PLANT NAME	1	REMARKS
11	(Symbol)	PLANT NAME	1	REMARKS
12	(Symbol)	PLANT NAME	1	REMARKS
13	(Symbol)	PLANT NAME	1	REMARKS
14	(Symbol)	PLANT NAME	1	REMARKS
15	(Symbol)	PLANT NAME	1	REMARKS
16	(Symbol)	PLANT NAME	1	REMARKS
17	(Symbol)	PLANT NAME	1	REMARKS
18	(Symbol)	PLANT NAME	1	REMARKS
19	(Symbol)	PLANT NAME	1	REMARKS
20	(Symbol)	PLANT NAME	1	REMARKS

1. ALL PLANTS TO BE PLANTED BY THE CONTRACTOR.
 2. ALL PLANTS TO BE PLANTED IN ACCORDANCE WITH THE PLANT SCHEDULE.
 3. ALL PLANTS TO BE PLANTED IN ACCORDANCE WITH THE LANDSCAPE PLAN.
 4. ALL PLANTS TO BE PLANTED IN ACCORDANCE WITH THE SPECIFICATIONS.
 5. ALL PLANTS TO BE PLANTED IN ACCORDANCE WITH THE NOTES.
 6. ALL PLANTS TO BE PLANTED IN ACCORDANCE WITH THE SCHEDULE.
 7. ALL PLANTS TO BE PLANTED IN ACCORDANCE WITH THE PLAN.
 8. ALL PLANTS TO BE PLANTED IN ACCORDANCE WITH THE SPECIFICATIONS.
 9. ALL PLANTS TO BE PLANTED IN ACCORDANCE WITH THE NOTES.
 10. ALL PLANTS TO BE PLANTED IN ACCORDANCE WITH THE SCHEDULE.
 11. ALL PLANTS TO BE PLANTED IN ACCORDANCE WITH THE PLAN.
 12. ALL PLANTS TO BE PLANTED IN ACCORDANCE WITH THE SPECIFICATIONS.
 13. ALL PLANTS TO BE PLANTED IN ACCORDANCE WITH THE NOTES.
 14. ALL PLANTS TO BE PLANTED IN ACCORDANCE WITH THE SCHEDULE.
 15. ALL PLANTS TO BE PLANTED IN ACCORDANCE WITH THE PLAN.
 16. ALL PLANTS TO BE PLANTED IN ACCORDANCE WITH THE SPECIFICATIONS.
 17. ALL PLANTS TO BE PLANTED IN ACCORDANCE WITH THE NOTES.
 18. ALL PLANTS TO BE PLANTED IN ACCORDANCE WITH THE SCHEDULE.
 19. ALL PLANTS TO BE PLANTED IN ACCORDANCE WITH THE PLAN.
 20. ALL PLANTS TO BE PLANTED IN ACCORDANCE WITH THE SPECIFICATIONS.

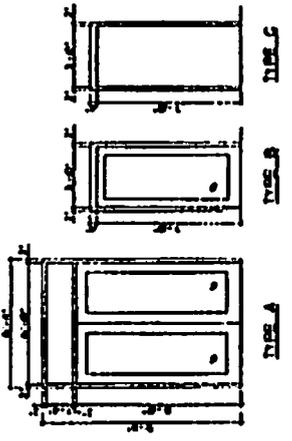




DOOR SCHEDULE

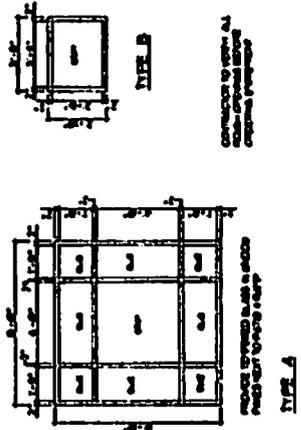
NO.	LOC.	TYPE	FINISH
1	REAR PORCH	6	111
2	REAR TERRACE	6	111
3	REAR PATIO	6	111
4	REAR ENTRANCE	6	111
5	REAR TERRACE	6	111
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7	REAR ENTRANCE	6	111
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11	REAR TERRACE	6	111
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14	REAR TERRACE	6	111
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19	REAR ENTRANCE	6	111
20	REAR TERRACE	6	111
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22	REAR ENTRANCE	6	111
23	REAR TERRACE	6	111
24	REAR PATIO	6	111
25	REAR ENTRANCE	6	111
26	REAR TERRACE	6	111
27	REAR PATIO	6	111
28	REAR ENTRANCE	6	111
29	REAR TERRACE	6	111
30	REAR PATIO	6	111

