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SKA ARCHITECT + PLANNER
249 PERUVIAN AVENUE, SUITE F-2
PALM BEACH, FLORIDA 33480
(561) 655 - 1116 OFFICE
(561) 832 - 7828 FACSIMILE
www.skaarchitect.com

Dustin M. Mizell
www.environmentdesigngroup.com
Environmental Design Group

The Paramount Building
139 North County Rd, Suite 20-B
Palm Beach, Florida 33480
561.832.4600

Chad M. Gruber
Gruber Consulting Engineers

247 Mercer Ave, Suite 305
West Palm Beach, FL 33401
561.312.2041

SAUNDERS RESIDENCE
284 MONTEREY RD.
PALM BEACH, FLORIDA 33480
RENOVATION

LANDMARKS
COA-24-002
JANUARY 17, 2024

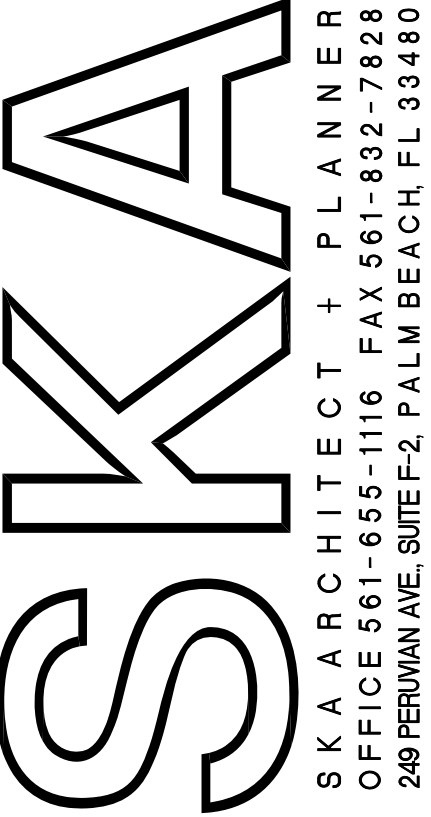
SKA ARCHITECT + PLANNER
PATRICK W. SEGRAVES, A.I.A.
DANIEL A. CLAVIJO, ASSOCIATE A.I.A.

PROJECT DESCRIPTION

Our proposal consists of minor window and door modifications. The only change to the front elevation is a side door entry has been moved to this elevation per request of the immediate neighbor.

RECEIVED
By yfigueroa at 2:52 pm, Dec 05, 2023

FIRST SUBMITTAL
11-02-23
SECOND SUBMITTAL
11-20-23



CONSULTANT:

PROPOSED RENOVATIONS OF RESIDENCE FOR:
SAUNDERS RESIDENCE
284 Monterey Rd PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

REVISIONS:
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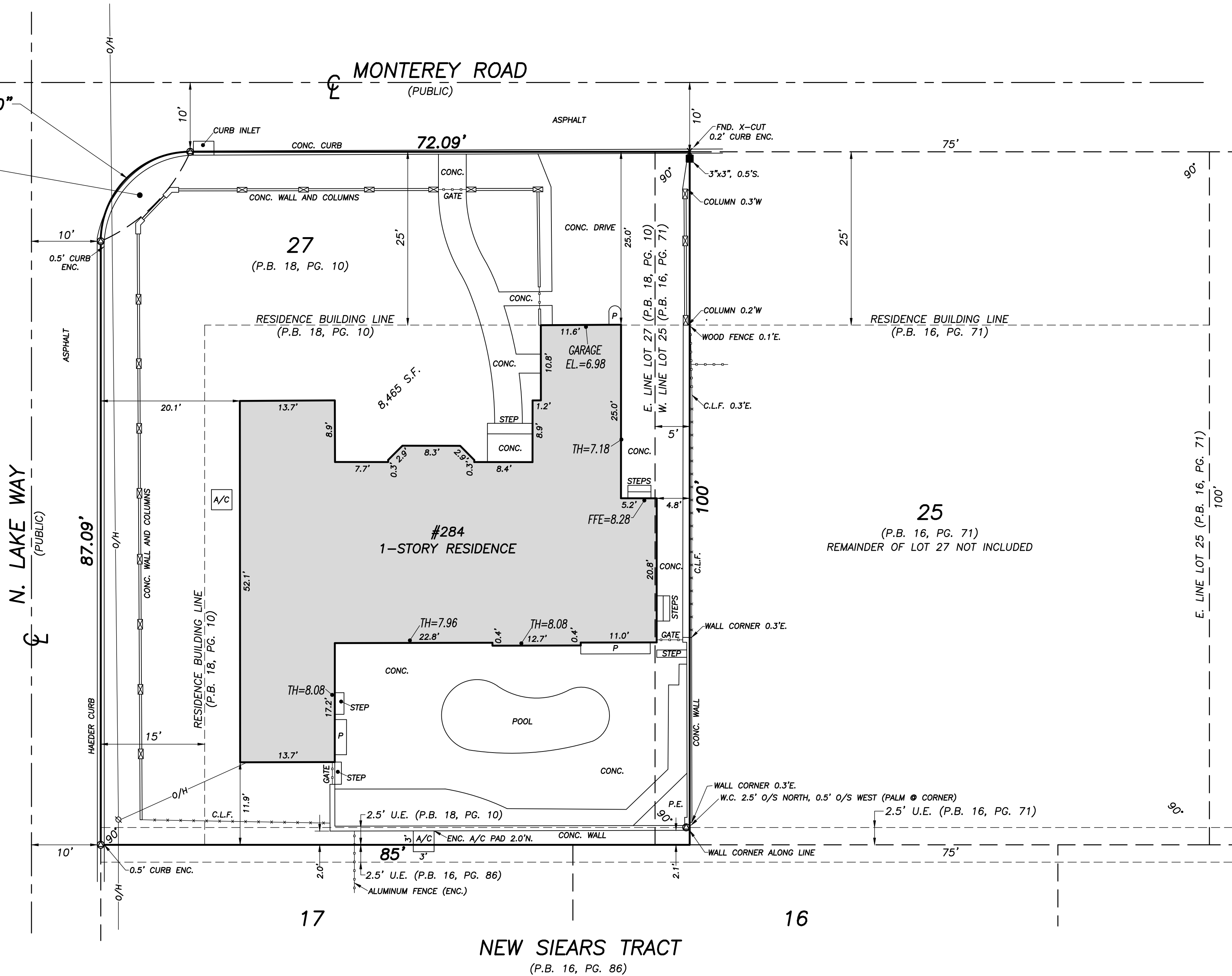
SHEET NUMBER:
1
ISSUE 11-02-23
DATE: PREV. 05-02-22
JOB #: COA-24-002

PREVIOUS: COA-22-028
ZON-22-079

LEGEND

- A = ARC LENGTH
A/C = AIR CONDITIONING
A.E. = ACCESS EASEMENT
A.K.A. = ALSO KNOWN AS
ASPH. = ASPHALT
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
ENC. = ENCROACHMENT
E.O.P. = EDGE OF PAVEMENT
E.O.W. = EDGE OF WATER
ESMT = EASEMENT
F.F. = FINISH FLOOR
FND. = FOUND
F.O.C. = FACE OF CURB
I.D. = INSIDE DIAMETER
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/H = OVERHEAD UTILITY LINE
O.R.B. = OFFICIAL RECORD BOOK
O/S = OFFSET
P = PLANTER
(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.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
RGE. = 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
= BASELINE
= CENTERLINE
= 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
= PINE TREE
= SABAL PALM

$\Delta=90^{\circ}00'00''$
 $A=20.28'$
 $R=12.91'$
27A
(P.B. 18, PG. 10)



FLOOD ZONE:

This property is located in Flood Zone X according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0393F, dated 10/05/2017.

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 LB4569.
- 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 ties 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:

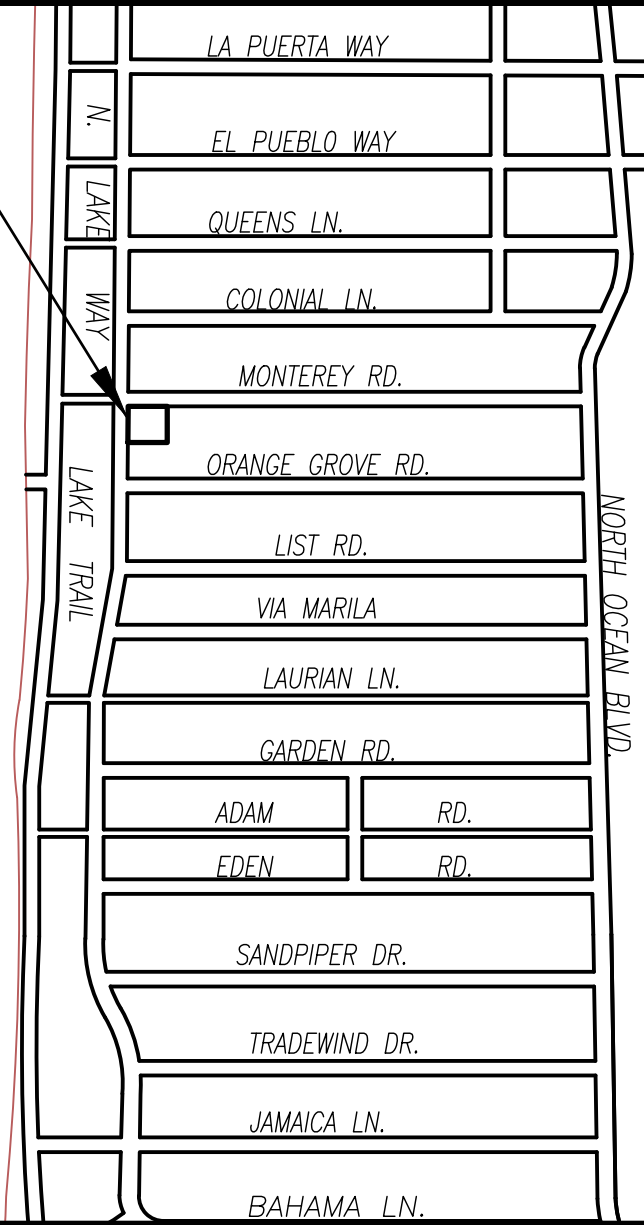
I HEREBY ATTEST that the survey shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 1/8/2022

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

SITE

LAKE WORTH LAGOON



VICINITY SKETCH N.T.S.

BOUNDARY SURVEY FOR:

DHC MONTEREY LLC

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

DHC Monterey LLC

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

PROPERTY ADDRESS:

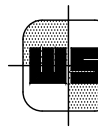
284 Monterey Rd
Palm Beach, FL 33480

LEGAL DESCRIPTION:

The West 5 feet of Lot 25, **PLAT OF GREGORY ADDITION**, Palm Beach, Florida, according to the plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida recorded in Plat Book 16, Page 71 and all of Lots 27 and 27A, Replat of Lots 27-30 inclusive, **GREGORY ADDITION**, Palm Beach, Florida, according to the plat thereof on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 18, Page 10.

