

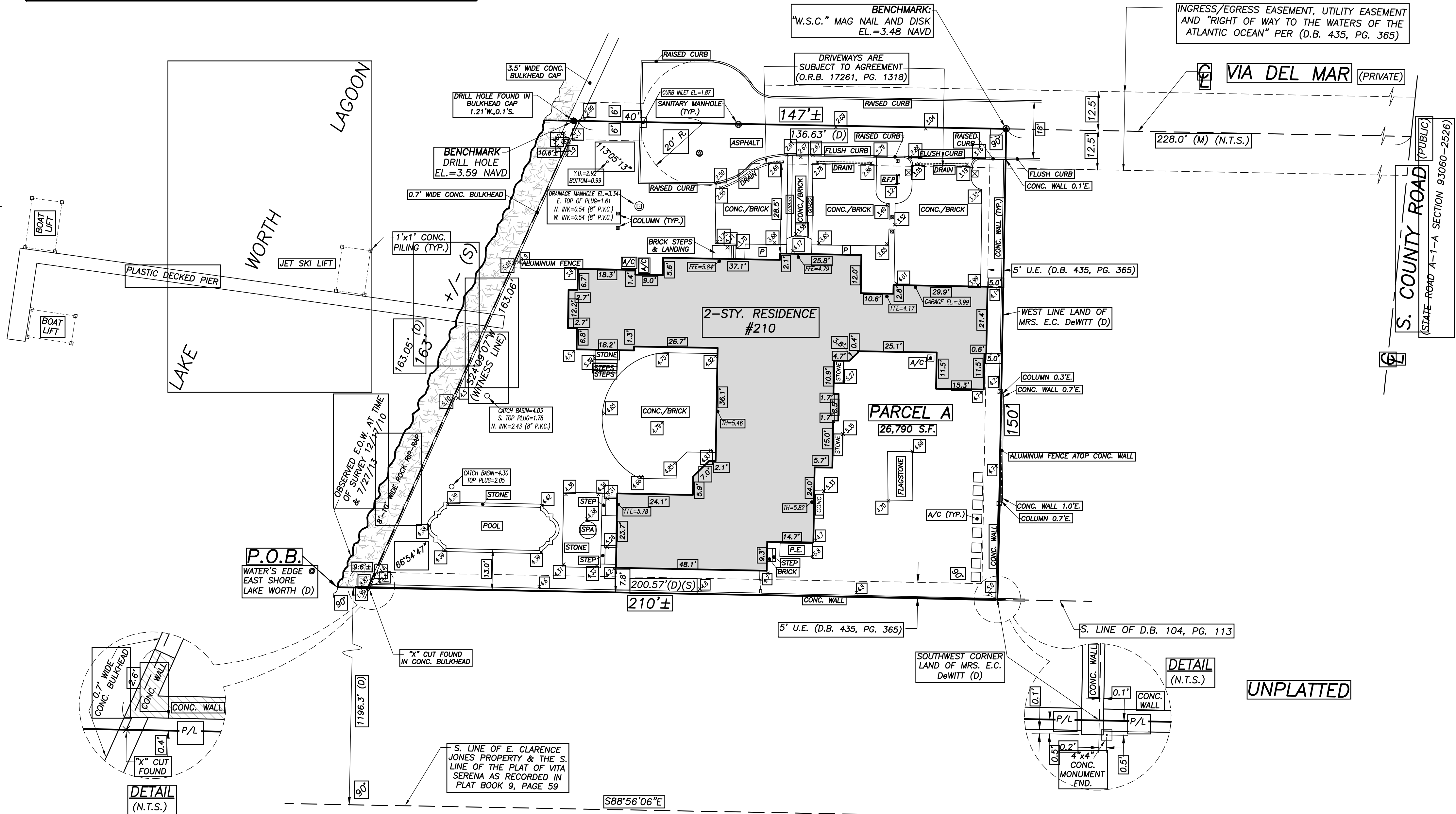
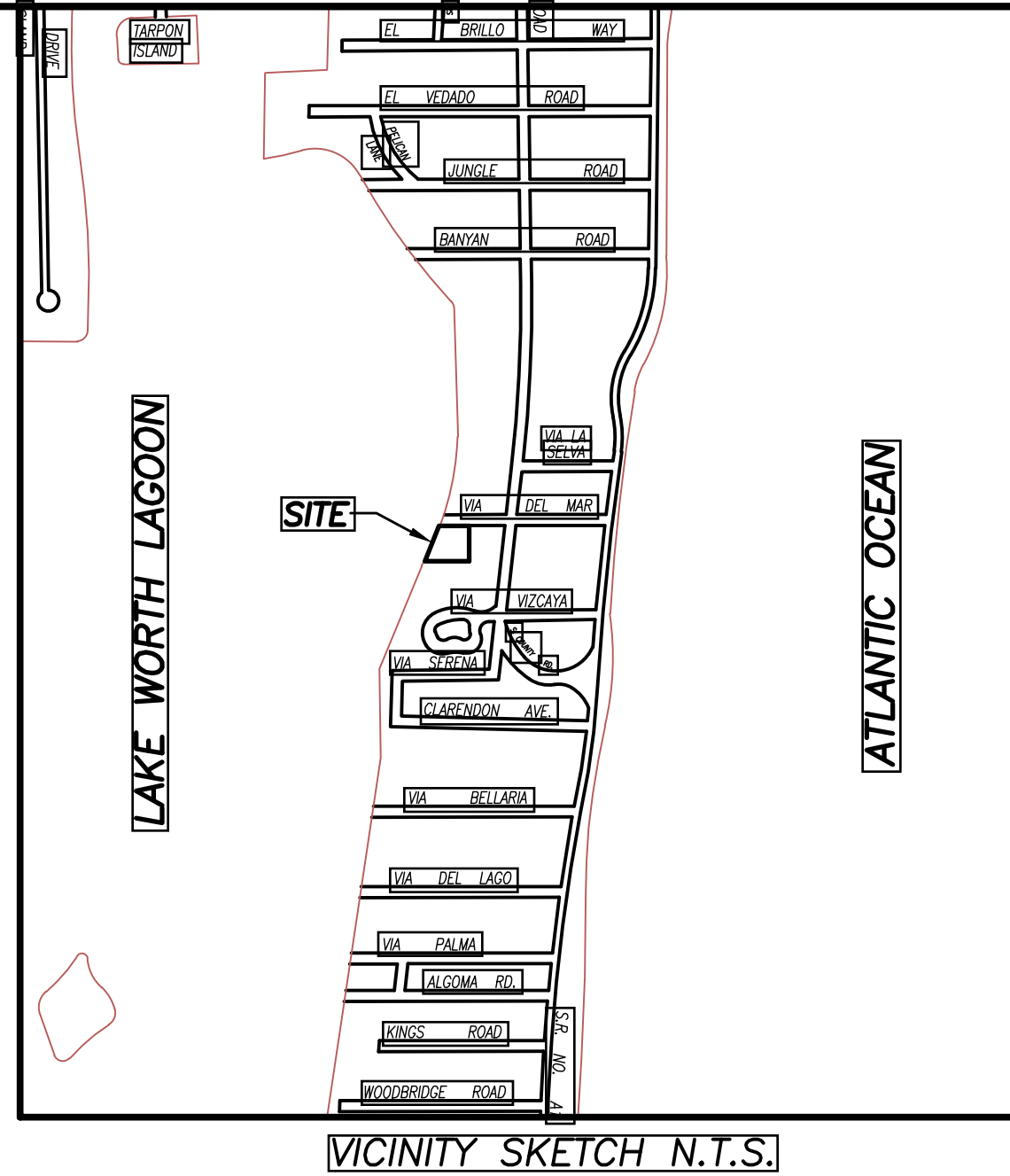
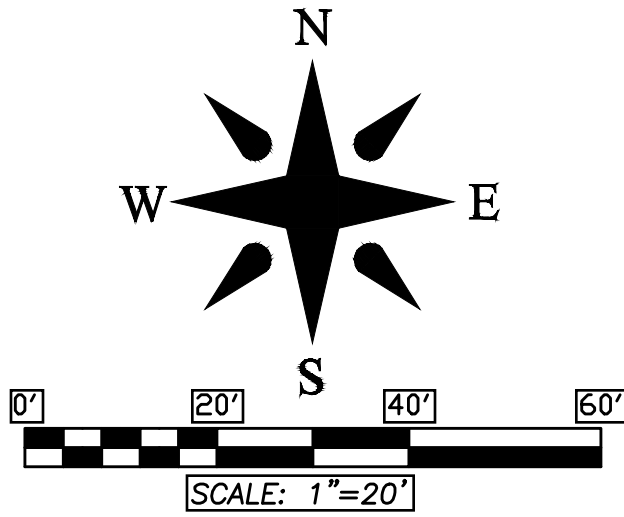
LEGEND

- A = ARC LENGTH
A/C = AIR CONDITIONING
A.E. = ACCESS EASEMENT
A.K.A. = ALSO KNOWN AS
B.F.P. = BACKFLOW PREVENTER
B.F.P. = BACK FLOW PREVENTOR
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
FFE = FINISH FLOOR ELEVATION
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.D. = OUTSIDE DIAMETER
O.H. = OVERHEAD UTILITY LINE
O.R.B. = OFFICIAL RECORD BOOK
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. = POINT 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
SD. = 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
UC. = 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 MAINTANCE EASEMENT
W.M.T. = WATER MANAGEMENT TRACT
Y.D. = YARD DRAIN
CL. = CENTERLINE
Δ = CENTRAL ANGLE/DELTA
■ = CONCRETE MONUMENT FOUND (AS NOTED)
■ = CONCRETE MONUMENT SET (LB #4569)
● = ROD & CAP FOUND (AS NOTED)
○ = 5/8" IRON ROD & CAP SET (LB #4569)
○ = IRON PIPE FOUND (AS NOTED)
○ = IRON ROD FOUND (AS NOTED)
● = NAIL FOUND (AS NOTED)
● = NAIL & DISK FOUND (AS NOTED)
● = PARKER-KALON NAIL & DISK SET (LB #4569)
P. = PROPERTY LINE
P. = UTILITY POLE
P. = FIRE HYDRANT
P. = WATER METER
P. = WATER VALVE
P. = LIGHT POLE

TITLE COMMITMENT REVIEW						
CLIENT: BeachBoyz Development LLC, a Florida limited liability company		COMMITMENT NO. : 1062-5830450	DATE: 12/10/21			
REVIEWED BY: Craig Wallace		JOB NO. : 10-1315.47				
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT- ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1-9	N/A	Standard Exceptions				
10	GRB 25078, PG 1630	Stormwater Management Agreement.		•		•
11	ORB 7777, PG 1942	Certificate of Notification of Designation of certain properties as Landmarks		•		
12	N/A	Standard Exception.				•
13	D.B. 435, PG 365	Easement for ingress and egress and for sewer lines and pipes as set forth.	•			
14	ORB 17261, PG 1318	Agreement with Town of Palm Beach regarding brick driveway.		•		
15-19	N/A	Standard Exceptions.				•

RECEIVED

By yfigueroa at 12:55 pm, Nov 04, 2022



BOUNDARY SURVEY FOR:
BEACHBOYZ DEVELOPMENT LLC,
A FLORIDA LIMITED LIABILITY COMPANY

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

BeachBoyz Development LLC, a Florida limited liability company
Robert Fishel
Kochman and Ziska PLC
First American Title Insurance Company

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

PROPERTY ADDRESS:
210 Via Del Mar,
Palm Beach, FL 33480.

LEGAL DESCRIPTION:
All that Tract or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the County of Palm Beach, State of Florida:

A tract of land in Section 35, Township 43 South, Range 43 East, Palm Beach County, Florida, more particularly described as follows:

BEGINNING at a point in the water's edge on the East shore of Lake Worth, where the same is intersected by a line parallel to and 1196.3 feet North of, measured at right angles to the South line of the E. Clarence Jones property in said Section 35, said South line of Jones' property being also the South line of Vita Serena, a subdivision of said Jones' property within the Town of Palm Beach, Florida, the plat of said subdivision being on file in the office of the Clerk of the Circuit Court in and for Palm Beach, County, Florida and recorded in Plat Book 9, Page 59; thence Easterly along said line parallel to and 1196.3 feet North of the South line of the E. Clarence Jones property to a lead plug set in top of the concrete bulkhead built along the East shore of Lake Worth; thence Easterly along the same course a distance of 200.57 feet to the Southwest corner of land of Mrs. E. C. DeWitt; thence Northerly at right angles to the preceding course and along the west line of said DeWitt's land a distance of 150 feet to a point in the center line of the private roadway known as Via Del Mar; thence Westerly along the center line of said private roadway and parallel to and 150 feet North of, measured at right angles to the first herein described course a distance of 136.63 feet, more or less, to a lead plug set in the top of said concrete bulkhead; thence continue Westerly along the same course to the waters of Lake Worth; thence Southerly along the waters of Lake Worth a distance of 163.05 feet, more or less, to the **POINT OF BEGINNING**; together with all riparian rights thereunto appertaining.