TO PROVIDE CLIMATE AND SOUND PROTECTION ON DOORS

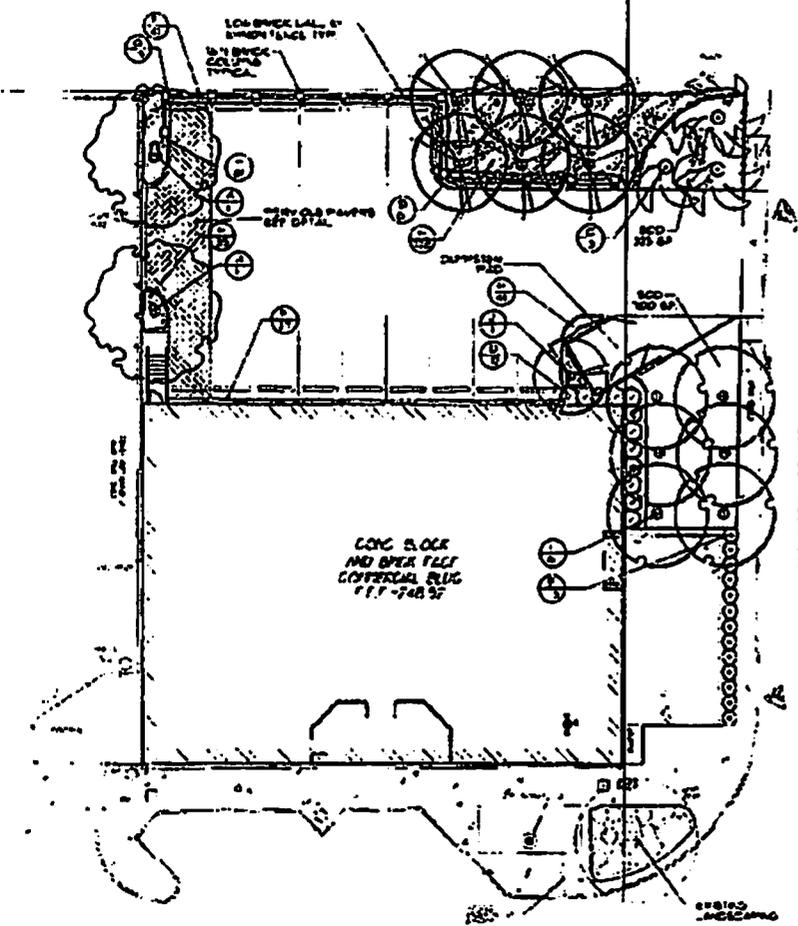


WINDOW SCHEDULE SEE TO-SHEET SPECIFICATIONS FOR WINDOW SCHEDULE

NO.	LOC.	TYPE	FINISH
1	REAR TERRACE	1	111
2	REAR PATIO	1	111
3	REAR TERRACE	1	111
4	REAR PATIO	1	111
5	REAR TERRACE	1	111
6	REAR PATIO	1	111
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25	REAR TERRACE	1	111
26	REAR PATIO	1	111
27	REAR TERRACE	1	111
28	REAR PATIO	1	111
29	REAR TERRACE	1	111
30	REAR PATIO	1	111



RENOVATED EXTERIOR SHELL PLAN
SCALE: 1/8" = 1'-0"