BOUNDARY SURVEY FOR:

DHC MONTEREY LLC



WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4089
5555 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-6551

FIELD	B.M.	JOB NO.	21-1577.1	F.B.	PB324 PG. 68
OFFICE	M.B.	DATE	1/8/22	DWG. NO.	21-1577
C'K'D	C.W.	REF.	21-1577.DWG	SHEET	1 OF 1



Town of Palm Beach

Planning Zoning and Building

360 S County Rd

Palm Beach, FL 33480

www.townofpalmbeach.com

Line #	Zoning Legend			
1	Property Address:	284 Monterey RD		
2	Zoning District:	R-B LOW DENSITY RESIDENTIAL		
3	Structure Type:	ONE STORY, SINGLE FAMILY HOME		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	10,000 SQ.FT.	8,465 SQ.FT.	8,465 SQ.FT.
6	Lot Depth	100.00'	100'E/87.09'W	100'E/87.09'W
7	Lot Width	100.00'	72.09'N/85'S	72.09'N/85'S
8	Lot Coverage (Sq Ft and %)	40%(1)-30%(2)	2,164 SQFT(25.56%)	2,575 SQFT(30.42%)
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl., Accessory Structures, etc)	NA	2,164 SQ.FT.	2,620 SQ.FT.
10	Cubic Content Ratio (CCR) (R-B ONLY)	4.15	2.12	2.599
11	*Front Yard Setback (Ft.)	25'(1)-35'(2)	25.00'	25.00'
12	* Side Yard Setback (1st Story) (Ft.)	12.50'(W+E)	20.1' W-4.8' E	20.1' W-4.8' E
13	* Side Yard Setback (2nd Story) (Ft.)	15.00'(W+E)	NA	NA
14	*Rear Yard Setback (Ft.)	10'(1)-15'(2)	11.9'	10'
15	Angle of Vision (Deg.)	100	105	120
16	Building Height (Ft.)	14'(1)-22'(2)	8.75'	8.75'
17	Overall Building Height (Ft.)	22'(1)-30'(2)	17.25'	17.25'
18	Crown of Road (COR) (NAVD)	NA	6.08'	NO CHANGE
19	Max. Amount of Fill Added to Site (Ft.)	NA	NA	NA
20	Finished Floor Elev. (FFE)(NAVD)	7.00' MINIMUM	8.28'	8.28'
21	Zero Datum for point of meas. (NAVD)	7.00' MINIMUM	7.00'	7.00'
22	FEMA Flood Zone Designation	NA	X	X
23	Base Flood Elevation (BFE)(NAVD)		7.00'	7.00'
24	Landscape Open Space (LOS) (Sq Ft and %)	3,809.25 SF (45%)	4,246 SF (50.2%)	4,106 SF (48.50%)
25	Perimeter LOS (Sq Ft and %)	1,904.63 SF (50%)	2,249 SF (68.9%)	2,688 SF (82.3%)
26	Front Yard LOS (Sq Ft and %)	835.6 SF (40%)	1,499 SF (71.9%)	1,616 SF (77.4%)
27	**Native Plant Species %	Please refer to separate landscape legend.		

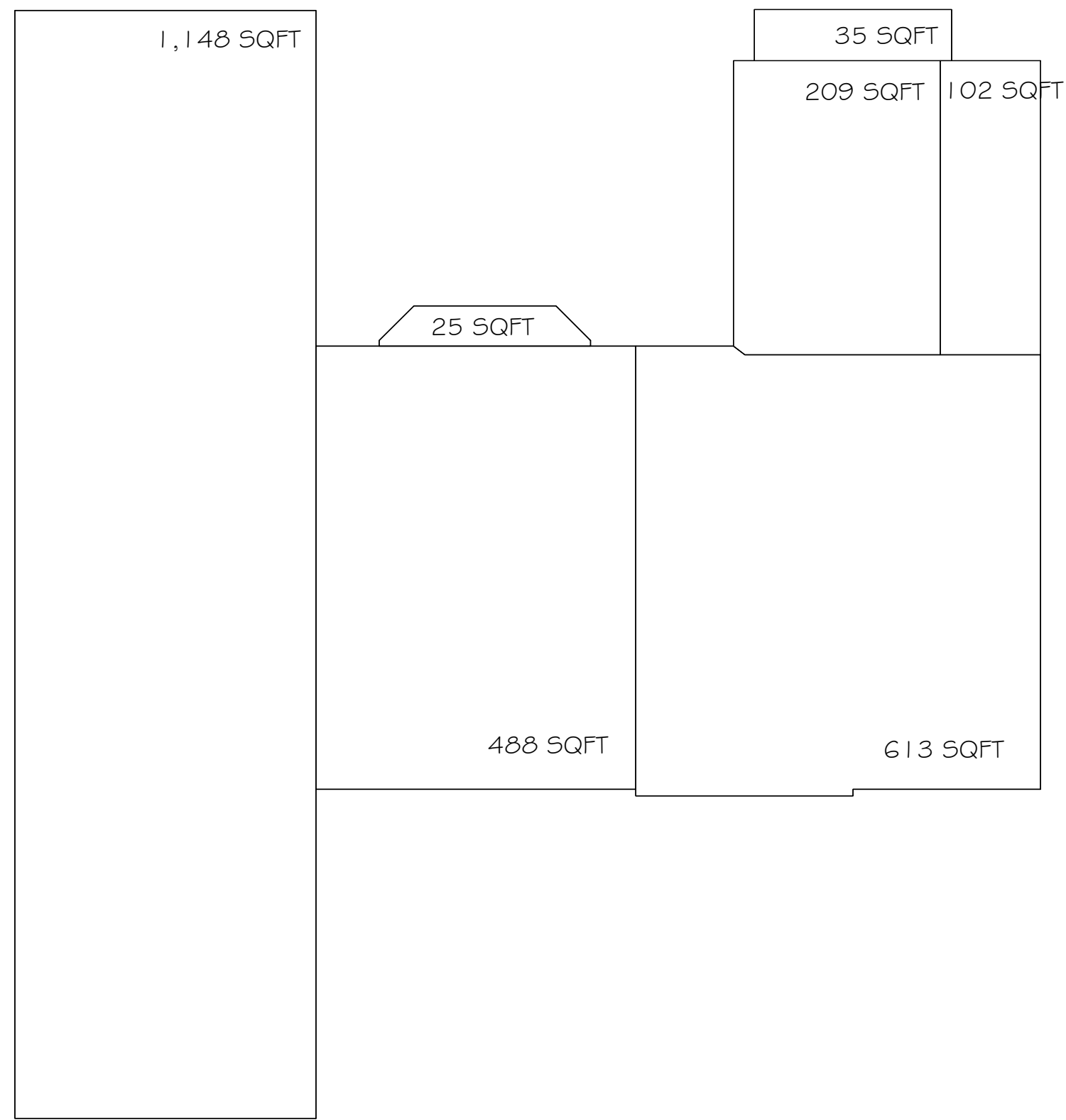
* Indicate each yard area with cardinal direction
(N,S,E,W)

If value is not applicable, enter N/A

** Provide Native plant species calculation per
category as required by Ord. 24-2021 on separate
table

If value is not changing, enter N/C

CUBIC CONTENT RATIO(CCR)



ONE STORY HOME
613 SQ. FT. @ 0.25' = 5,057.25 CU. FT.
1,148 SQ. FT. @ 0.25' = 9,471 CU. FT.
102 SQ. FT. @ 0.25' = 841.5 CU. FT.
488 SQ. FT. @ 0.75' = 4,270 CU. FT.

GARAGE
209 SQ. FT. @ 0.25' = 1,724.25 CU. FT.
35 SQ. FT. @ 0.91' = 241.85 CU. FT.

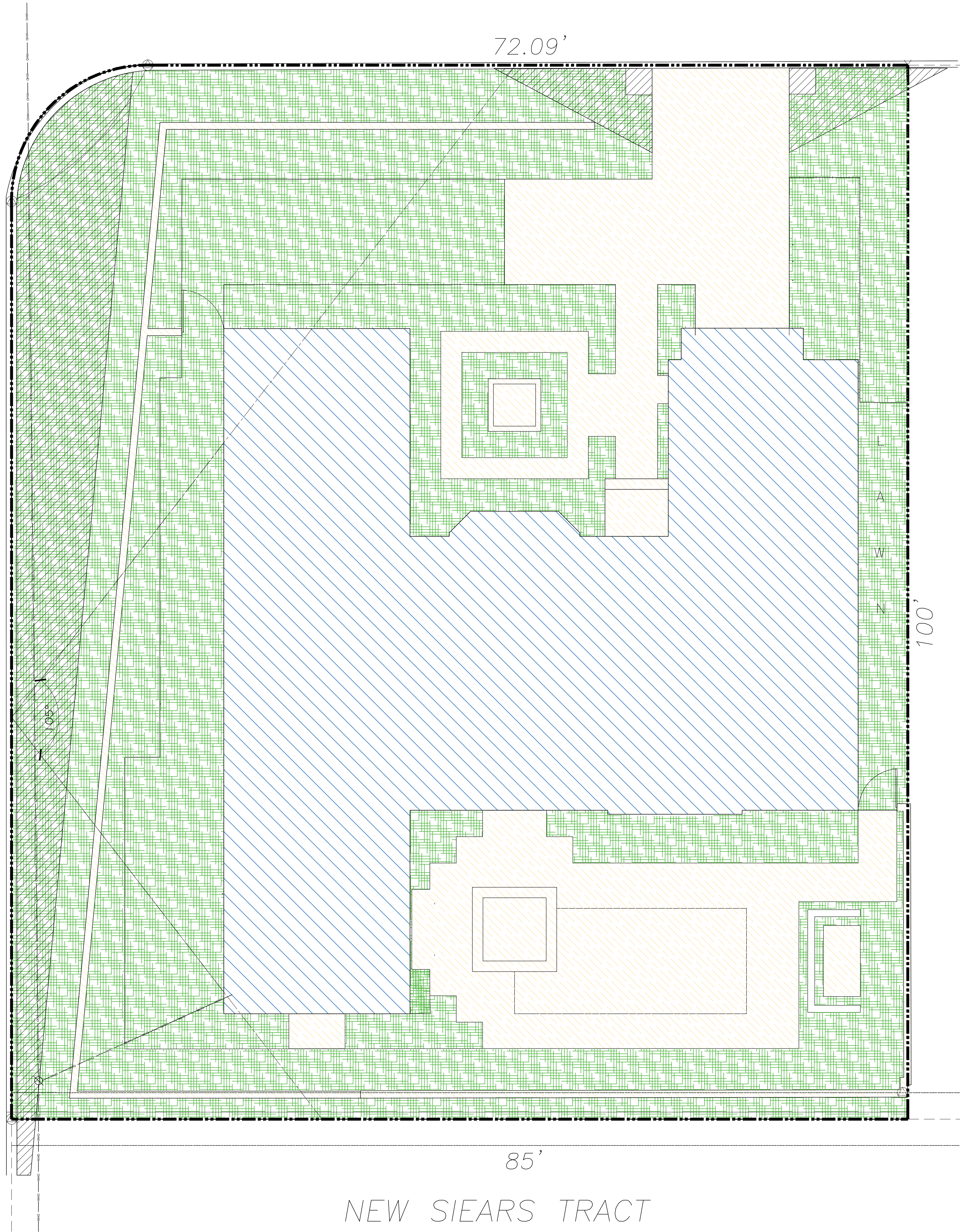
BAY WINDOWS
25 SQ. FT. @ 7.5' = 187.5 CU. FT.
21,793.35 CU. FT.