Together with and subject to that certain Right of Way to the Waters of the Atlantic Ocean as recorded in Deed Book 435, Page 365, Public Records of Palm Beach County, Florida.

FLOOD ZONE:
This property is located in Flood Zone AE (EL. 6), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0591F, dated 10/05/2017.

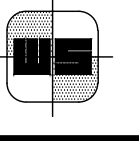
- NOTES:**
- All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number 1062-5830450, issued by First American Title Insurance Company, dated December 10, 2021. This office has made no search 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'.

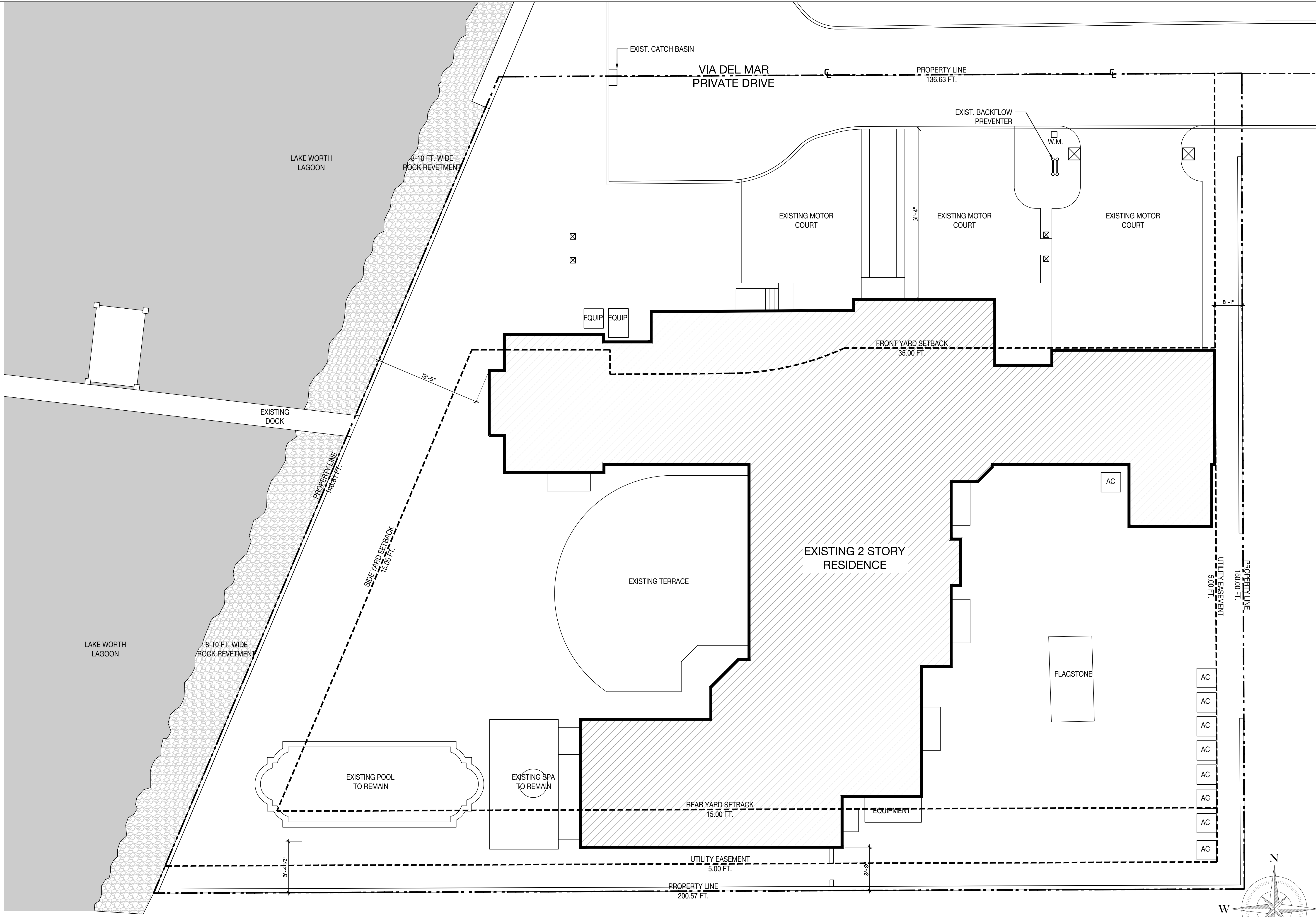
CERTIFICATION:
I HEREBY ATTEST that the survey shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 2/22/2022

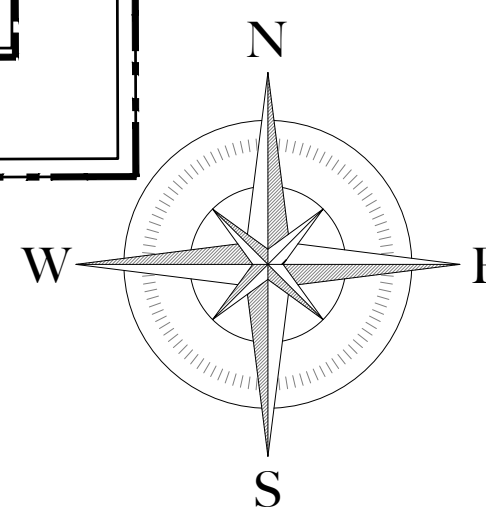
Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357



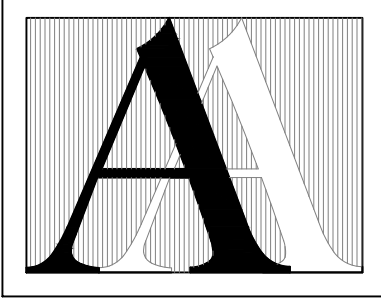
REVISIONS: 02/22/22 SURVEY AND TIE-IN UPDATE B.M./M.B. 10-1315.46 PB326/49 TITLE REVIEW & RECERTIFY S.W. 10-1315.44 03/17/21 SURVEY & TIE-IN UPDATE B.M./S.W. 10-1315.42 PB308/41		
BOUNDARY SURVEY FOR:		
BEACHBOYZ DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY		
 WALLACE SURVEYING CORP. (LICENSED BUSINESS # 4081) 5555 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-6551		
FIELD: J.P.	JOB No.: 10-1315.11	F.B. PB160 PG. 47
OFFICE: R.C.	DATE: 7/27/13	DWG. No.: 10-1315-10
C'K'D: C.L.W.	REF.: 10-1315-210-10.DWG	SHEET 1 OF 1



1 EXISTING SITE PLAN
1/8" = 1'-0"



COA PROJECT NUMBER: COA-22-055
SPECIAL EXCEPTION NUMBER: ZON-23-025



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KEVIN ASBACHER, AIA
FL LICENSE # AR05435

ASBACHER ARCHITECTURE, INC.
201 SEAVIEW AVENUE, SUITE 2A
PALM BEACH, FLORIDA 33480
FL (561) 203-7131 NY (212) 252-2084

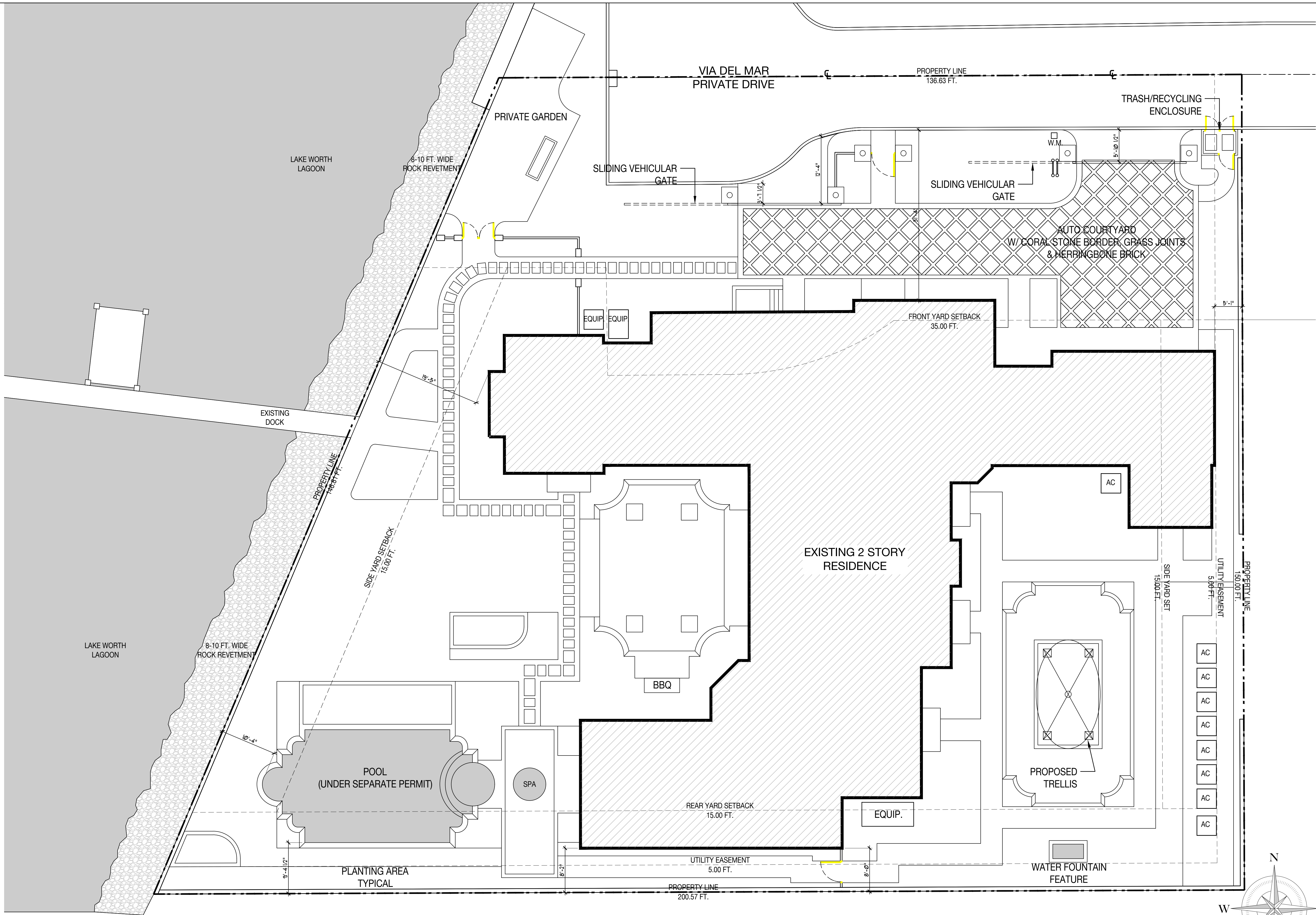
RENOVATIONS TO:
210 VIA DEL MAR
PALM BEACH, FL 33458

ISSUE	

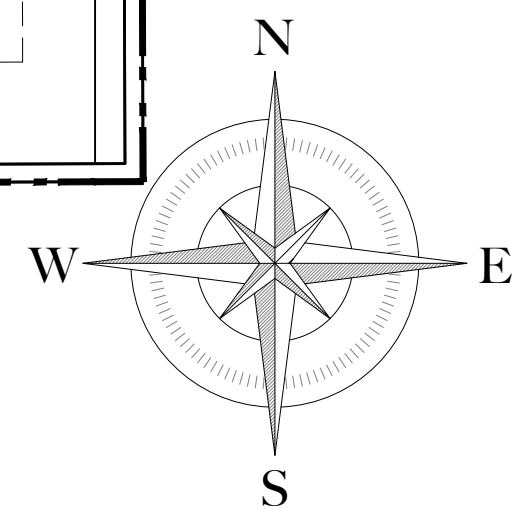
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2	10-3-2022	HH
3	10-24-2022	HH
4	11-04-2022	HH

DRAWN BY:	
CHECKED BY:	
SCALE:	AS NOTED

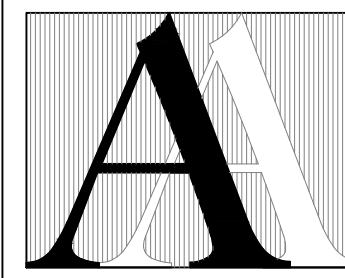
Am.00



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



COA PROJECT NUMBER: COA-22-055
SPECIAL EXCEPTION NUMBER: ZON-23-025



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PALM BEACH, FLORIDA 33480
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RENOVATIONS TO:
210 VIA DEL MAR
PALM BEACH, FL 33458