PLANT SCHEDULE

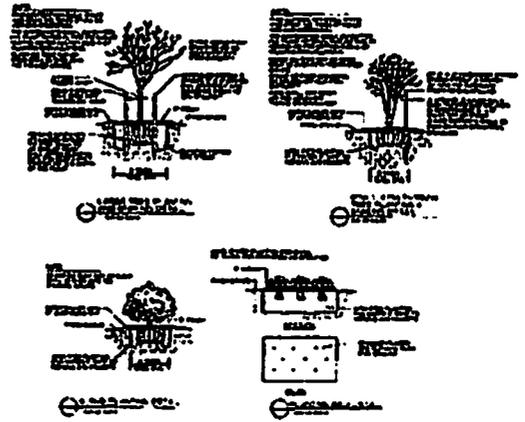
NO.	SYMBOL	PLANT NAME	QUANTITY	SIZE	NOTES
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2	(Symbol)
3	(Symbol)
4	(Symbol)
5	(Symbol)
6	(Symbol)
7	(Symbol)
8	(Symbol)
9	(Symbol)
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11	(Symbol)
12	(Symbol)
13	(Symbol)
14	(Symbol)
15	(Symbol)
16	(Symbol)
17	(Symbol)
18	(Symbol)
19	(Symbol)
20	(Symbol)

STORY PLANTING
 20 JUNE 1974
 20 JUNE 1974
 20 JUNE 1974
 20 JUNE 1974

PLANTING
 20 JUNE 1974
 20 JUNE 1974
 20 JUNE 1974
 20 JUNE 1974

PLANTING
 20 JUNE 1974
 20 JUNE 1974
 20 JUNE 1974
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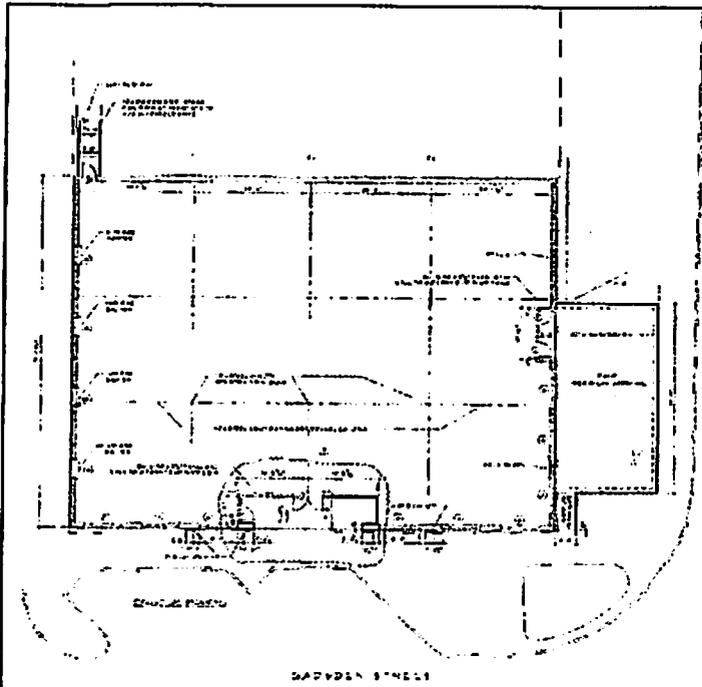
NOTES
 1. ALL PLANTING TO BE DONE BY 10/1/74
 2. ALL PLANTING TO BE DONE BY 10/1/74
 3. ALL PLANTING TO BE DONE BY 10/1/74
 4. ALL PLANTING TO BE DONE BY 10/1/74



Southern Vista

LANDSCAPE PLAN

11-2 2x2 1'0"

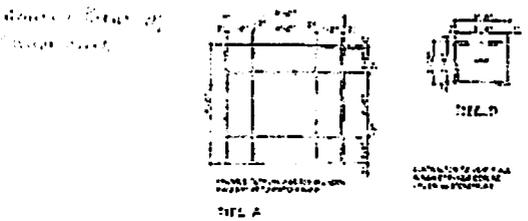


REINFORCED EXTERIOR SHELL PLAN
SCALE 1/4" = 1'-0"

NO.	DESCRIPTION	DATE	TYPE	APPROVAL
1
2
3
4
5



NO.	DESCRIPTION	DATE	TYPE	APPROVAL
1
2
3



REINFORCED EXTERIOR SHELL
REVISIONS
SCHEDULES

A101