TOTAL CUBIC FEET = 21,793.35 CU. FT. / 8,465.00 SQ. FT. = 2.57 CCR
MAX ALLOWABLE CCR: 4.00 + [((10,000-8,465.00) / 10,000)] = 4.15 CCR
MAX ALLOWABLE CUBIC FEET: 4.15 X 8,465.00 = 35,129.75 CU. FT.
35,129.75 CU. FT. MAX - 21,785.1 CU. FT. = 13,344.65 CU. FT. REMAINING
5% OF HOUSE CU.FT. (35,129.75 CU. FT.) = 1,756.48 CU. FT. MAX

	LOT COVERAGE	2,620 SQ. FT.	(30.95%)
	OPEN SPACE	4,344 SQ. FT.	(50.90%)
	HARDSCAPE	1,501 SQ. FT.	(18.15%)
TOTAL		8,465.00 SQ. FT.	(100.00%)

N. LAKE WAY
(PUBLIC)

87.09'



NEW SEARS TRACT

ZONING DIAGRAMS
SCALE: 3/16"= 1'0"



SKA
SKA ARCHITECT + PLANNER
OFFICE 561-655-1116 FAX 561-832-7628
249 PERDUE AVE. SUITE F-2 PALM BEACH, FL 33480

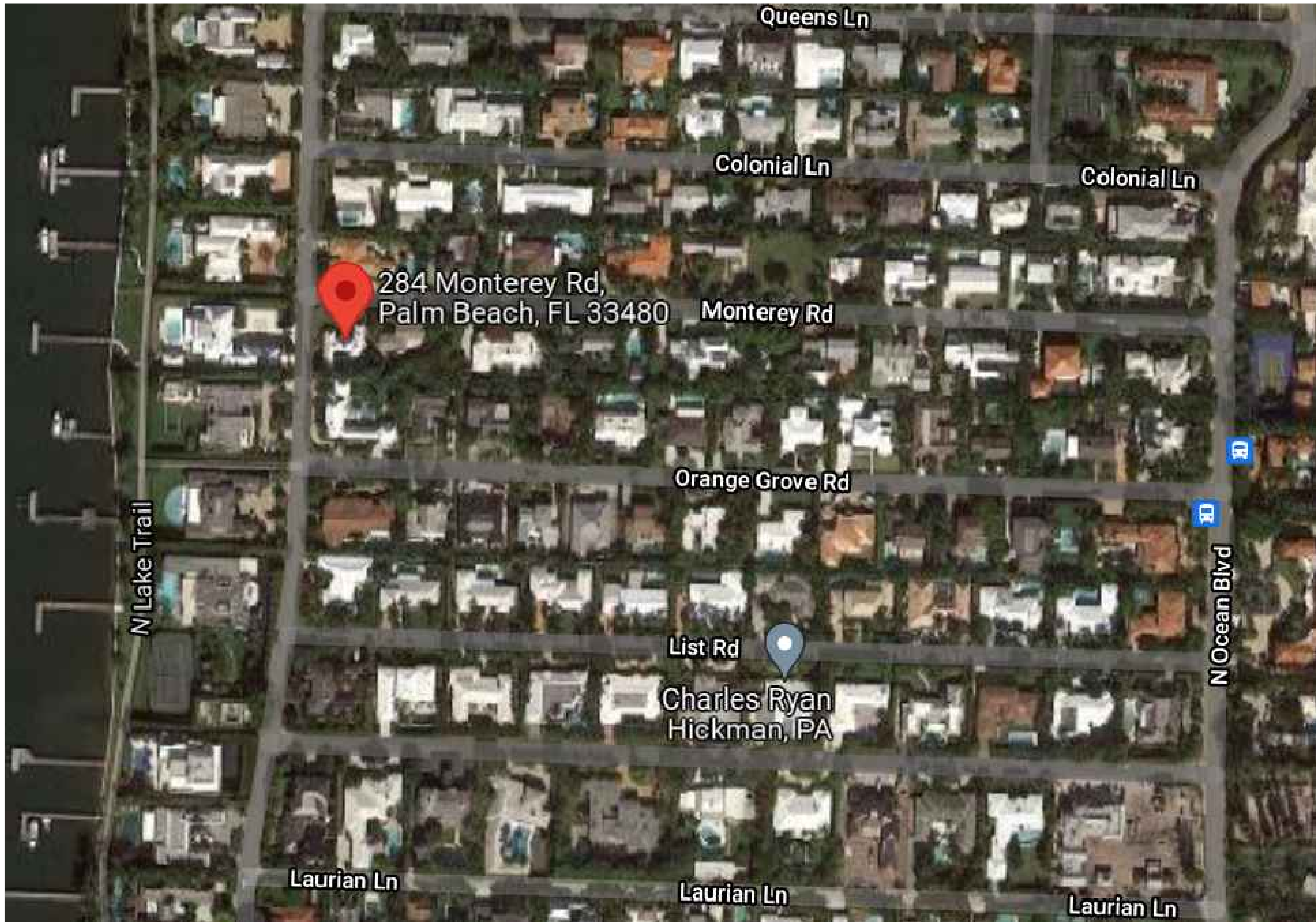
CONSULTANT:

PROPOSED RENOVATIONS OF RESIDENCE FOR:
SAUNDERS RESIDENCE
284 Monterey Rd PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

REVISIONS:

SHEET NUMBER:
4
ISSUE DATE: 05-02-22
JOB #: COA-22-026
ZON-22-079



CONSULTANT:

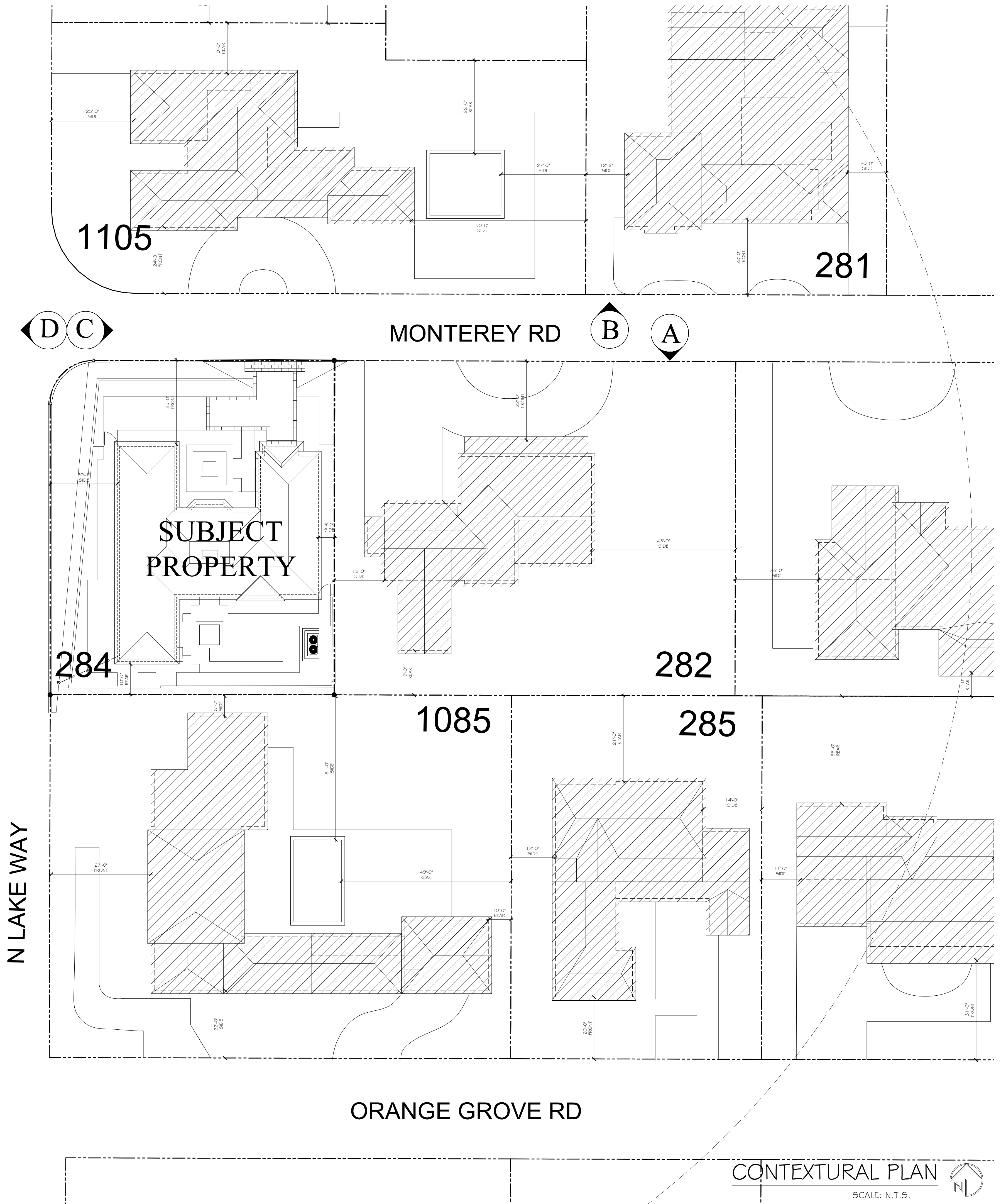
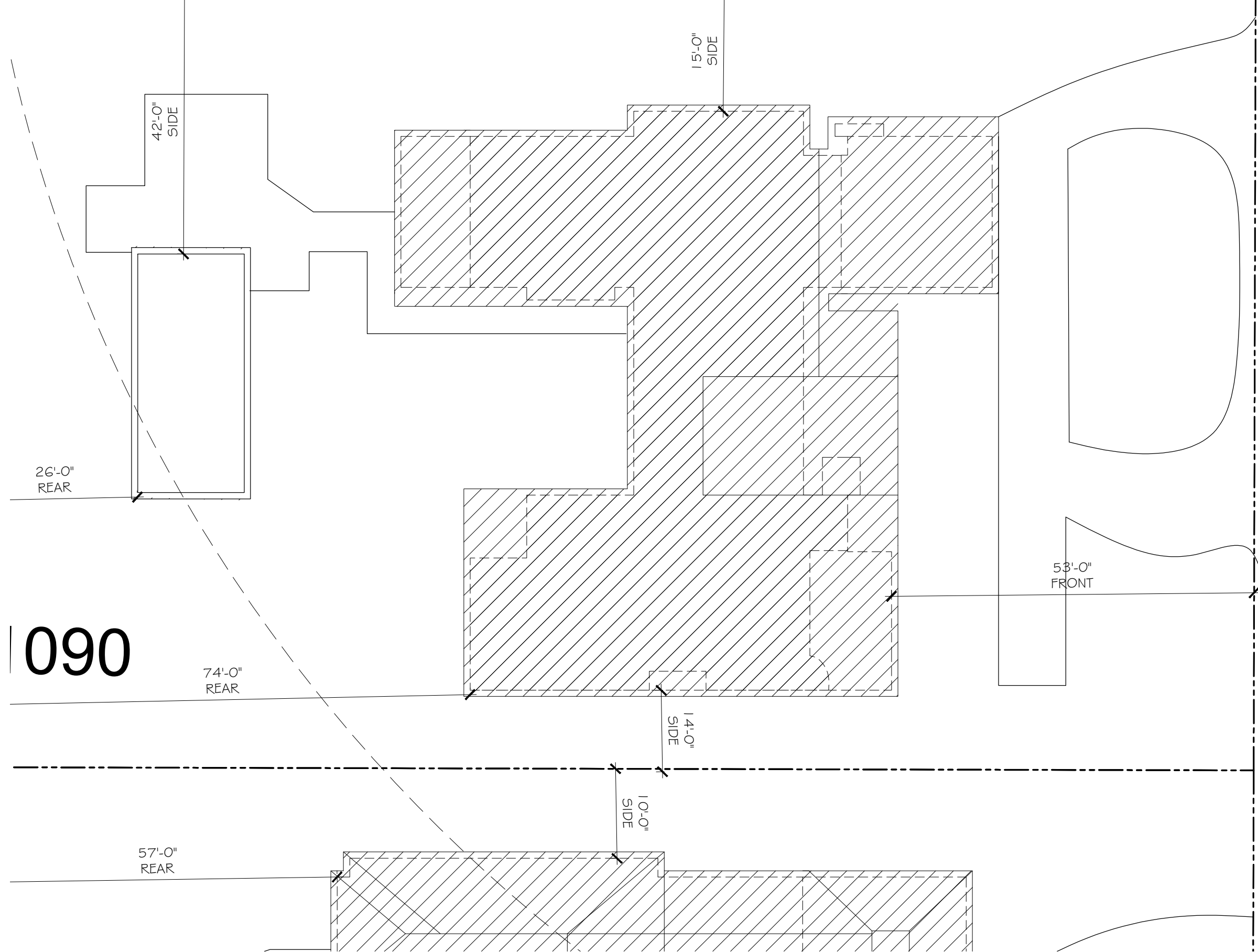
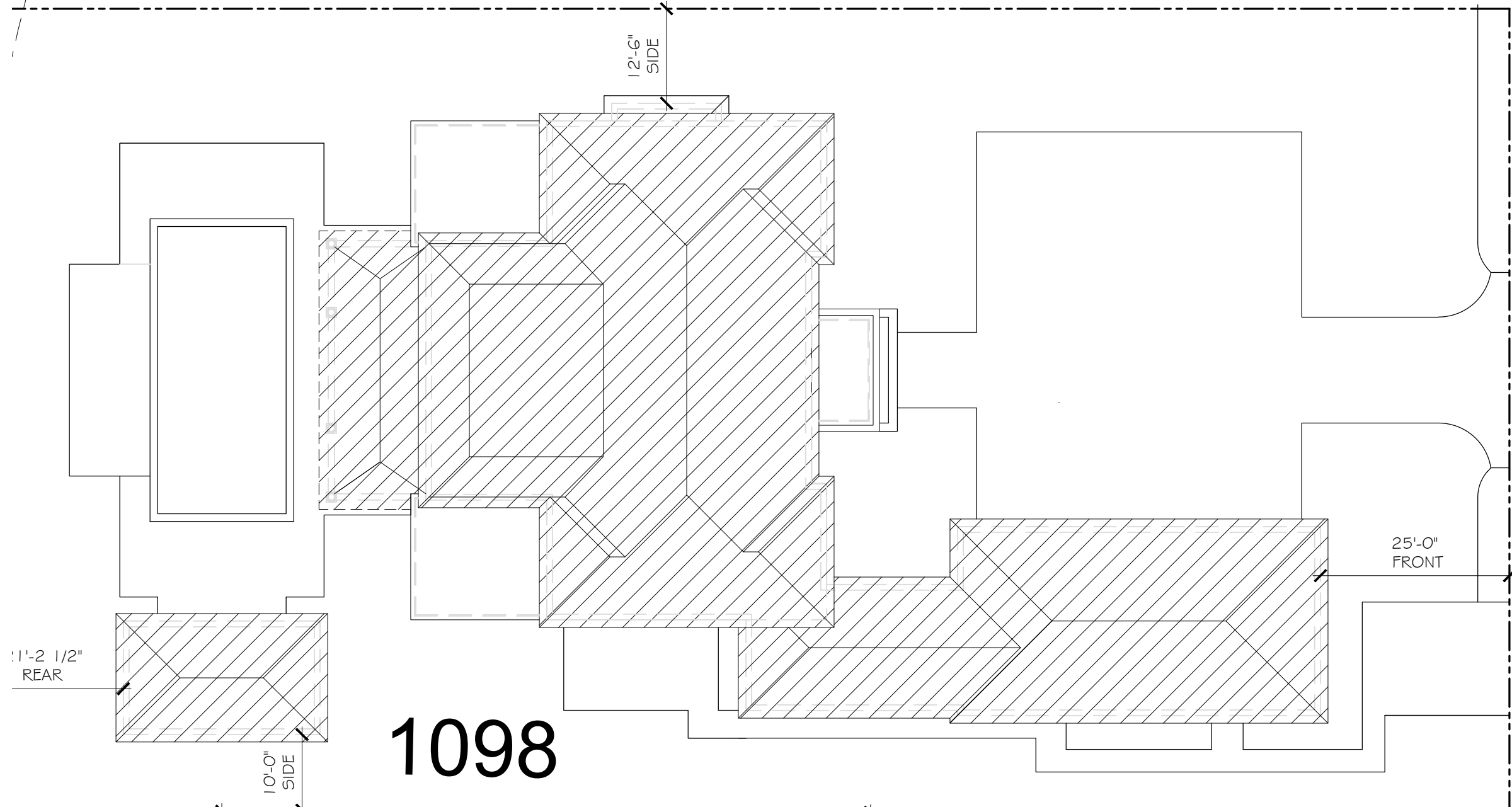
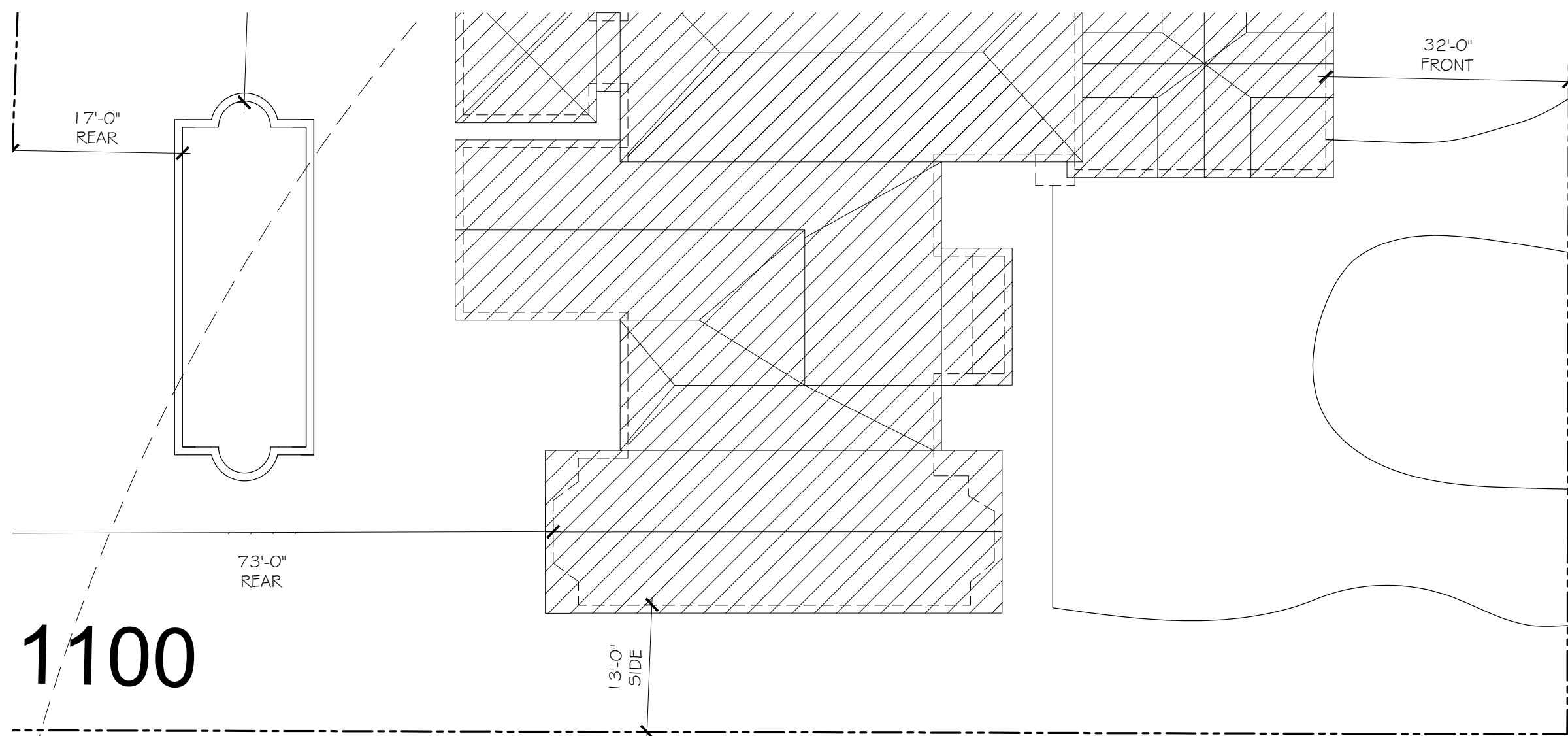
PROPOSED RENOVATIONS OF RESIDENCE FOR:
SAUNDERS RESIDENCE
284 Monterey Rd PALM BEACH, FLORIDA 33480

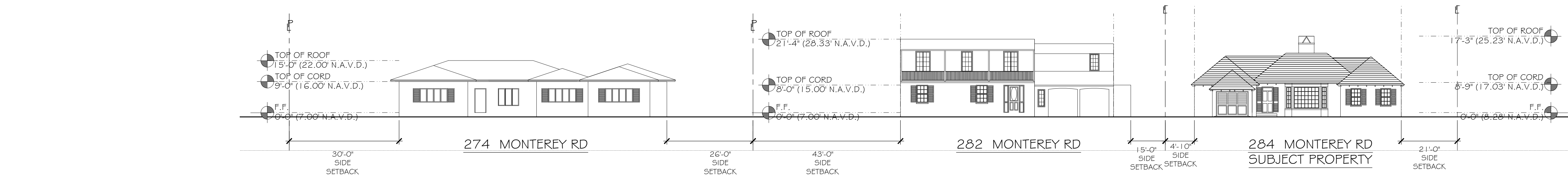
A.A. #001345
A.R. #10,181

REVISIONS:
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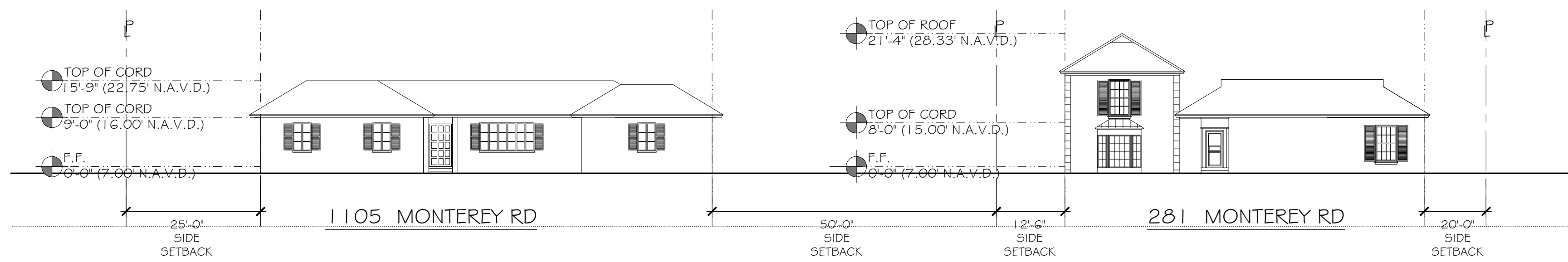
SHEET NUMBER:
5
ISSUE DATE: 05-02-22
JOB #: COA-22-028
ZON-22-079