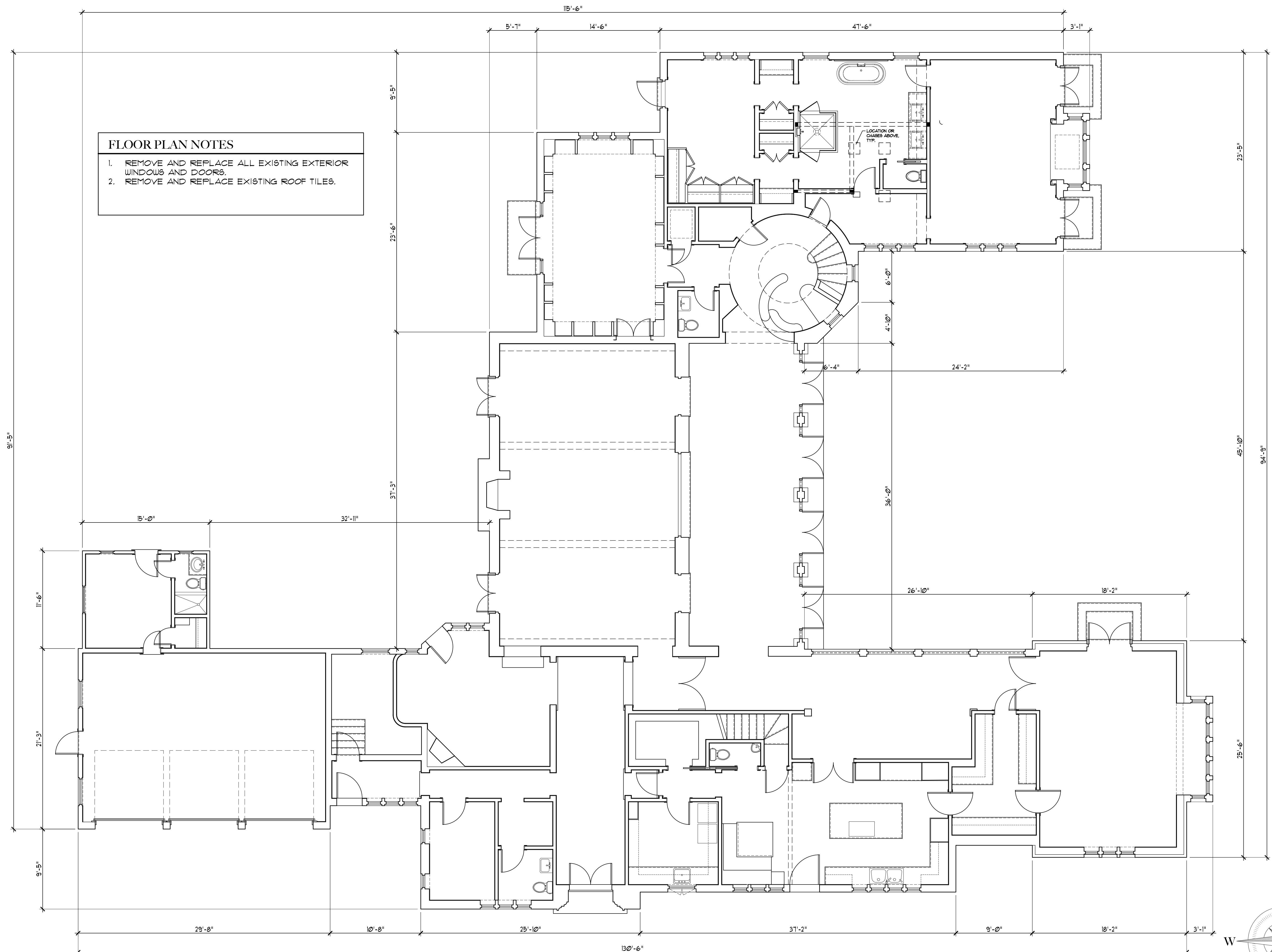
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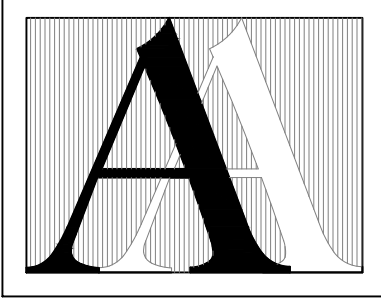
A112.00



- FLOOR PLAN NOTES**
1. REMOVE AND REPLACE ALL EXISTING EXTERIOR WINDOWS AND DOORS.
 2. REMOVE AND REPLACE EXISTING ROOF TILES.

1 EXISTING GROUND FLOOR PLAN
3/16" = 1'-0"

COA PROJECT NUMBER: COA-22-055
SPECIAL EXCEPTION NUMBER: ZON-23-025



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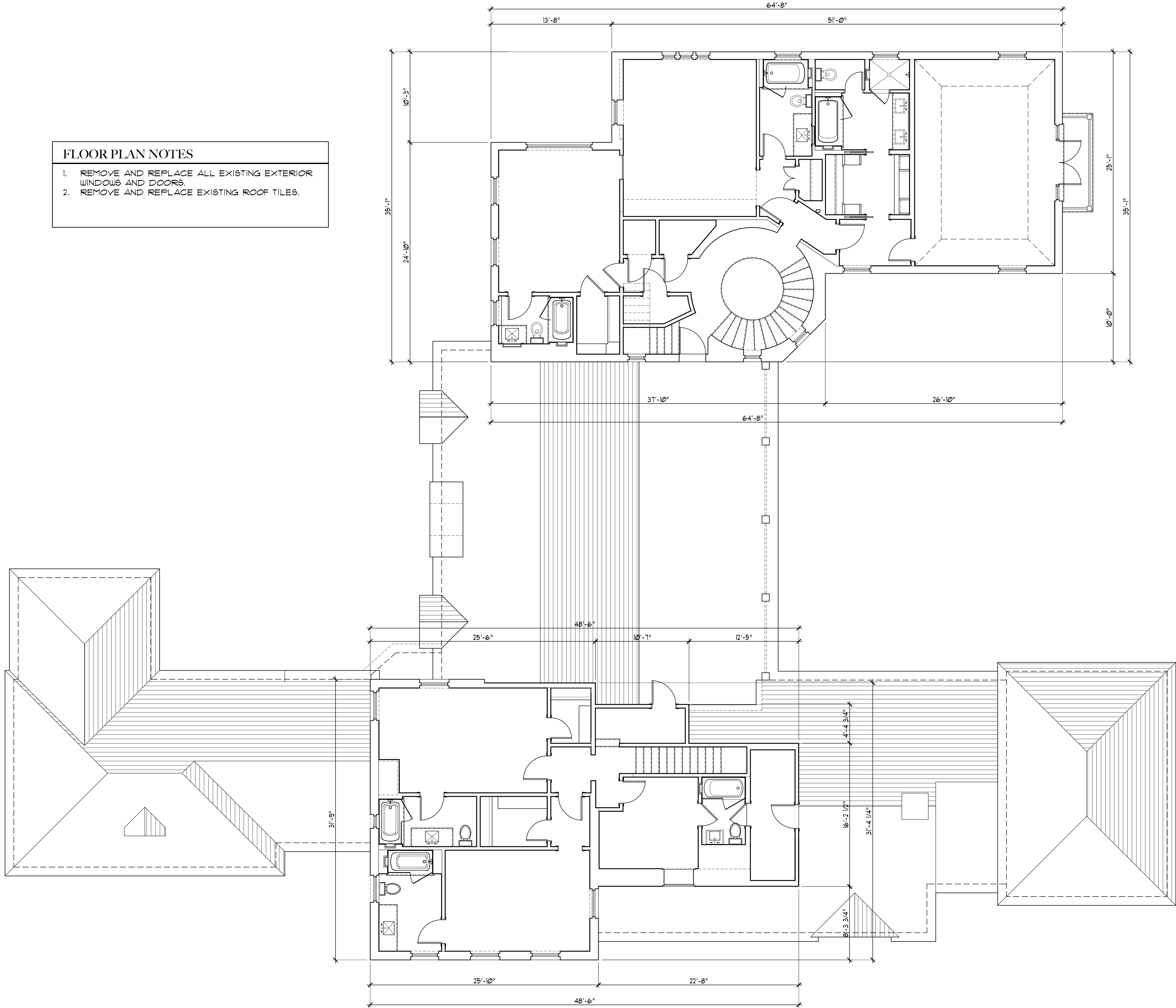
RENOVATIONS TO:
210 VIA DEL MAR
PALM BEACH, FL 33458

ISSUE	

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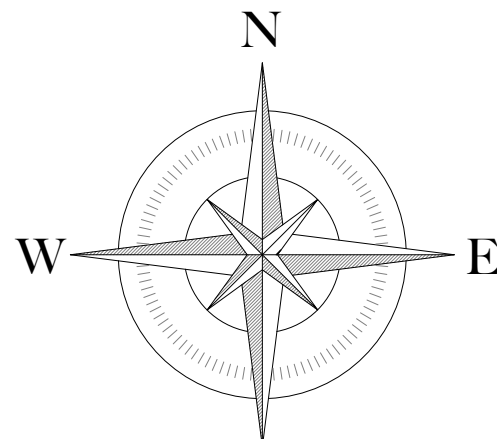
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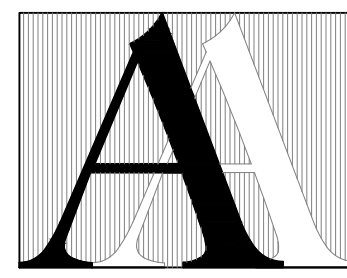
FLOOR PLAN NOTES

1. REMOVE AND REPLACE ALL EXISTING EXTERIOR WINDOWS AND DOORS.
2. REMOVE AND REPLACE EXISTING ROOF TILES.

1 EXISTING SECOND FLOOR PLAN
3/16" = 1'-0"



COA PROJECT NUMBER: SCOA-22-055
SPECIAL EXCEPTION NUMBER: ZON-23-025



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FL (561) 203-7131 NY (212) 252-2084

RENOVATIONS TO:
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PALM BEACH, FL 33458

ISSUE

REVISIONS

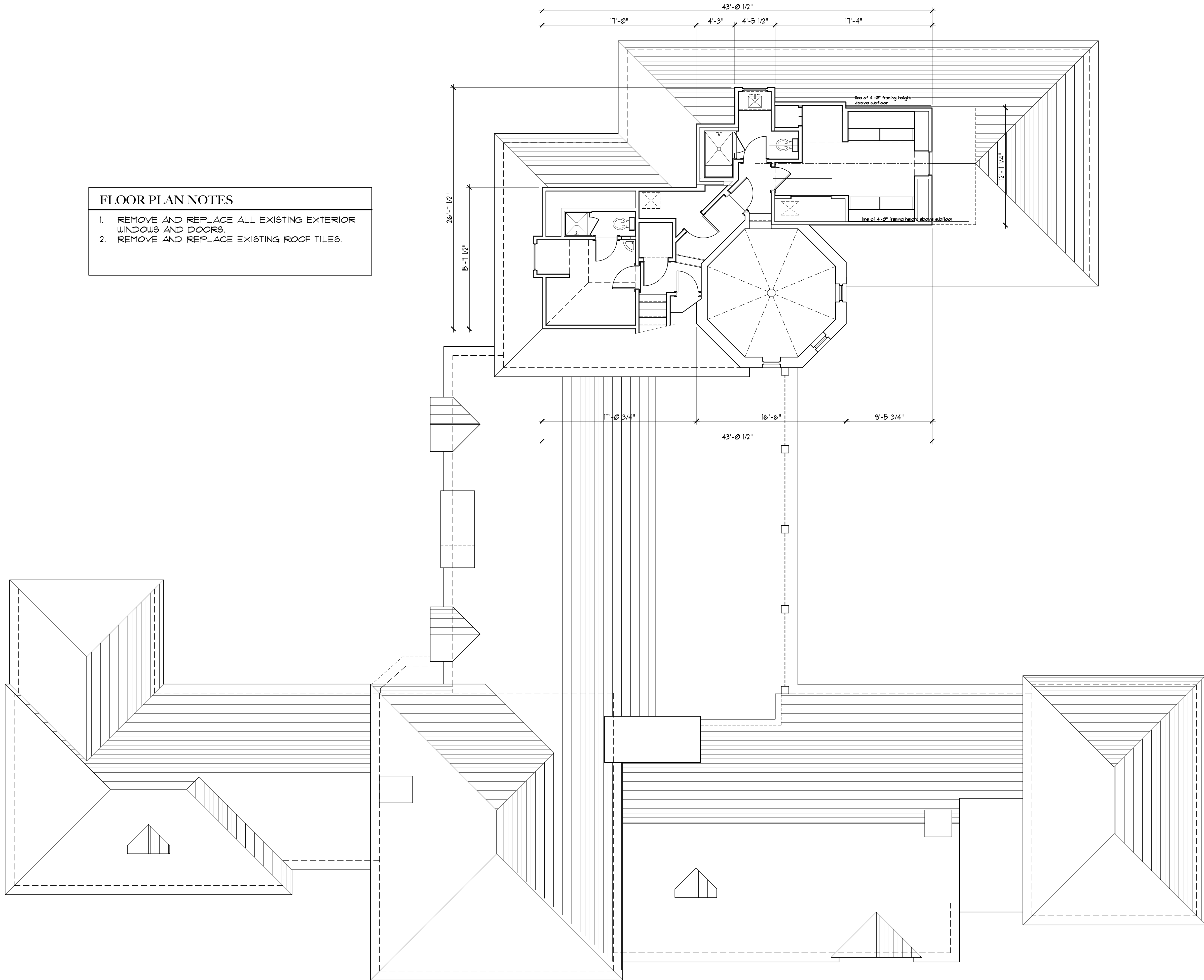
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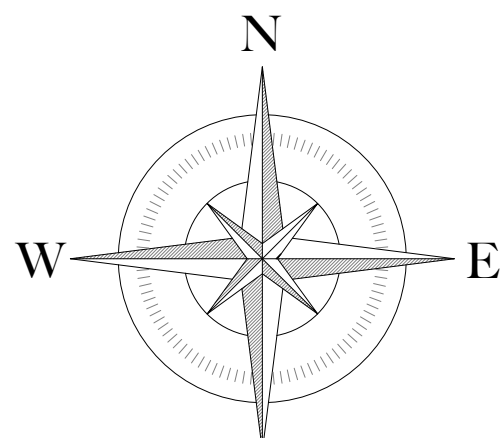
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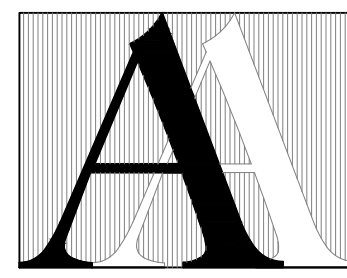
FLOOR PLAN NOTES

