



Historic Site Preservation Board Staff Report

DATE: January 9, 2018

NEW BUSINESS

SUBJECT: JUSTIN KERR AND MAURI SKINFILL, OWNERS, FOR APPROVAL OF A RENOVATION AND ADDITION TO A SINGLE FAMILY RESIDENCE LOCATED AT 401 WEST MERITO PLACE, A CLASS 1 HISTORIC SITE, ZONE R-1-A, (3.4001 MAA / HSPB 106) (KL)

FROM: Department of Planning Services

SUMMARY

The owners are proposing to:

- Restore the exterior of an English Tudor Revival cottage built in 1928,
- Demolish existing non-contributing additions built in the 1980's,
- Reconstruct portions of an existing two-story addition on the rear of the existing cottage in a contrasting architectural style,
- Install new landscaping, swimming pool, pool terrace and a steel shade structure behind the existing cottage.

RECOMMENDATION:

Approve with conditions as follows:

1. Reinstall the shake siding shown in the 1960 vintage photo in the upper part of the gable of the existing structure.
2. Use windows on the west façade of the original home that are consistent in material and design to other original windows found on that part of the structure, rather than aluminum clad casement windows with no muntins.
3. Carefully consider the use of wood in areas of the project exposed to direct sun because even Cedar and Ipe (a very hard dense wood species), are vulnerable to rapid deterioration from exposure to the sun and intense desert heat. Consider simulated wood product such as porcelain plank or proprietary products such as "Hardyboard" as an alternative.

BACKGROUND:

The existing single family residence was constructed in 1928 in a Tudor Revival Cottage architectural style. Several additions were constructed in the 1980's that diminish the

historic integrity of the home. The home was one of the first constructed in the Merito Vista tract, which was subdivided by Prescott Stevens with the concept that the individual homes would be of a more modest scale than the large estates being constructed in Palm Springs at the time by many wealthy families and Hollywood socialites. The home at 401 Merito Place reflects Prescott's vision for a neighborhood of custom, but modestly scaled homes. Most of the Merito Vista tract was not developed until after World War II however, and by that time the vision of smaller, more modest homes had been mostly forgotten, and large sumptuous estate style homes became prevalent.

The home at 401 Merito Place is also historically significant and unique because it is the only known building built in Palm Springs in the English Tudor Revival Cottage architectural style and one of the few structures surviving from the 1920's in Palm Springs.

<i>Related Relevant City Actions by Planning, Fire, Building, etc...</i>	
January 10, 2017	HSPB considered a request to demolish a Class 3 site, denied the application, placed a stay of demolition and initiated study.
February 28, 2017	The City's Planning Department received and distributed a historic resources report prepared by Architectural Resources Group (ARG) to the HSPB and City Council.
March 14, 2017	HSPB held a noticed public hearing at which it voted to recommend that the City Council grant Class 1 historic site designation to the site.
May 17, 2017	City Council held a noticed public hearing at which it voted to designate 401 W. Merito a Class 1 historic site

PROJECT DESCRIPTION AND ANALYSIS:

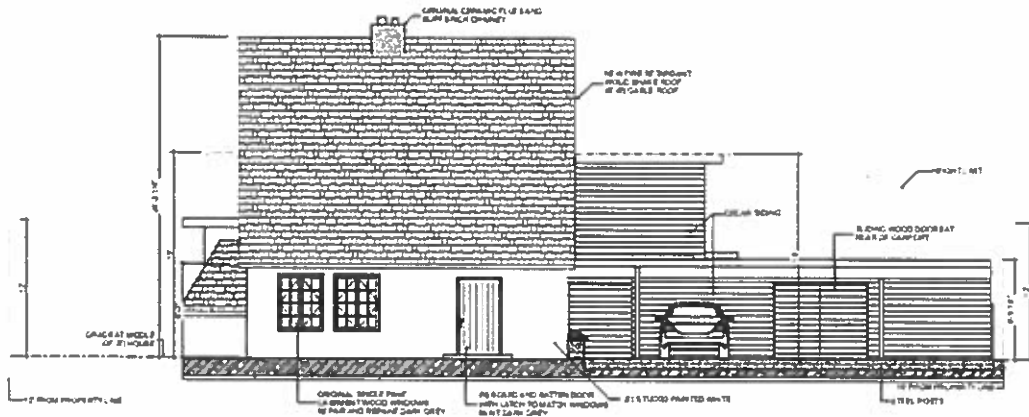
The current owners purchased the single family residence at 401 West Merito Place in July 2017. The project encompasses demolition and/or reconstruction of portions of the structure that were added in the 1980's to the rear of the home, including a carport and deteriorated two-story addition. The original portions of the structure built in 1928 are proposed to be restored, including:

1. New composite fiber roof shingles
2. Painting and refurbishment of existing casement windows
3. Installation of new aluminum clad windows on the west façade
4. Replacement of the front door with a solid plank wood door
5. Painting and repair of the exterior stucco
6. Installation of a raised planter along the west elevation (which is intended to guide guests to the new front door of the home, which is situated in a breezeway element that connects the existing and new portions of the home)

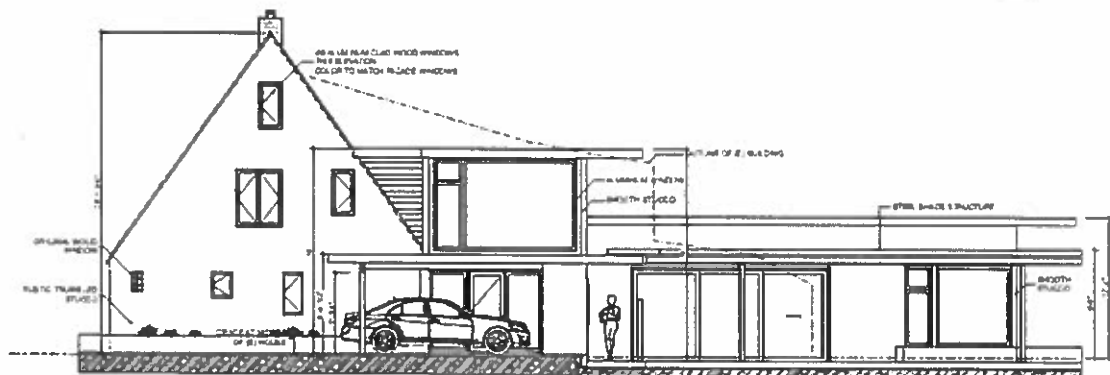
A new addition is proposed on the rear (south) side of the original Tudor cottage that will be integrated with portions of an older two-story addition from the 1980's. The project will result in a smaller second story floor plate and an expanded and reconfigured first

floor area. The addition is proposed in a contrasting, contemporary architectural style with a flat roof and wide eaves. The frame and stucco addition has aluminum clad windows, painted aluminum fascia, and accent panels proposed in rough sawn cedar.

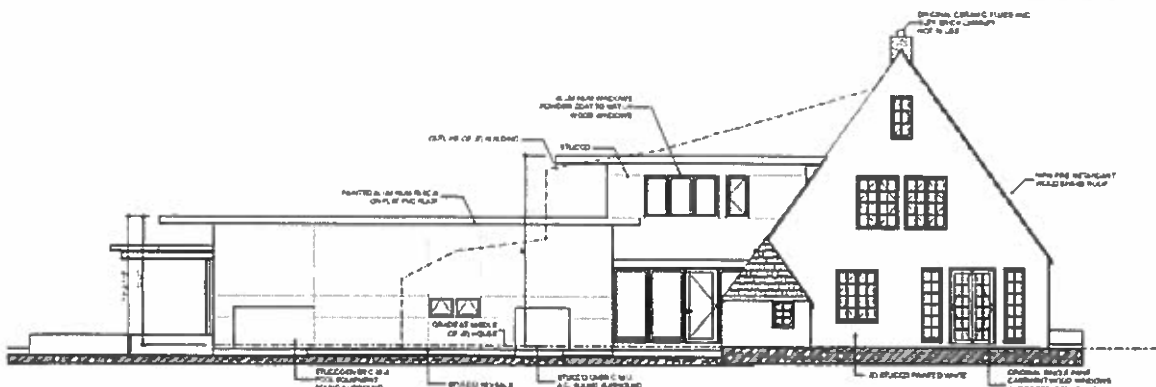
A 3-car carport is proposed west of the two-story portion of the addition and a painted steel shade trellis is proposed west of the one-story portion of the addition, behind the original house. A new swimming pool, terrace and landscaping are also proposed.



1 NORTH ELEVATION



2 WEST ELEVATION



2 EAST ELEVATION



Guidelines for evaluating alterations to Class 1 historic sites:

Section 8.05.190 of the Municipal Code provides guidelines for the evaluation of alterations to Class 1 historic sites. The project is evaluated against those guidelines as follows:

1. *The historic value and significance, or the architectural value and significance or both, of the structure and its relation to the historic value of the surrounding area;*

The historic significance of the single family dwelling at 401 West Merito Place is documented in the historic resources report prepared for the City by ARG in February 2017. The report identifies the historic significance of the site and the designating City Council resolution defines the character-defining features found therein.

The physical character-defining historic features of this site include the following:

1. The residential structure with the following features and finishes:
 - The steeply pitched roof with wood shake shingles.
 - The hand-troweled exterior stucco over hollow clay tile walls.
 - The multi-pane wood casement windows;
2. The rock perimeter wall along a portion of the east property line.