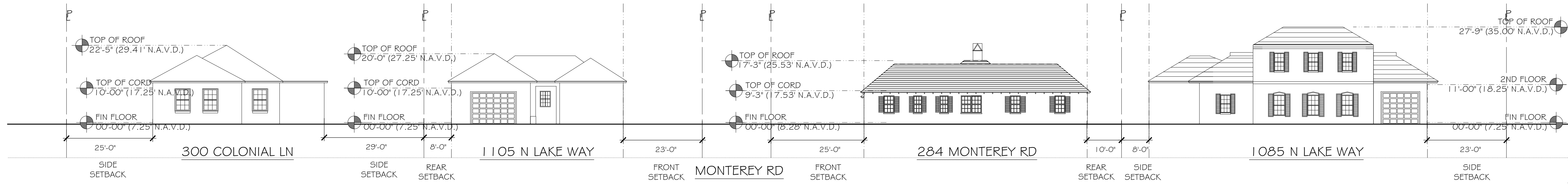




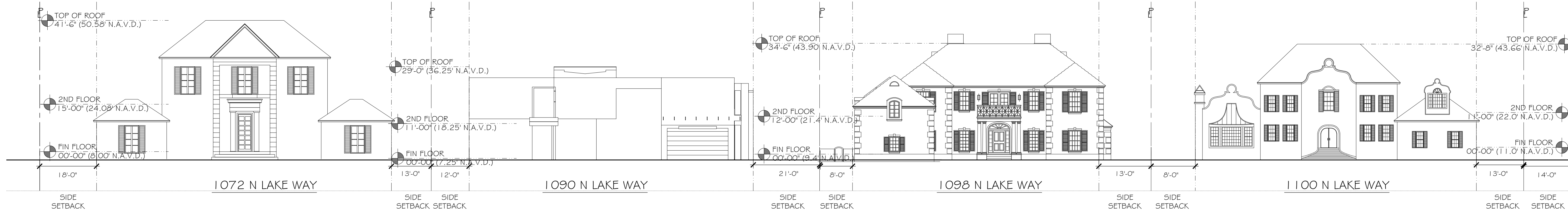
A. STREET SCAPE
SCALE: N.T.S.



B. STREET SCAPE
SCALE: N.T.S.



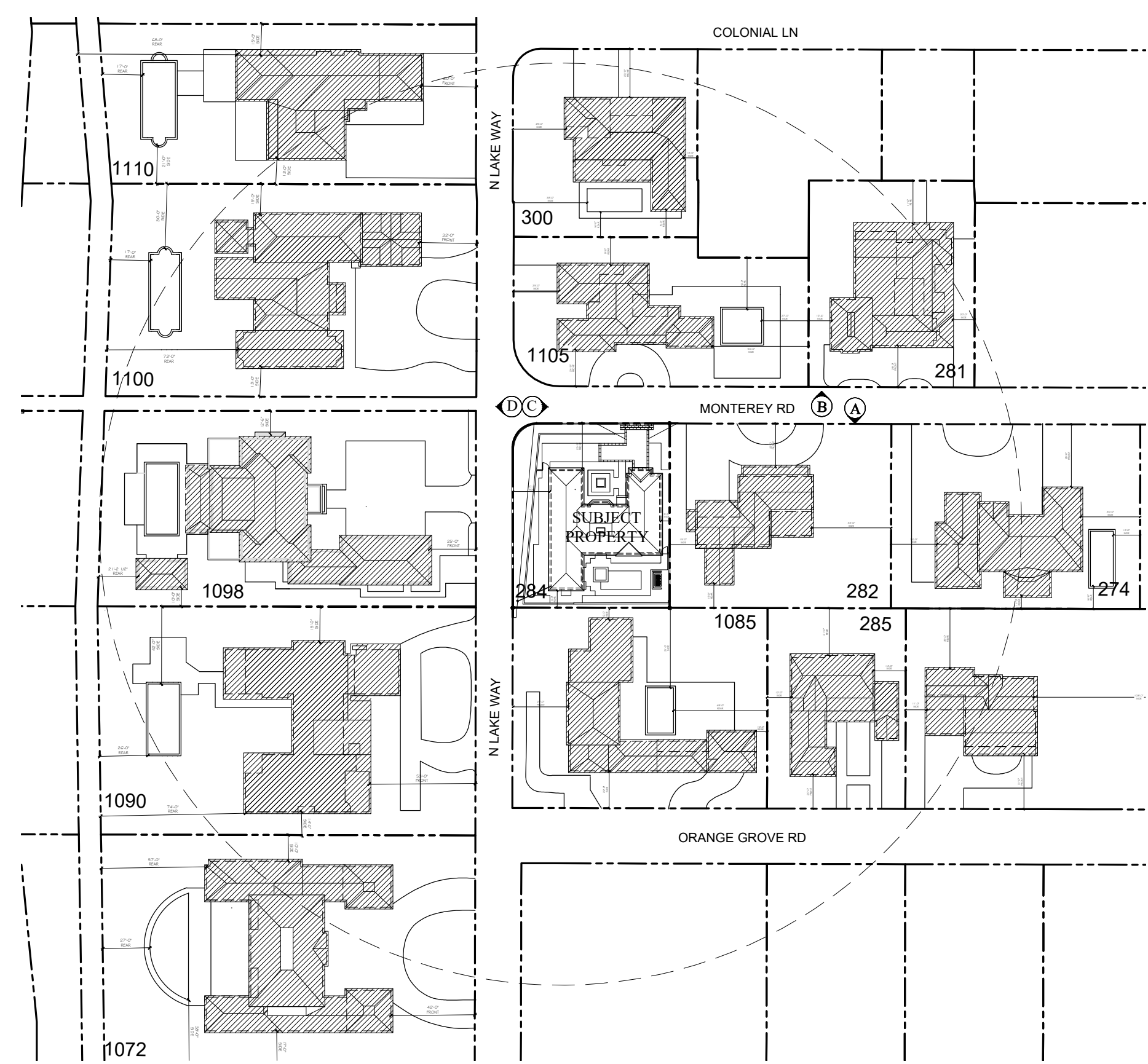
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SCALE: N.T.S.



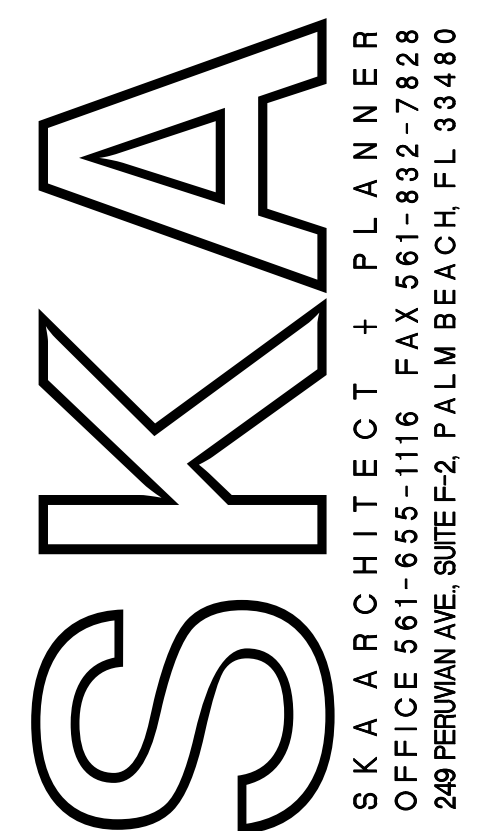
D. STREET SCAPE
SCALE: N.T.S.



EXISTING SITE PLAN
SCALE: N.T.S.



SITE PLAN
SCALE: N.T.S.



CONSULTANT:

PROPOSED RENOVATIONS OF RESIDENCE FOR:
SAUNDERS RESIDENCE
284 Monterey Rd PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

REVISIONS:

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SHEET NUMBER:
7

ISSUE DATE: 05-02-22
JOB #: COA-22-028
ZON-22-079



A



B

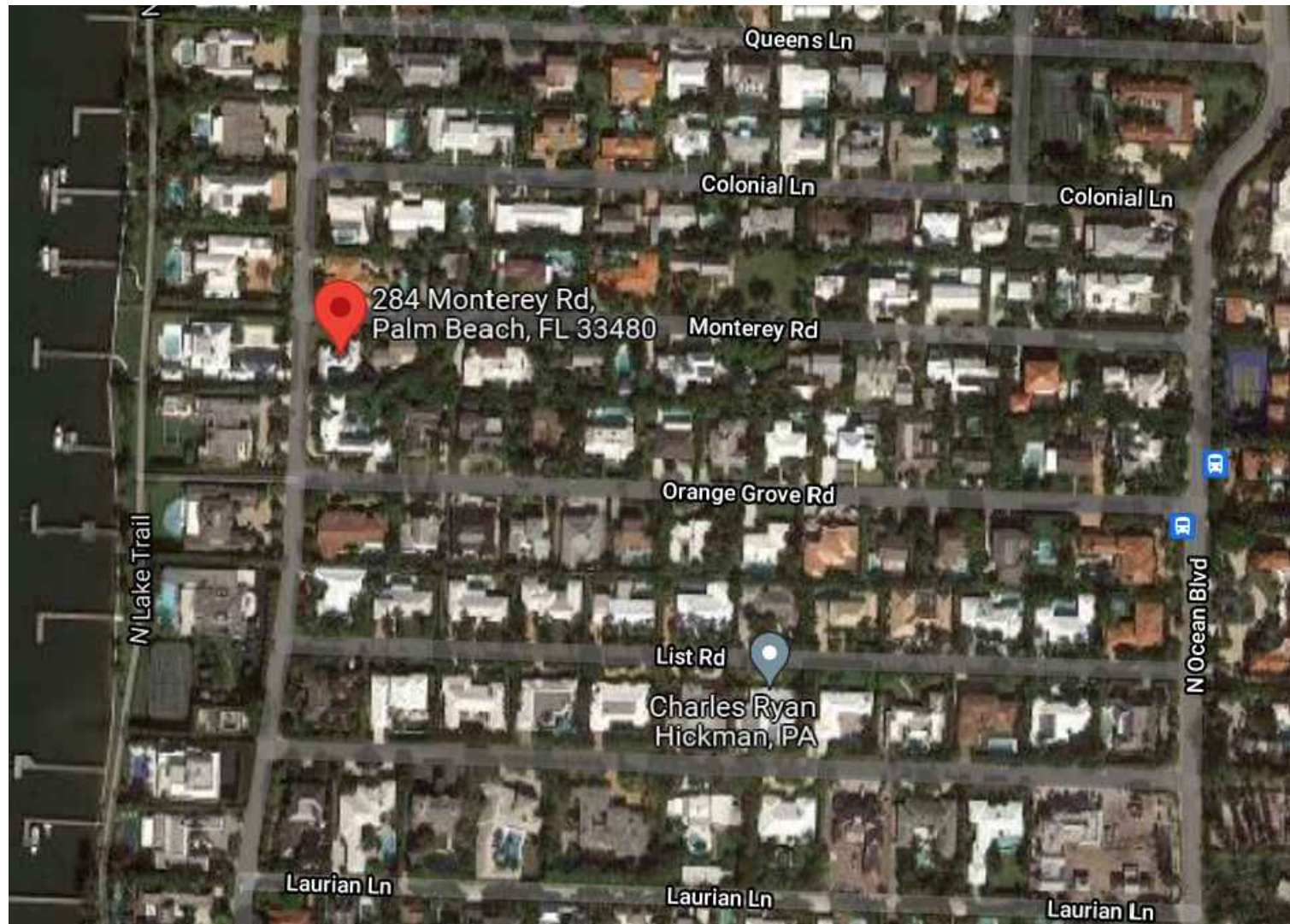


C



D





LOCATION MAP
SCALE: N.T.S.