1. REMOVE AND REPLACE ALL EXISTING EXTERIOR WINDOWS AND DOORS.
2. REMOVE AND REPLACE EXISTING ROOF TILES.

1 EXISTING THIRD FLOOR PLAN
3/16" = 1'-0"



COA PROJECT NUMBER: COA-22-055
SPECIAL EXCEPTION NUMBER: ZON-23-025



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RENOVATIONS TO:
210 VIA DEL MAR
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ISSUE

REVISIONS

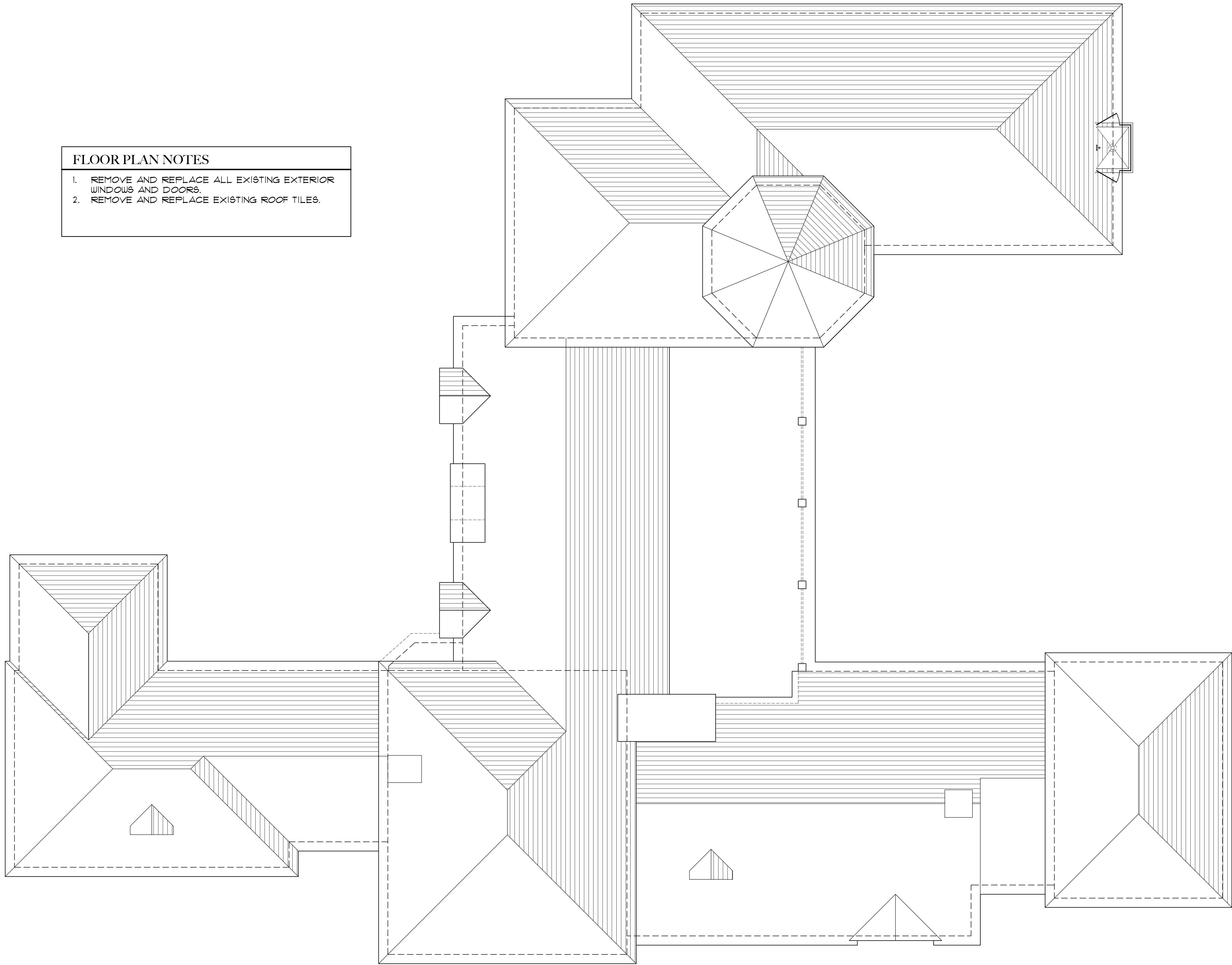
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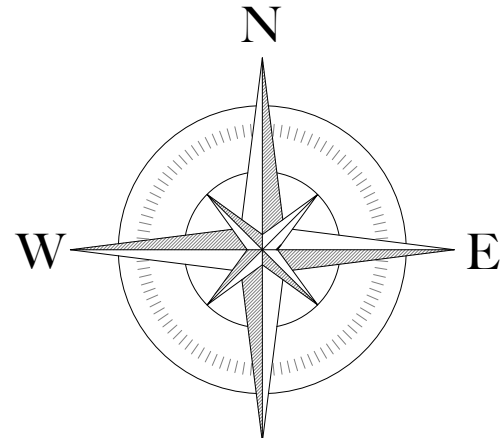
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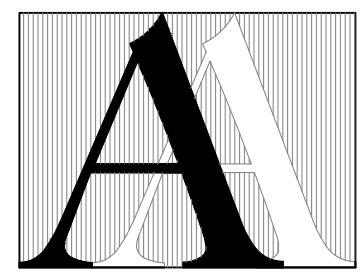


- FLOOR PLAN NOTES**
1. REMOVE AND REPLACE ALL EXISTING EXTERIOR WINDOWS AND DOORS.
 2. REMOVE AND REPLACE EXISTING ROOF TILES.

1 EXISTING THIRD FLOOR PLAN
3/16" = 1'-0"



COA PROJECT NUMBER: SCOA-22-055
SPECIAL EXCEPTION NUMBER: ZON-23-025



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RENOVATIONS TO:
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ISSUE

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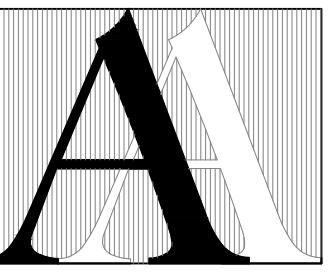
CHECKED BY:

SCALE: AS NOTED

A214.00



1 ORIGINAL NORTH ELEVATION
3/16" = 1'-0"



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FL (561) 203-7131 NY (212) 252-2084

RENOVATIONS TO:
210 VIA DEL MAR
PALM BEACH, FL 33458

ISSUE

REVISIONS

#	DATE	DRAWN BY
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2	10-3-2022	HH DS
3	10-24-2022	HH DS
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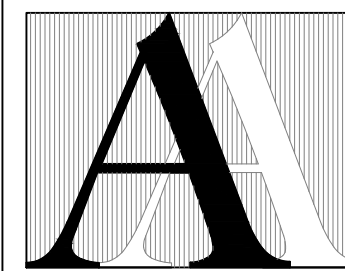
DRAWN BY:

CHECKED BY:

SCALE: AS NOTED

COA PROJECT NUMBER: COA-22-055
SPECIAL EXCEPTION NUMBER: ZON-23-025

A311.00



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FL LICENSE # AR05435

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PALM BEACH, FLORIDA 33480
FL (561) 203-7131 NY (212) 252-2084

RENOVATIONS TO:
210 VIA DEL MAR
PALM BEACH, FL 33458

ISSUE

REVISIONS

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2	10-3-2022	HH, DS
3	10-24-2022	HH, DS
4	11-04-2022	HH, DS

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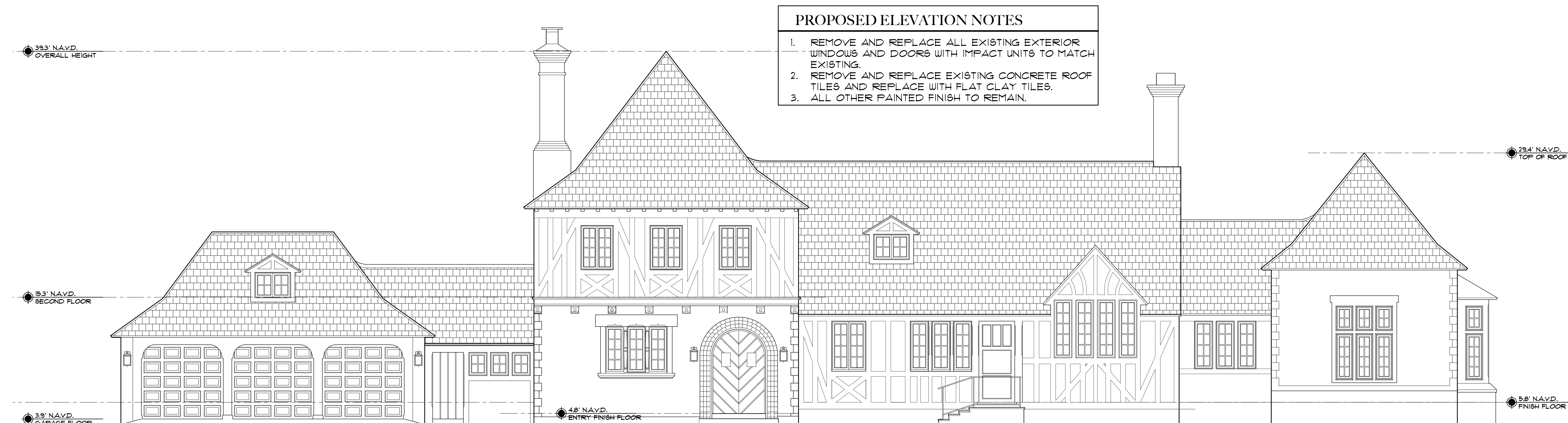
CHECKED BY:

SCALE: AS NOTED

A311a.00



1 EXISTING NORTH ELEVATION
3/16" = 1'-0"

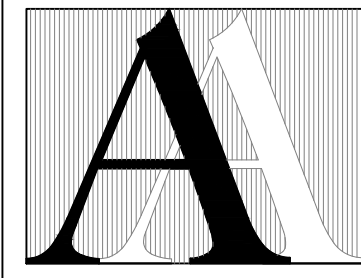


2 PROPOSED NORTH ELEVATION
3/16" = 1'-0"

COA PROJECT NUMBER: COA-22-055
SPECIAL EXCEPTION NUMBER: ZON-23-025



1 ORIGINAL EAST ELEVATION
3/16" = 1'-0"



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RENOVATIONS TO:
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ISSUE	

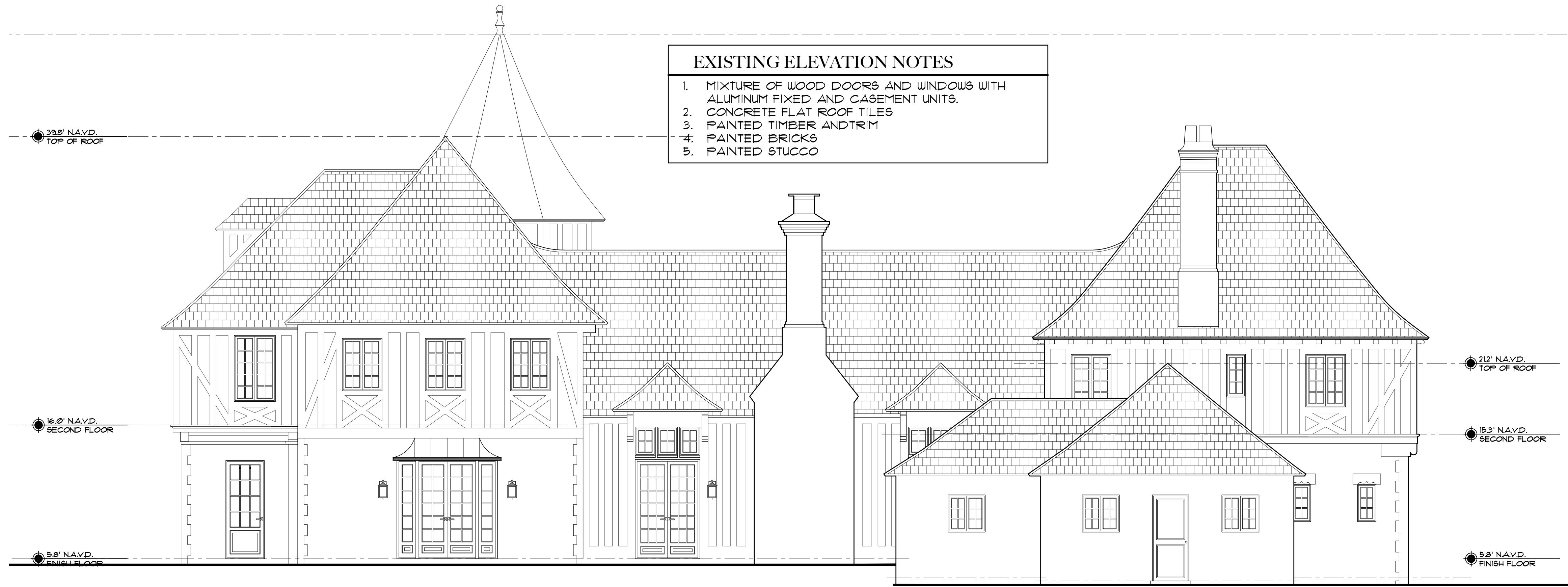
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4	11-04-2022	HH DS

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SCALE: AS NOTED

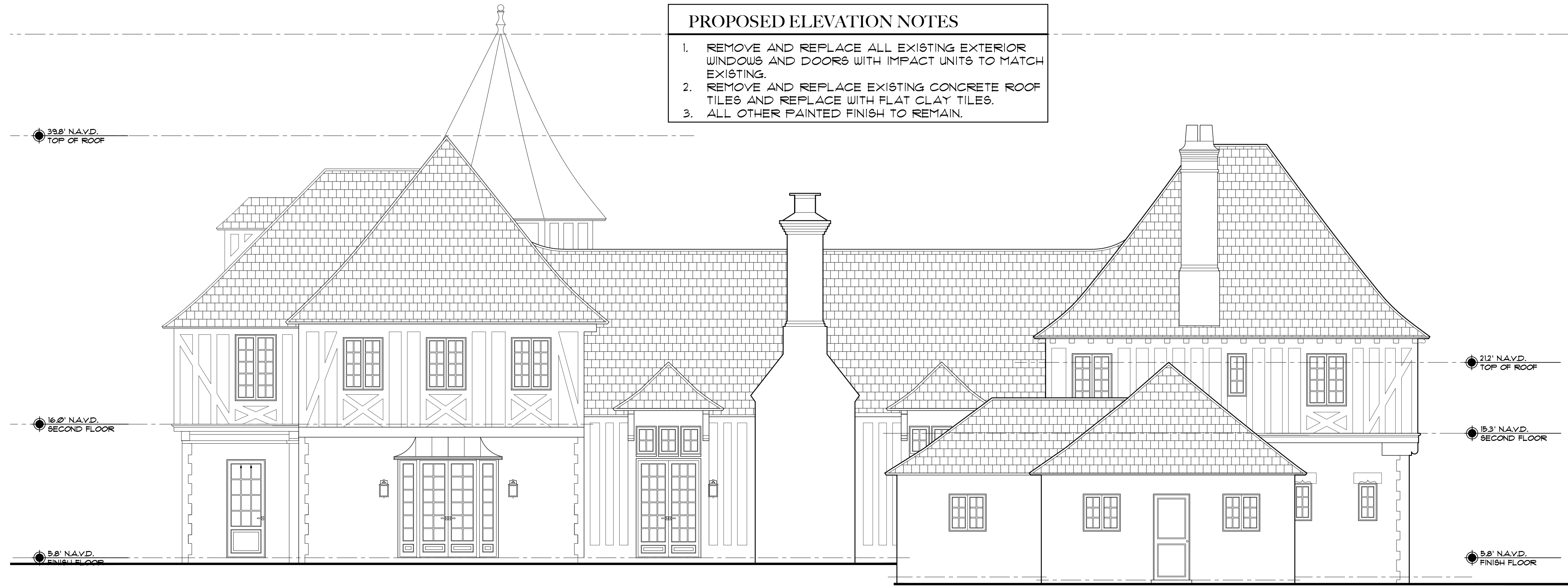
COA PROJECT NUMBER: COA-22-055
SPECIAL EXCEPTION NUMBER: ZON-23-025

A312.00



- EXISTING ELEVATION NOTES
1. MIXTURE OF WOOD DOORS AND WINDOWS WITH ALUMINUM FIXED AND CASEMENT UNITS.
 2. CONCRETE FLAT ROOF TILES
 3. PAINTED TIMBER ANDTRIM
 4. PAINTED BRICKS
 5. PAINTED STUCCO

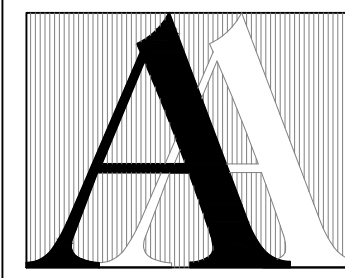
1 EXISTING EAST ELEVATION
3/16" = 1'-0"



- PROPOSED ELEVATION NOTES
1. REMOVE AND REPLACE ALL EXISTING EXTERIOR WINDOWS AND DOORS WITH IMPACT UNITS TO MATCH EXISTING.
 2. REMOVE AND REPLACE EXISTING CONCRETE ROOF TILES AND REPLACE WITH FLAT CLAY TILES.
 3. ALL OTHER PAINTED FINISH TO REMAIN.

2 PROPOSED EAST ELEVATION
3/16" = 1'-0"

COA PROJECT NUMBER: COA-22-055
SPECIAL EXCEPTION NUMBER: ZON-23-025



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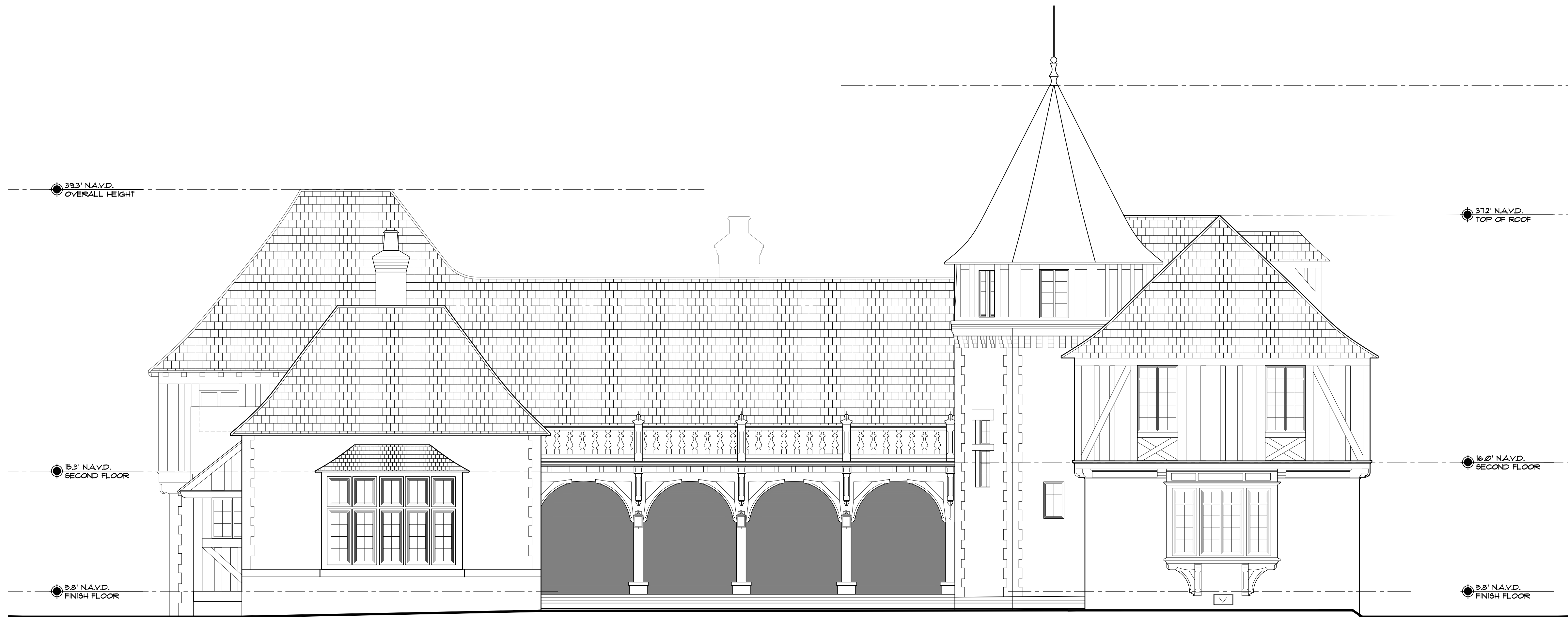
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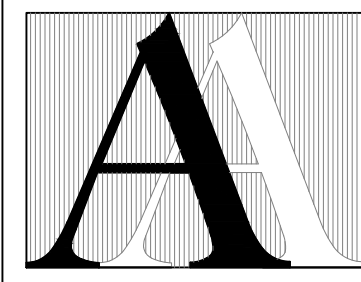
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1 ORIGINAL WEST ELEVATION
3/16" = 1'-0"



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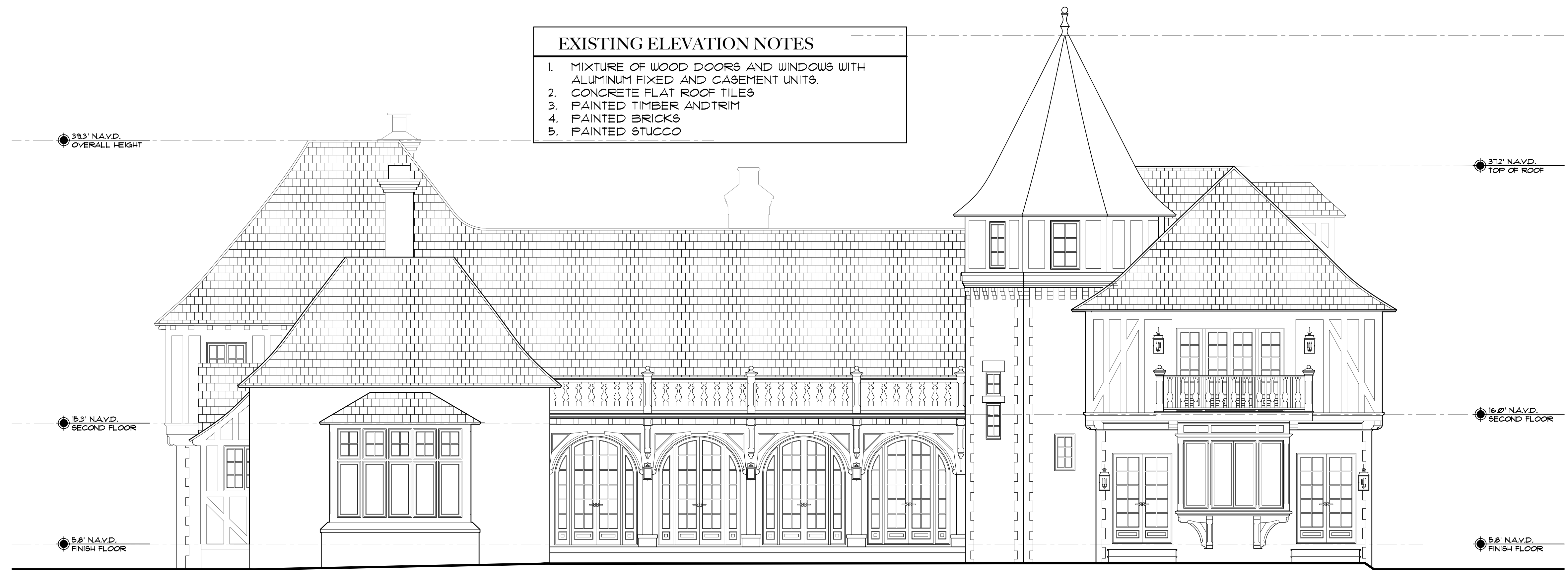
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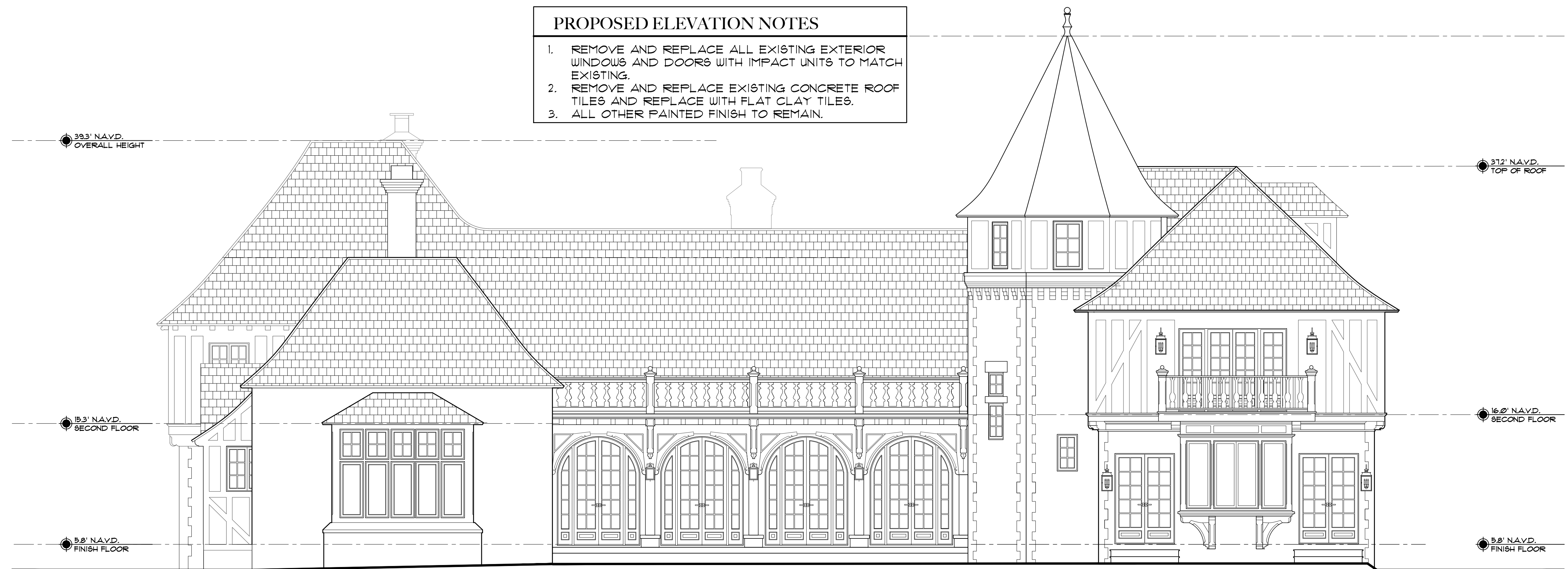
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COA PROJECT NUMBER: COA-22-055
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A313.00