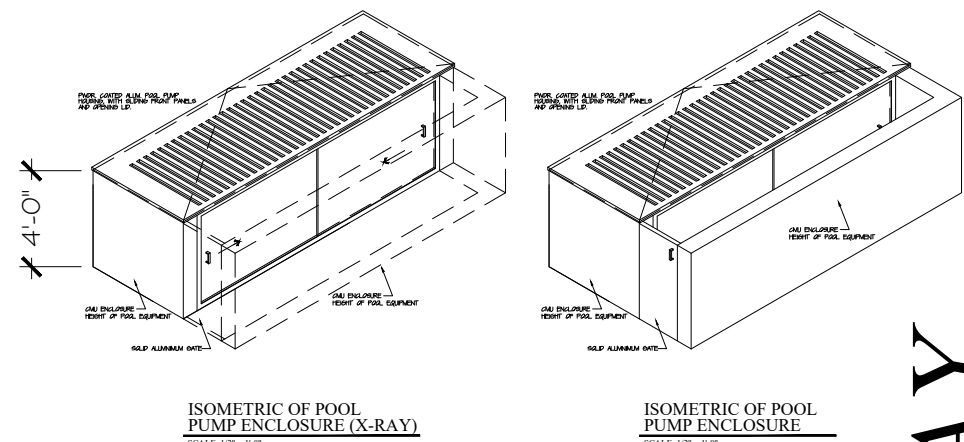
Town of Palm Beach
Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Zoning Legend				
Line #	Property Address:	284 Monterey RD		
1	Zoning District:	R-B LOW DENSITY RESIDENTIAL		
2	Structure Type:	ONE STORY, SINGLE FAMILY HOME		
3				
4		Required/Allowed	Existing	Proposed
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13	* Side Yard Setback (2nd Story) (Ft.)	15.00'(W+E)	NA	NA
14	*Rear Yard Setback (Ft.)	10'(1)-15'(2)	11.9'	10'
15	Angle of Vision (Deg.)	100	105	116
16	Building Height (Ft.)	14'(1)-22'(2)	8.75'	8.75'
17	Overall Building Height (Ft.)	22'(1)-30'(2)	17.25'	17.25'
18	Crown of Road (COR) (NAVD)	NA	6.08'	NOT CHANGE
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27	**Native Plant Species %	Please refer to separate landscape legend.		

* Indicate each yard area with cardinal direction (N,S,E,W) If value is not applicable, enter N/A

** Provide Native plant species calculation per category as required by Ord. 24-2021 on separate table If value is not changing, enter N/C

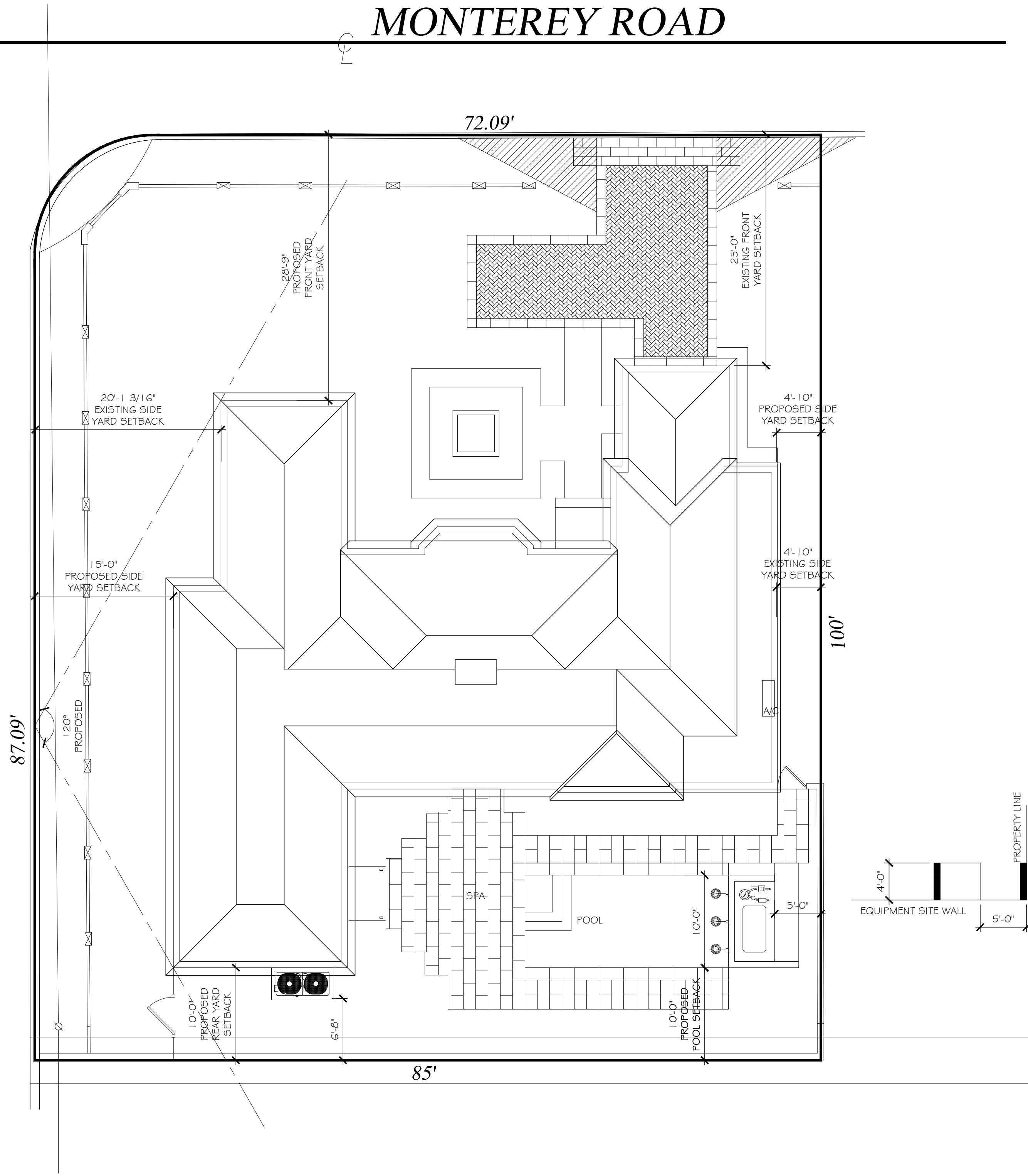
REV BF 20220304



SQUARE FOOTAGE

FIRST FLOOR: 2,374 S.F.
A/C SPACE: 2,374 S.F.
GARAGE: 246 S.F.
GRAND TOTAL: 2,620 S.F.

N. LAKE WAY



CONSULTANT:

PROPOSED RENOVATIONS OF RESIDENCE FOR:
SAUNDERS RESIDENCE
284 Monterey Rd PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

REVISIONS:

SHEET NUMBER:
SP-2
ISSUE DATE: 11-11-22
JOB #: COA-22-028
ZON-22-079

PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

DEMOLITION LEGEND

EXISTING WALL OR MATERIAL TO REMAIN

EXISTING WALL OR MATERIAL TO BE REMOVED

DEMOLITION KEYNOTES

X

1. REMOVE EXISTING INTERIOR WALLS & DOORS

1-A. REMOVE EXISTING DOORS

2. REMOVE EXISTING PLUMBING

3. REMOVE EXISTING APPLIANCES

4. REMOVE EXISTING CABINETS AND OR CONTRETOPS

5. REMOVE PORTION OF INTERIOR BEARING WALL-SHORING AS REQUIRED

6. REMOVE EXISTING FIREPLACE

7. REMOVE PORTION OF EXTERIOR WALL AS REQUIRED

8. REMOVE EXISTING EXTERIOR WINDOW & STUCCO BAND

9. REMOVE EXISTING EXTERIOR DOOR, SIDELIGHT & STUCCO BAND

10. REMOVE EXISTING EXTERIOR GARAGE DOOR

REMODEL NOTES

1. CONTRACTORS SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH EXISTING SITE CONDITIONS.

2. THIS IS A ADDITION & REMODEL JOB. ALL DIMENSIONS ARE APPROXIMATE AND SHALL BE LAID OUT AS CLOSELY AS POSSIBLE. POINTS OF REFERENCE AND CERTAIN CONTROL DIMENSIONS SHALL TAKE PRECEDENCE AND SHALL BE APPROVED AFTER LAYOUT.

3. VERIFY ALL DIMENSIONS. ACTUAL EXISTING DIMENSIONS SHALL PREVAIL; EACH INDIVIDUAL TRADE IS RESPONSIBLE FOR ITS OWN DEMOLITION AND DAILY CLEAN-UP.

4. ALL NEW WORK SHALL MATCH EXISTING AS CLOSE AS POSSIBLE.

5. GENERAL CONTRACTOR SHALL PATCH AND CHINK FOR ALL TRADES, SEAL ALL HOLES, CRACKS AND OPENINGS.

6. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE EXISTING FROM DAMAGE DURING CONSTRUCTION AND SHALL COORDINATE HIS WORK SO NOT TO INTERFERE WITH THE OPERATION OF THE BUILDING.

7. GENERAL CONTRACTOR SHALL REPORT ALL IRREGULARITIES AND DISCREPANCIES TO ARCHITECT BEFORE PROCEEDING WITH WORK.

8. ALL WOOD IN CONTACT WITH MASONRY, CONCRETE OR STEEL SHALL BE PRESSURE TREATED.

9. ALL DOOR OPENING DIMENSIONS SHALL BE VERIFIED WITH DOORS SUPPLIED.

10. CONTRACTOR SHALL GUARANTEE ALL WORK FOR ONE YEAR AFTER DATE OF ACCEPTANCE BY OWNER.

11. SITE WORK: PROTECT AS NECESSARY ANY EXISTING VEGETATION, TREES, OR THE LIKE IMMEDIATELY ADJACENT TO THE LIMITS OF THE ALTERATION WORK. ANY SUCH DAMAGED PLANT MATERIAL SHALL BE REPLACED AT NO COST TO THE OWNER.