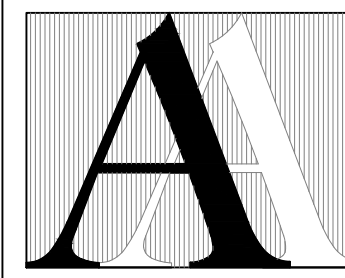


1 EXISTING WEST ELEVATION
3/16" = 1'-0"



2 PROPOSED WEST ELEVATION
3/16" = 1'-0"

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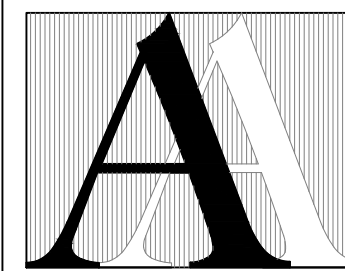
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A314.00



1 ORIGINAL COURTYARD SOUTH ELEVATION
3/16" = 1'-0"

2 ORIGINAL SOUTH ELEVATION
3/16" = 1'-0"



- EXISTING ELEVATION NOTES**
1. MIXTURE OF WOOD DOORS AND WINDOWS WITH ALUMINUM FIXED AND CASEMENT UNITS.
 2. CONCRETE FLAT ROOF TILES
 3. PAINTED TIMBER AND TRIM
 4. PAINTED BRICKS
 5. PAINTED STUCCO

1 EXISTING COURTYARD SOUTH ELEVATION
3/16" = 1'-0"

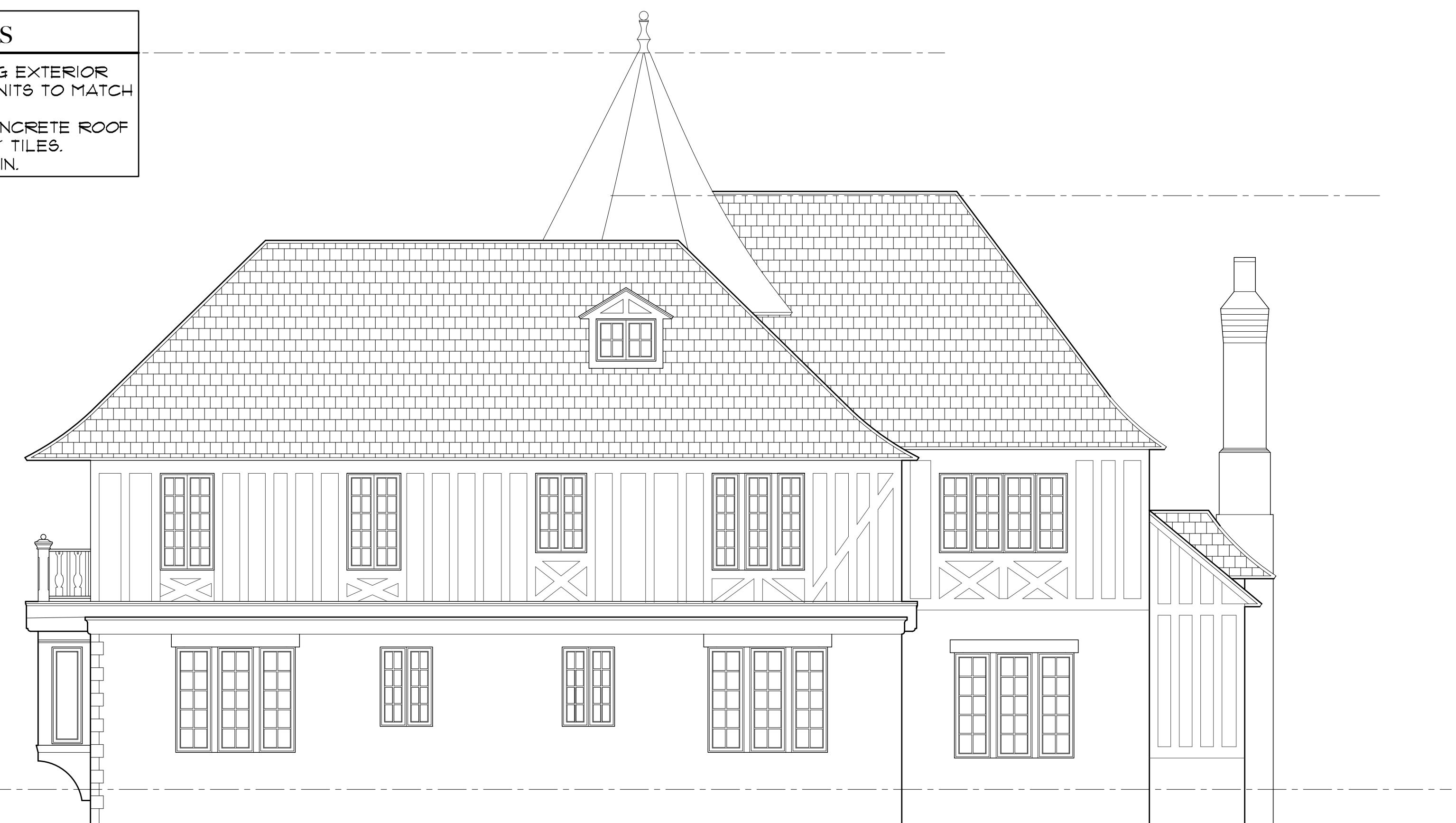


2 EXISTING SOUTH ELEVATION
3/16" = 1'-0"

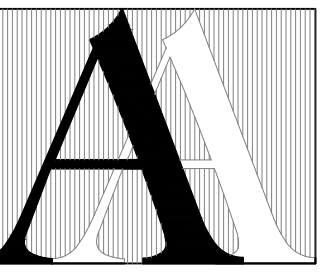


- PROPOSED ELEVATION NOTES**
1. REMOVE AND REPLACE ALL EXISTING EXTERIOR WINDOWS AND DOORS WITH IMPACT UNITS TO MATCH EXISTING.
 2. REMOVE AND REPLACE EXISTING CONCRETE ROOF TILES AND REPLACE WITH FLAT CLAY TILES.
 3. ALL OTHER PAINTED FINISH TO REMAIN.

3 PROPOSED COURTYARD SOUTH ELEVATION
3/16" = 1'-0"



4 PROPOSED SOUTH ELEVATION
3/16" = 1'-0"



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A314a.00



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1 EXISTING NORTH ELEVATION
3/16" = 1'-0"



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1 EXISTING WEST ELEVATION
3/16" = 1'-0"



1 EXISTING EAST ELEVATION
3/16" = 1'-0"



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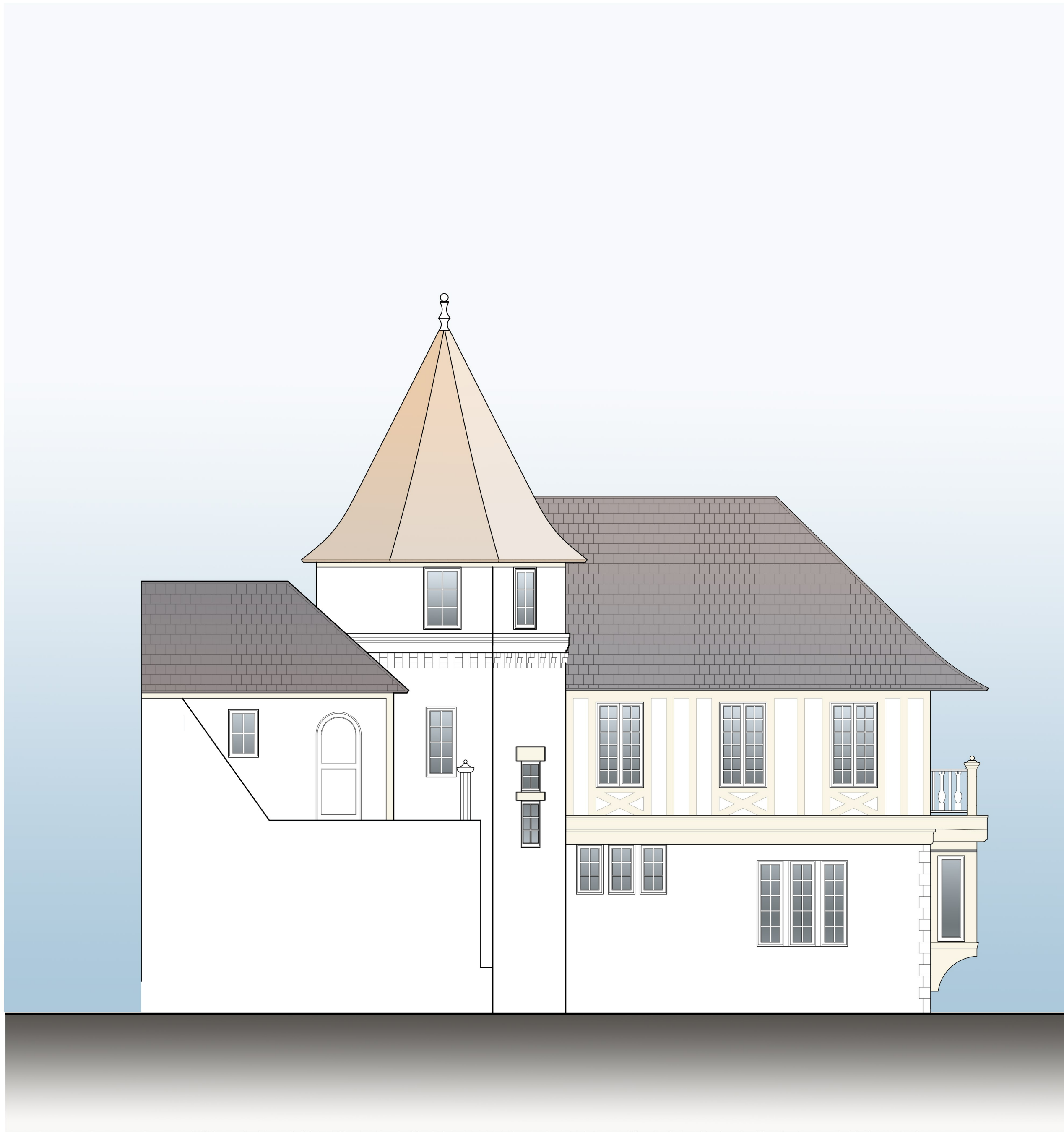
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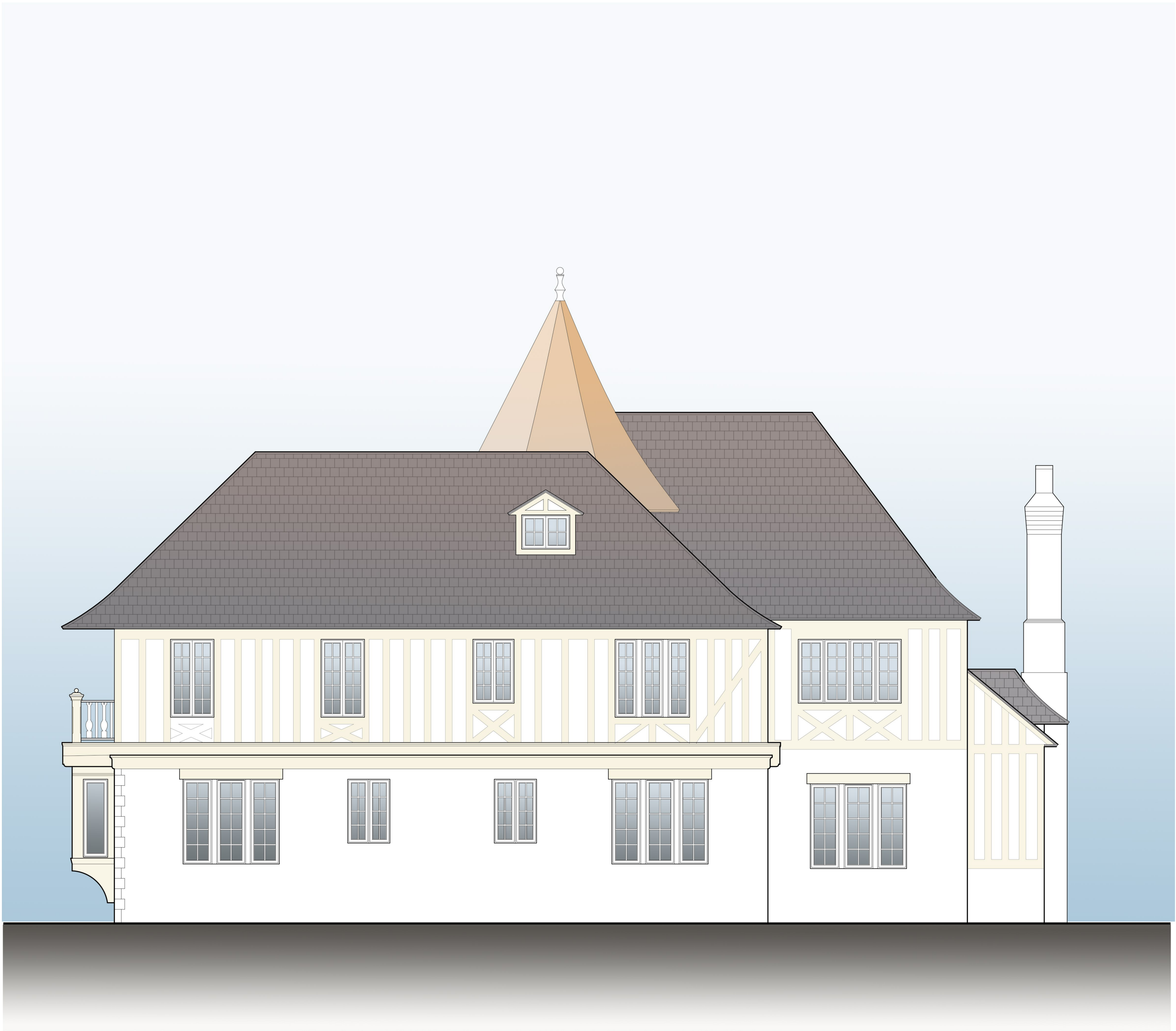
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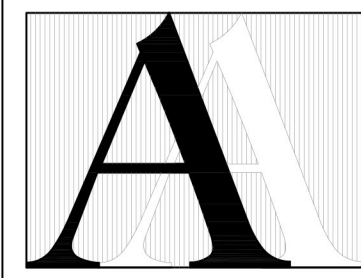
A413.00



① EXISTING COURTYARD SOUTH ELEVATION
3/16" = 1'-0"



② EXISTING SOUTH ELEVATION
3/16" = 1'-0"



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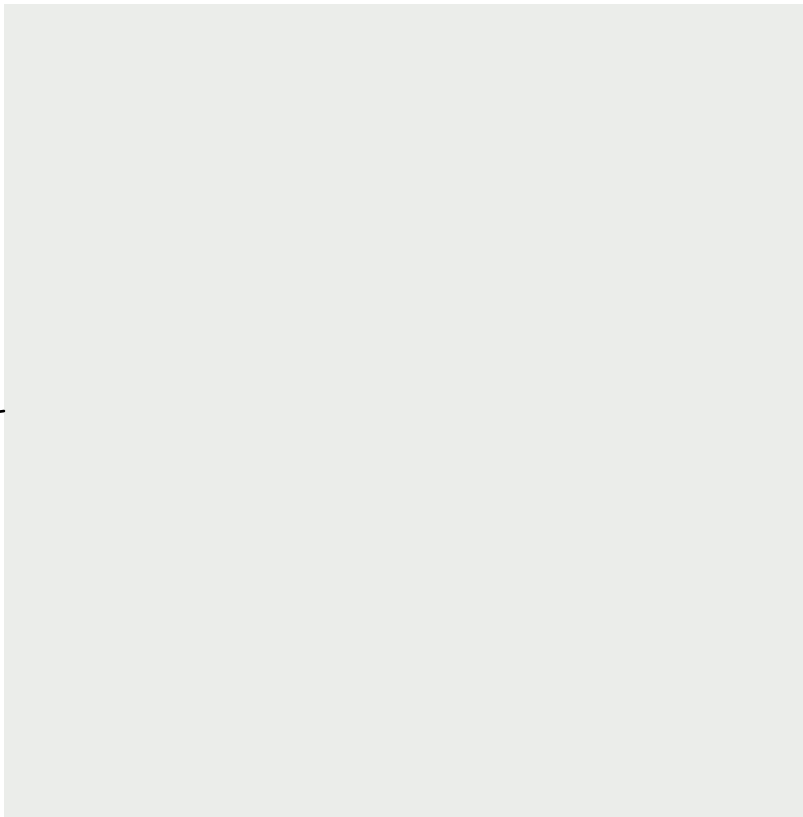
COA PROJECT NUMBER: COA-22-055

A414.00



ROOF MATERIAL

MANUFACTURER: LUDIWICI
MATERIAL: CLAY
COLOR: RANDOM



BODY COLOR

BRAND: BENJAMIN MOORE
COLOR: DECORATOR WHITE CC-20

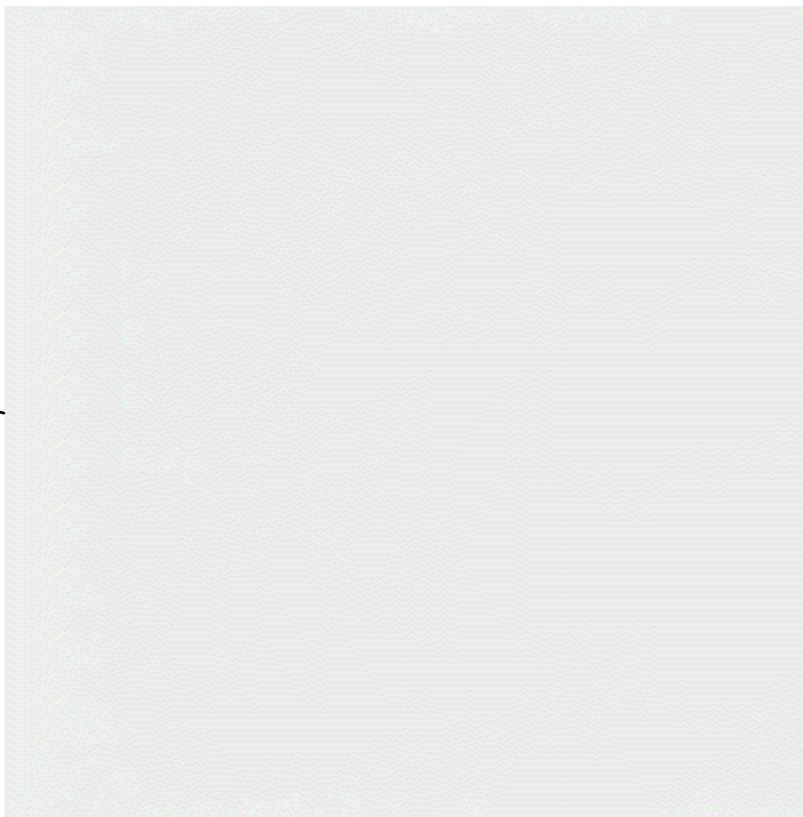


TRIM COLOR

BRAND: BENJAMIN MOORE
COLOR: ALBANY WHITE 944

ALTERNATE:

BRAND: BENJAMIN MOORE
COLOR: LIGHTHOUSE LANDING 1044

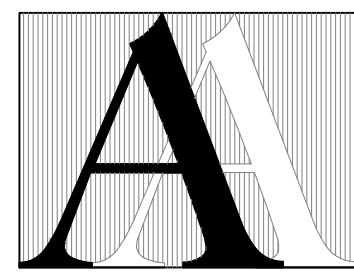


DOORS AND WINDOWS COLOR

BRAND: BENJAMIN MOORE
COLOR: WHITE OC-151

DUE TO VARIATIONS IN PRINTER'S COLOR
ACCURACIES, REFER TO ACTUAL SAMPLES
FOR ACCURATE COLOR REPRESENTATION.

COA PROJECT NUMBER: COA-22-055
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1 TYPICAL FRENCH DOORS AND TRANSOM
N.T.S.