12. LIMITS OF ALTERATION WORK: ALTERATION WORK ZONE LIMITS ARE ESTABLISHED ON THE DRAWINGS; TRADES SHALL COORDINATE THEIR WORK WITH ONE ANOTHER WITHIN THE ESTABLISHED LIMITS.

13. TEMPORARY SHORING: PROVIDE ANY TEMPORARY SHORING, CRIBBING OR UNDERPINNING AS MAY BE REQUIRED OR DIRECTED BY THE ARCHITECT AT ANY TIME AND IN ANY PORTION OF THE ALTERATION WORK FOR THE DURATION OF SUCH WORK.

14. CONCRETE: EXERCISE DUE CAUTION IN CUTTING AND PATCHING, CHIPPING OR GENERAL CONCRETING SO AS NOT TO DEFACE THAT PORTION OF THE EXISTING STRUCTURE WHICH IS TO REMAIN. SHOULD ANY SUCH IMPAIRMENT OCCUR, IMMEDIATELY CLEAN OR RESTORE TO ORIGINAL CONDITION.

15. CARPENTRY: WITHIN THE LIMITS OF THE ALTERATION WORK INDICATED, RESTORE ANY LOOSE, UNFASTENED OR UNEVEN BOARDS IN DISREPAIR AND SUCH SHALL BE REPAIRED IN ACCORDANCE WITH THE LOCAL BUILDING CODE AND AS APPROVED BY THE OWNER.

16. ANY BLOCKING, NAILERS, FLASHING OR OTHER REQUIRED FRAMING MATERIAL NOT NOTED ON THE PLANS SHALL BE INSTALLED AS REQUIRED AS THOUGH THEY WERE ORIGINALLY DETAILED.

17. THE CONTRACTOR SHALL BE TOTALLY RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION. THE ARCHITECT'S PERIODIC VISITS TO THE SITE SHALL NOT RELIEVE THE CONTRACTOR OF TOTAL RESPONSIBILITY AND HE SHALL IN ANY EVENT HOLD THE ARCHITECT HARMLESS FOR ALL LITIGATION ARISING FROM INJURY.

18. NOTE: ALL STUCCO, METAL LATH, AND DRYWALL WORK SHALL MAINTAIN THE STANDARDS AS OUTLINED IN THE U.S. GYPSUM CONSTRUCTION HANDBOOK, ESPECIALLY IN REGARDS TO ACCESSORY PRODUCTS, SUCH AS CONTROL AND EXPANSION JOINTS. CONSULT WITH THE ARCHITECT PRIOR TO INSTALLATION.

19. ALL WALL AND CEILING SURFACES SHALL BE THOUGHLY CLEANED AND REFINISHED AS REQUIRED. DRYWALL CEILINGS SHALL HAVE SMOOTH FINISH. ALL SURFACES SHALL BE PRIMED AND FINISHED WITH ONE (1) COAT OF FLAT LATEX PAINT.

20. DRYWALL: WITHIN THE LIMITS OF THE ALTERATION WORK ANY CHIPPED, FLAKED, OVERLY THICKENED OR OTHERWISE DAMAGED EXISTING SURFACES ENCOUNTERED SHALL BE SANDED, CHIPPED OR OTHERWISE REMOVED DOWN TO ORIGINAL SURFACE AND REPAIRED TO MATCH ADJACENT SURFACES.

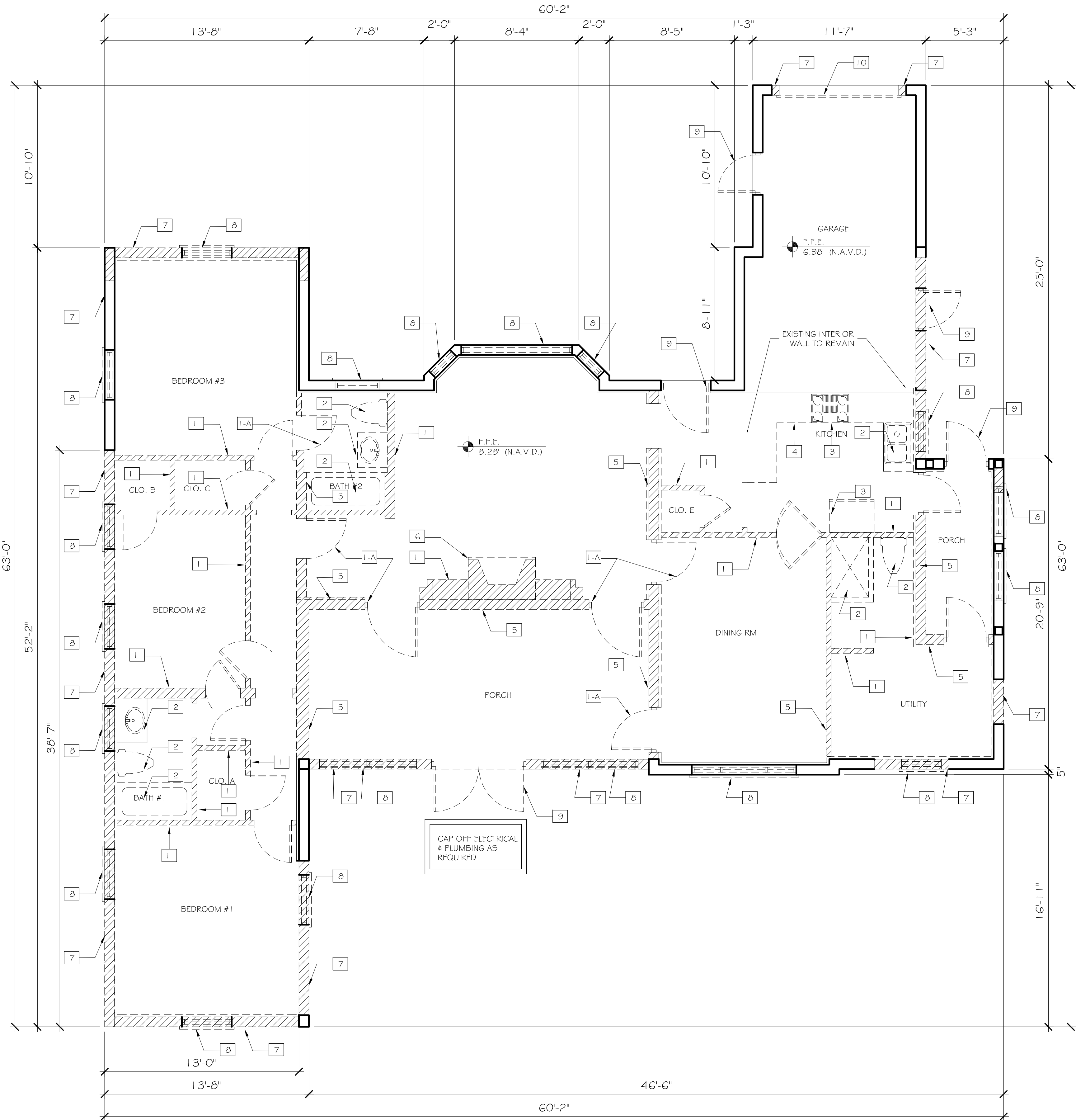
21. PATCHING: ALL SURFACES THAT REQUIRE PATCHING SHALL BE PATCHED TO MATCH ADJACENT SURFACES.

22. PAINTING LIMITATIONS: ALL SURFACES IN AND OUT SHALL BE REPAINTED. FINISHES AND COLORS SHALL BE AS APPROVED BY THE OWNER.

23. NEW BASE AND CASING TO MATCH EXISTING.

24. PLUMBING/ELECTRICAL: SHALL BE TIED INTO EXISTING. IN ANY CASE WHERE A NEW LINE MAY BE TIED INTO OR EXTENDED INTO AN EXISTING LINE WITHIN THE LIMITS OF THE ALTERATION WORK, EXAMINE THE ENTIRE EXISTING LINE AND DETERMINE WHETHER THE NEW WORK WILL BE ADVERSELY AFFECTED BY IT AND NOTIFY ARCHITECT OF ANY SUCH DEFECT BEFORE TYING IN EXISTING ELECTRICAL, PLUMBING, OR A/C. WORK IN DISREPAIR SHALL BE REPAIRED IN ACCORDANCE WITH THE LOCAL BUILDING CODE AND AS APPROVED BY THE OWNER. ALL NEW FIXTURES SHALL BE AS SELECTED BY THE OWNER AND CONTRACTOR, AS PERMITTED BY CODE.

25. NEW A/C SHALL BE PROVIDED AS PER APPROVED DRAWINGS AS PROVIDED BY THE CONTRACTOR.



DEMOLITION PLAN

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

CONSULTANT:

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A.A. #001345
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REVISIONS:

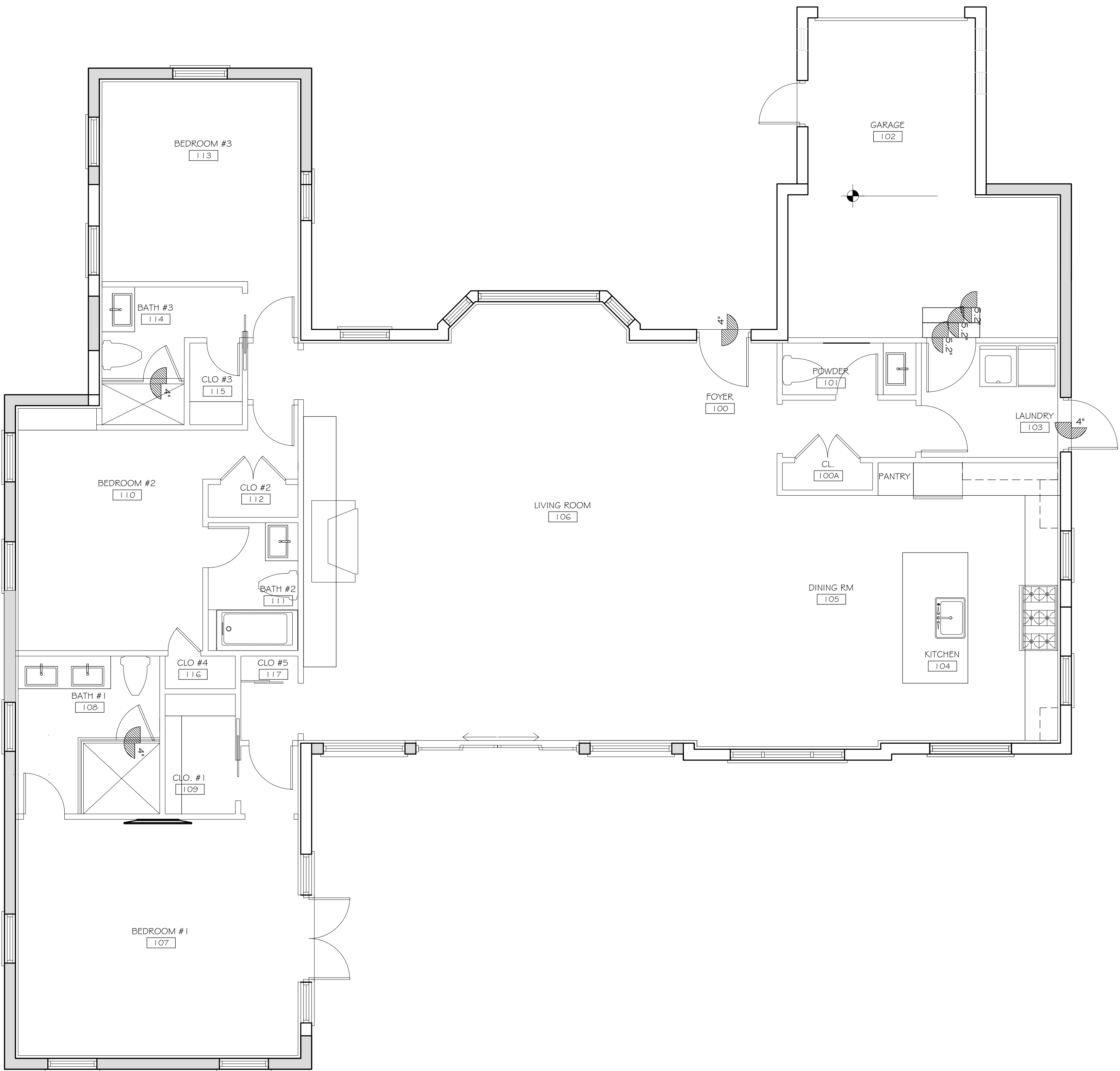
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SHEET NUMBER:

A-1.2

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REVISIONS:
12-07-22
CLIENT COORDINATION

SHEET NUMBER:
A-1.3
ISSUE DATE: 11-11-22
JOB #: COA-22-028
ZON-22-079



CONSULTANT:

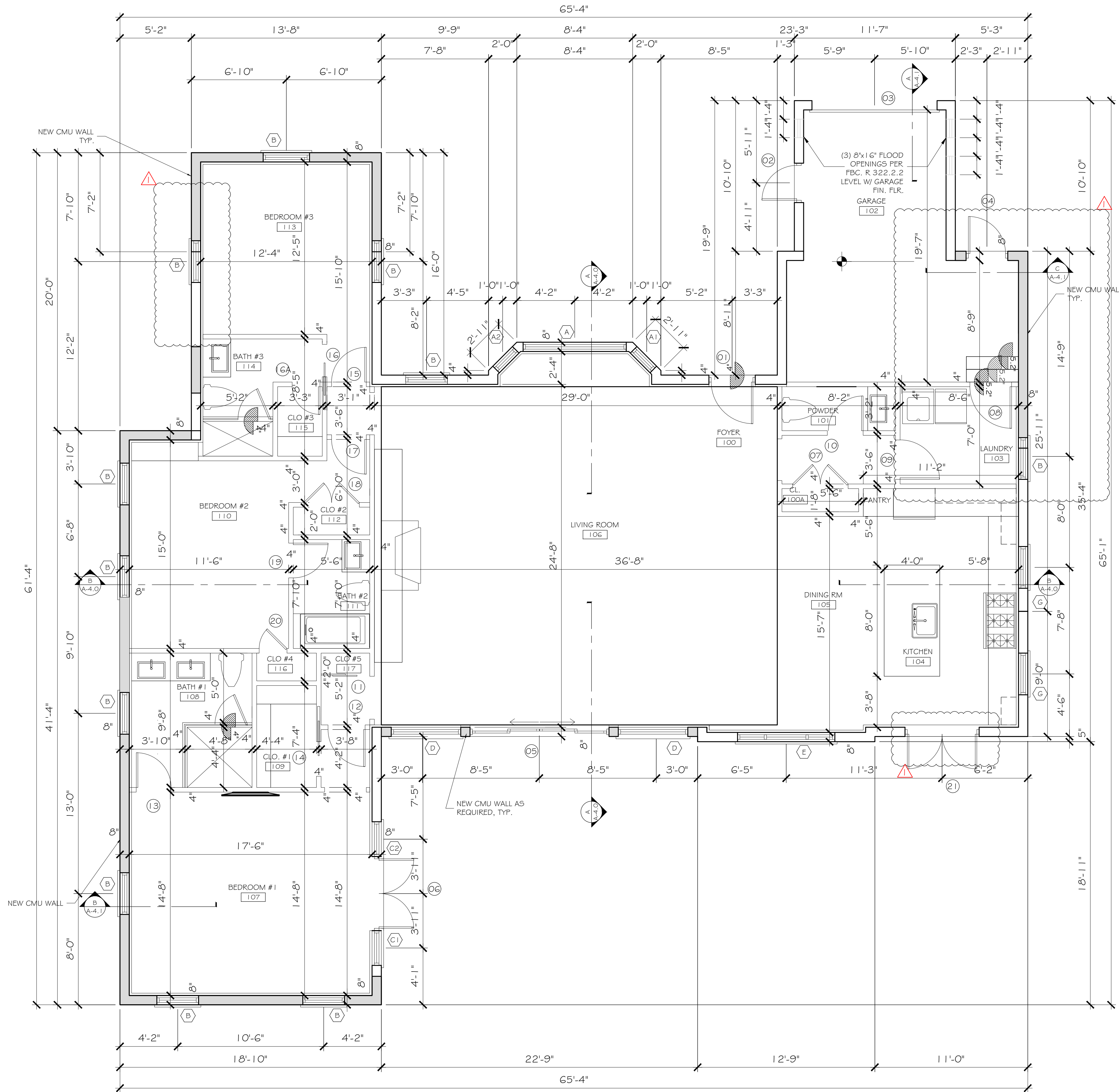
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NEW CONSTRUCTION LEGEND	
	EXISTING EXTERIOR WALLS OR MATERIAL TO REMAIN
	OPENING TO BE FILLED
	NEW EXTERIOR WALLS
	EXISTING INTERIOR WALLS OR MATERIAL TO REMAIN
	NEW INTERIOR WALLS



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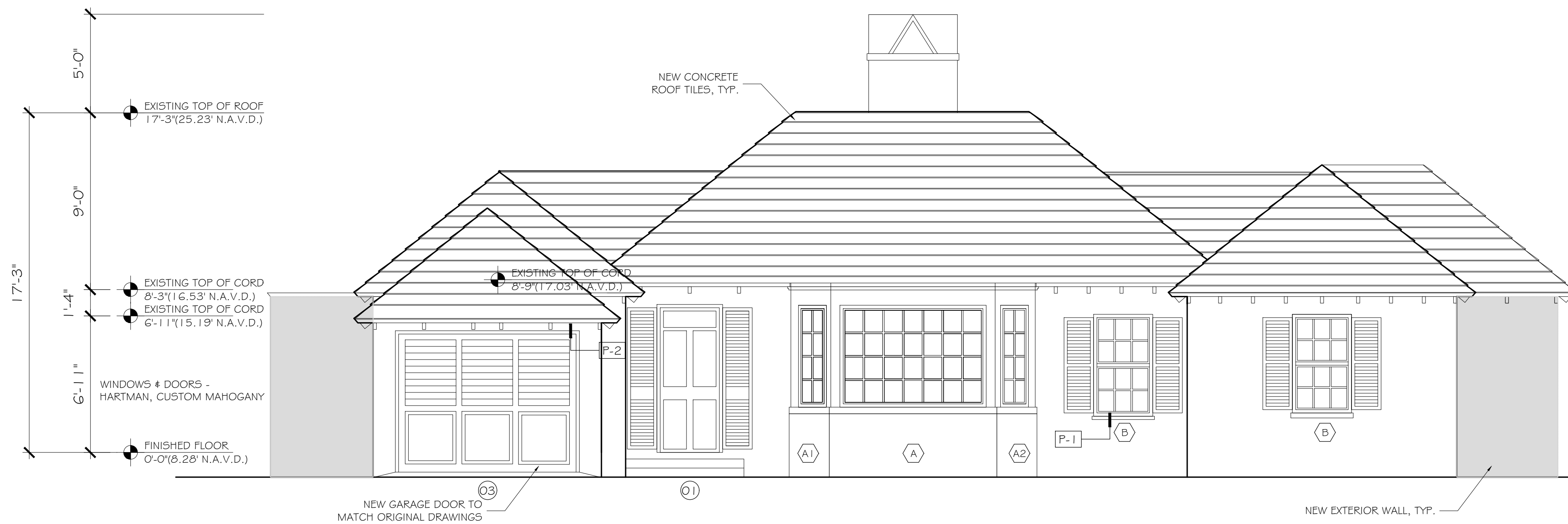
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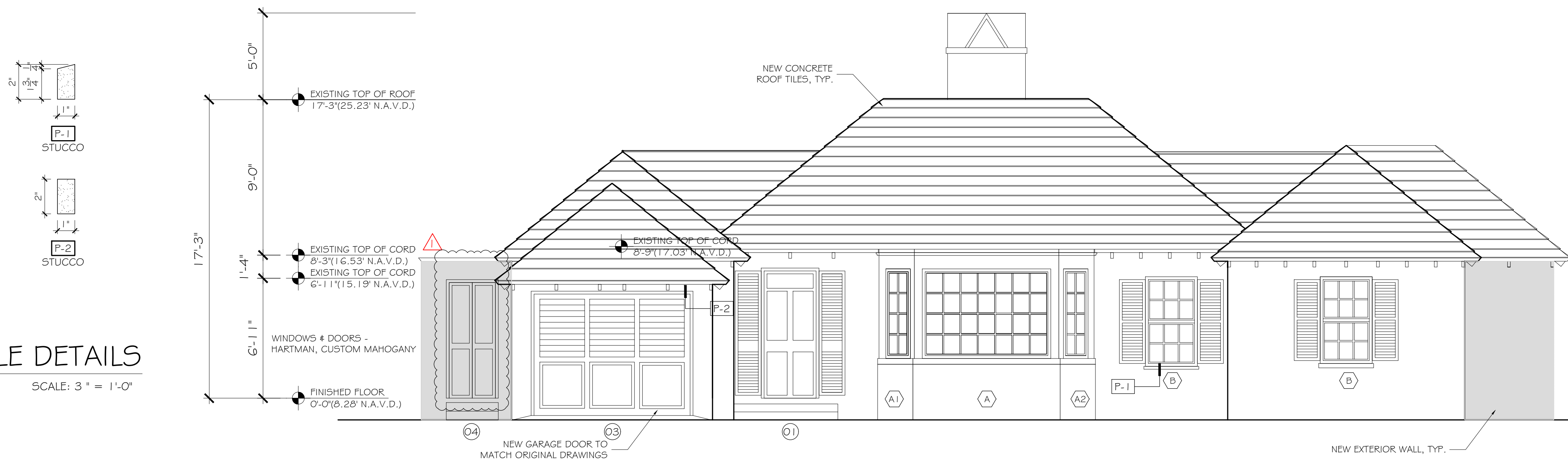
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PREVIOUSLY APPROVED NORTH ELEVATION

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



CURRENTLY PROPOSED NORTH ELEVATION

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