2 FRENCH DOORS AND SIDELITES
N.T.S.



3 TYPICAL CASMENT WINDOW
N.T.S.



4 TYPICAL BAY WINDOW
N.T.S.

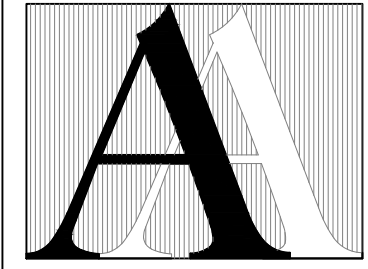


5 TUDOR ARCHED WINDOW
N.T.S.



6 TYPICAL HARDWARE
N.T.S.

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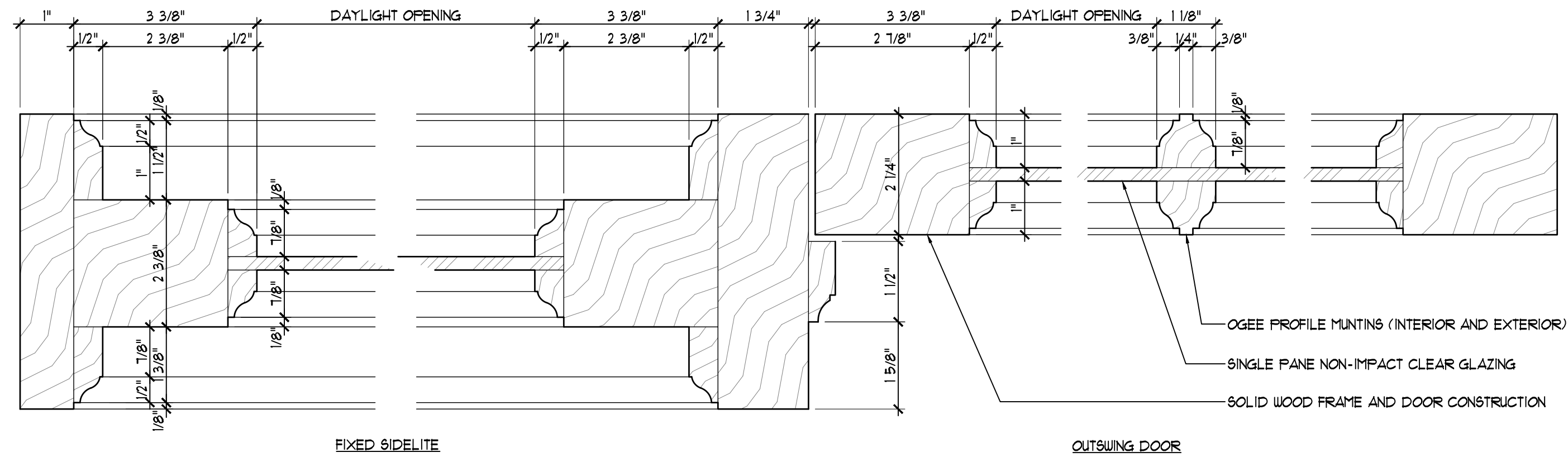
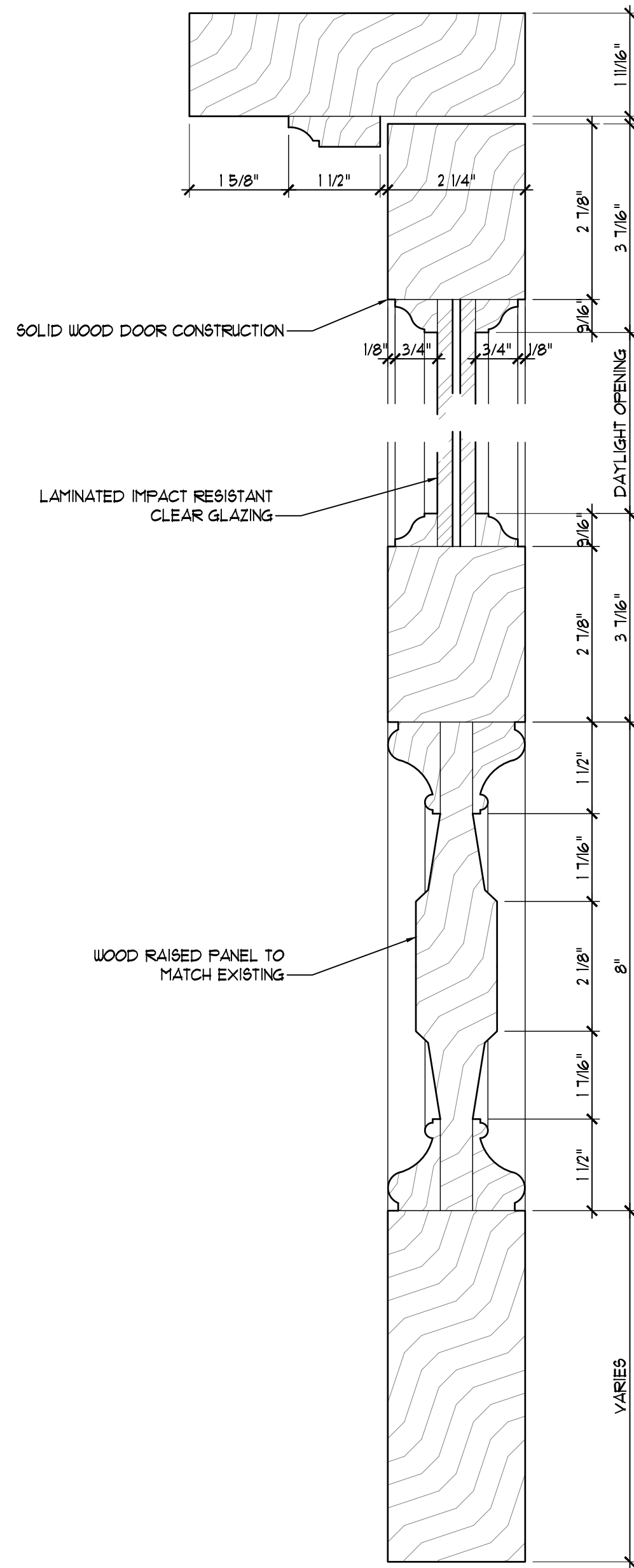
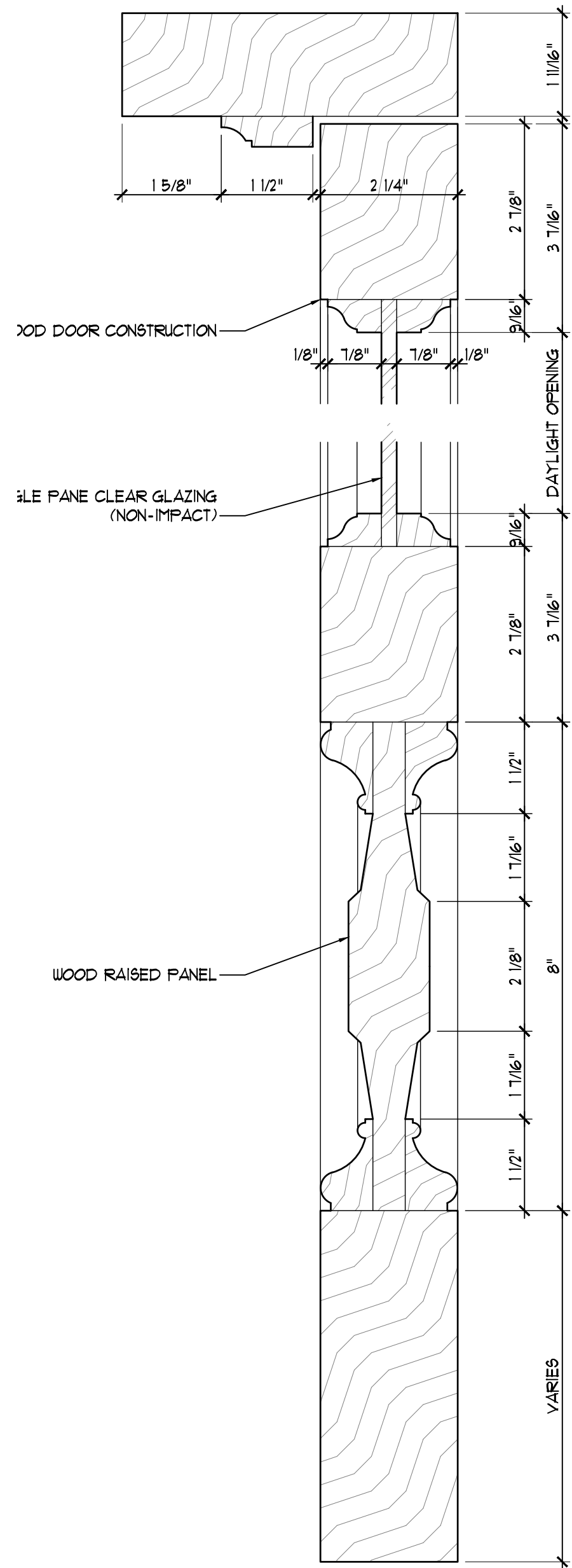
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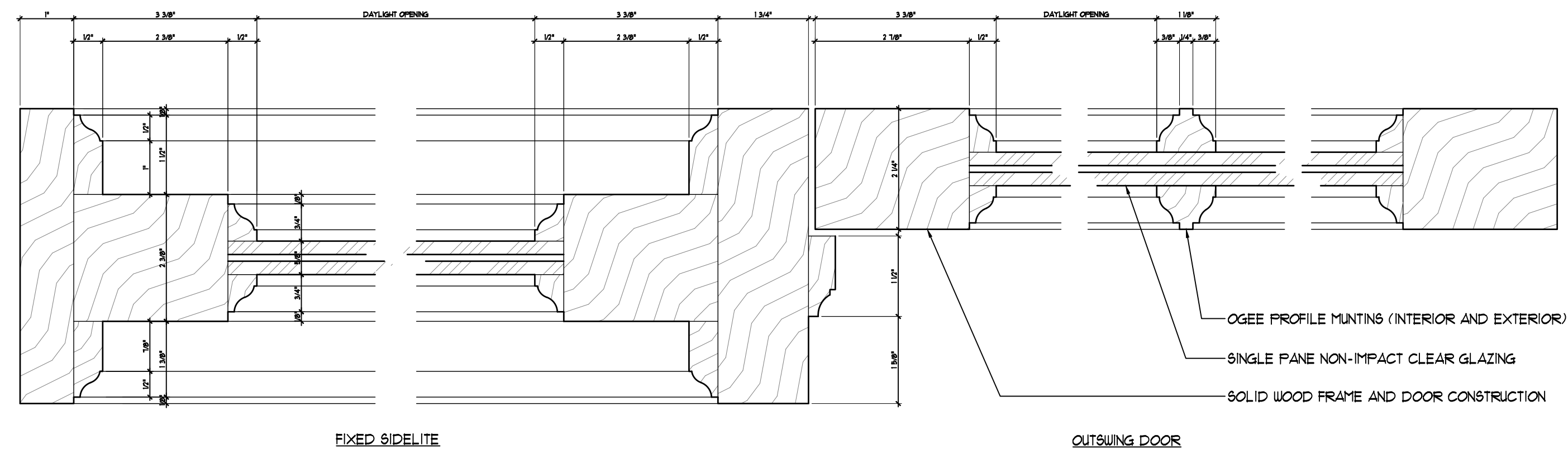
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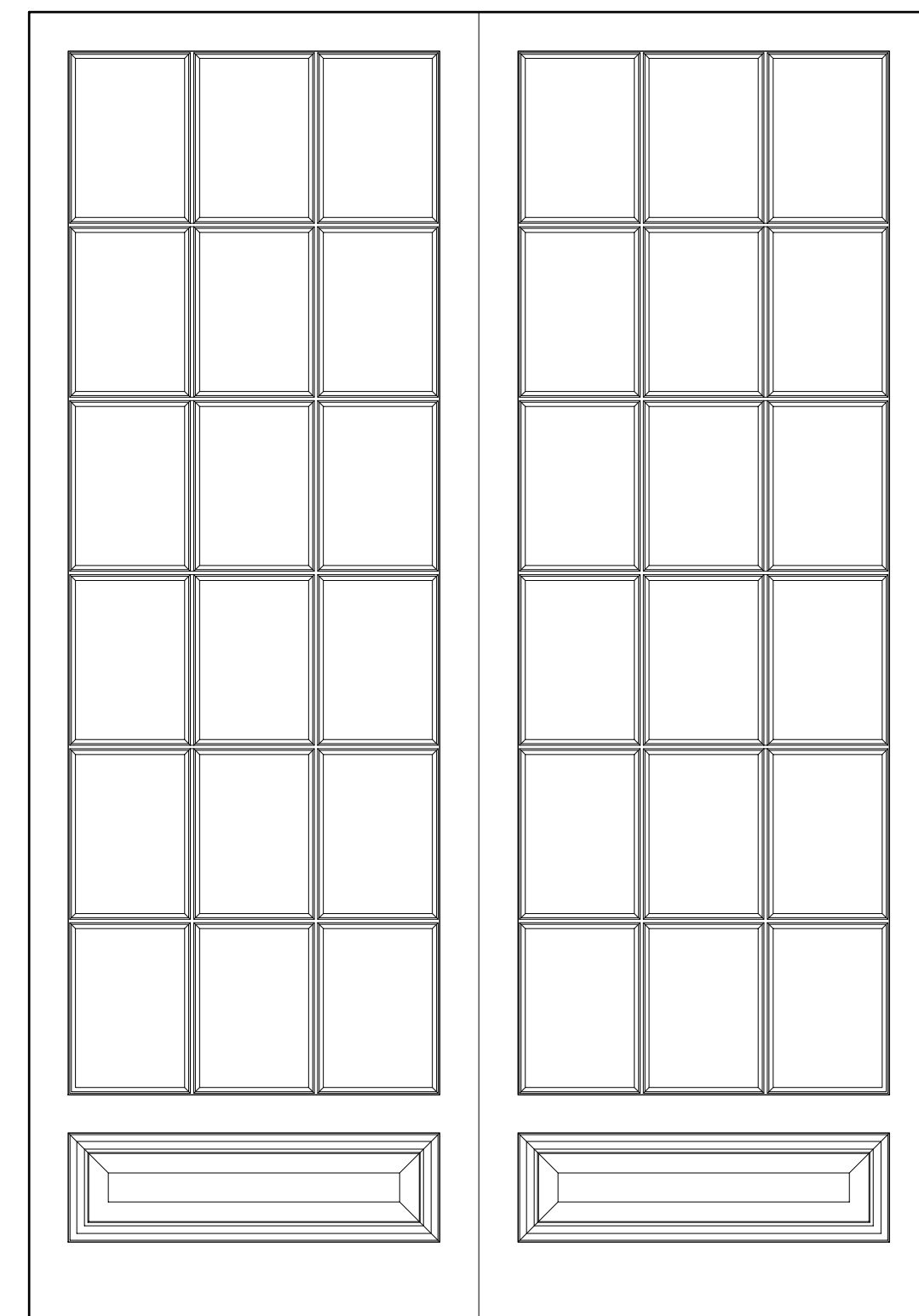
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1 EXISTING WOOD DOOR AND SIDELITE DETAIL
HALF SCALE



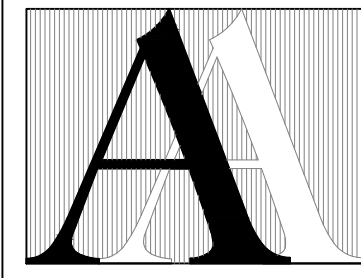
1 PROPOSED WOOD DOOR AND SIDELITE DETAIL
HALF SCALE



1 TYPICAL WOOD FRENCH DOORS
N.T.S.

DOORS AND WINDOWS NOTES

MANUFACTURER: HARTMAN WINDOWS AND DOORS OR SIMILAR
SERIES: CUSTOM
MATERIALS: MAHOGANY
GLAZING: LAMINATED CLEAR IMPACT RESISTANT
COLOR: BENJAMIN MOORE WHITE OC-151
HARDWARE: BRASS TO MATCH EXISTING
PROFILES: OGEE TO MATCH EXISTING, SEE DETAILS



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