The project proposes replacement of the existing deteriorated wood shake shingle roof with a composite shake shingle roof compliant with current fire resistive standards. The replacement is considered sympathetic with the historic resource in that it retains the same aesthetic as the wood shake shingles while meeting the more stringent contemporary fire and life safety codes. The exterior stucco walls will be patched and repaired as necessary and repainted. The existing multi-pane wood casement windows are proposed to be retained, cleaned and repainted. New aluminum clad casement windows are proposed for the west façade of the existing home which do not reflect the original multi-paned windows found elsewhere on the house. Staff recommends these new windows be similar in material and design to other existing windows on the original

home in keeping with the Secretary of the Interior Guidelines. The rock perimeter wall on the east side of the site will remain undisturbed. Mature trees on the site will be retained and new landscaping reflective of the period of significance (1920's) is proposed. Therefore, as conditioned, staff finds that the proposed project is consistent with this guideline.

2. The relationship of the exterior architectural features of any structure to the rest of the structure itself and to the surrounding area;

The project proposes restoration of the exterior of the original Tudor-style cottage and reconstruction / removal of additions to the rear (south side) of the structure made in the 1980's that diminished its historic integrity. The project includes an addition to the home in a contemporary and contrasting architectural style, including a 3-car carport, shade structure, pool, terrace and landscaping.

The additions are proposed at the rear of the existing structure and do not impair or adversely affect the appearance of the structure from the public way. The modifications proposed are consistent with the Secretary of the Interior Standards for the Treatment of Historic Structures because they do not attempt to mimic or imitate the architectural style of the historic home. The contemporary additions are harmonious and complementary to the historic resource on the site.

The new landscape design incorporates surviving mature trees on the site and introduces plant types commonly found in the Coachella Valley. Based on photographic archives of typical landscapes in the 20's and 30's in Palm Springs, the proposed landscape design proposes a similar plant palette as would be found in residential areas of the city from that period. The project therefore is deemed consistent with this guideline.

3. The general compatibility of exterior design, arrangement, texture and material which is proposed by the applicant;

The proposed restoration of the exterior of the existing Tudor revival cottage incorporates materials that are complementary and harmonious with the architectural style of the home. As noted below, a photo in the February 28, 2017 Historic Resources Report on the property shows what appears to be wood shake siding in the upper gables of the Tudor structure that does not currently exist. Staff recommends that a shake type of siding of similar appearance be reinstalled in the gables to restore this detail of the house.

BELOW LEFT, CURRENT CONDITION,



BELOW RT. SHAKE SIDING IN THE GABLE C.1960



The addition that is proposed is in a contrasting, contemporary architectural style and does not attempt to mimic or imitate the details of the original structure. The additions are mostly proposed at the rear of the historic structure and do not impair or visually diminish the historic integrity of the structure. The project is harmonious in scale, materials, and overall composition with the existing Tudor revival cottage on the site. Thus the project has been deemed consistent with this guideline.

4. *Archaeological or ecological significance of the area.*

There are no known archaeological resources on the site.

ENVIRONMENTAL ASSESSMENT

The proposed renovation and addition is deemed a Project under the guidelines of the California Environmental Quality Act (CEQA). Pursuant to Section 15064.5 "Determining the Significance of Impacts on Historical and Unique Archeological Resources", 401 West Merito Place is a "historic resource" as defined under CEQA because it is listed in the local register of historic resources (Class 1, HSPB No. 106).

According to CEQA, a project with an effect that may cause a "substantial adverse change" in the significance of a historical resource is a project that may have a "significant effect" on that resource. "Substantial adverse change" includes alteration of the immediate surroundings of the historic resource such that the significance of the

resource would be *materially impaired*. The proposed renovation and addition project affects the immediate surroundings by introducing an addition to the historic resources on the site. CEQA allows for a Class 31 Categorical Exemption (*Historical Resource Restoration / Rehabilitation*) for projects involving maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer.

Consistent with the Secretary of the Interior Standards, the proposed renovation and addition will not attempt to replicate or mimic the characteristics of the existing building, but rather will be complementary to it. The proposed addition uses materials such as smooth stucco and wood found in the historic structure, but which are expressed in a contemporary style. The project will not impact the site to the level of "a substantial adverse change" nor will it "materially impair" the significance of the historic resources or elements of the existing building on the site. Pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation) of CEQA Provision, Staff is proposing a Class 31 Categorical Exemption for the project.

CONCLUSION:

The proposed renovation and addition to 401 West Merito Place enhances the existing historic resource by upgrading it to contemporary living standards. The modifications to repair and restore the existing historic resource on the site improve the overall integrity of the structure and the additions are complementary in their appearance, materials, and scale with the historic Tudor revival cottage. The proposed renovations meet the guidelines for granting a certificate of approval by the HSPB and are consistent with the Secretary of the Interior Standards for the Treatment of Historic Structures.



Ken Lyon, RA
Associate Planner



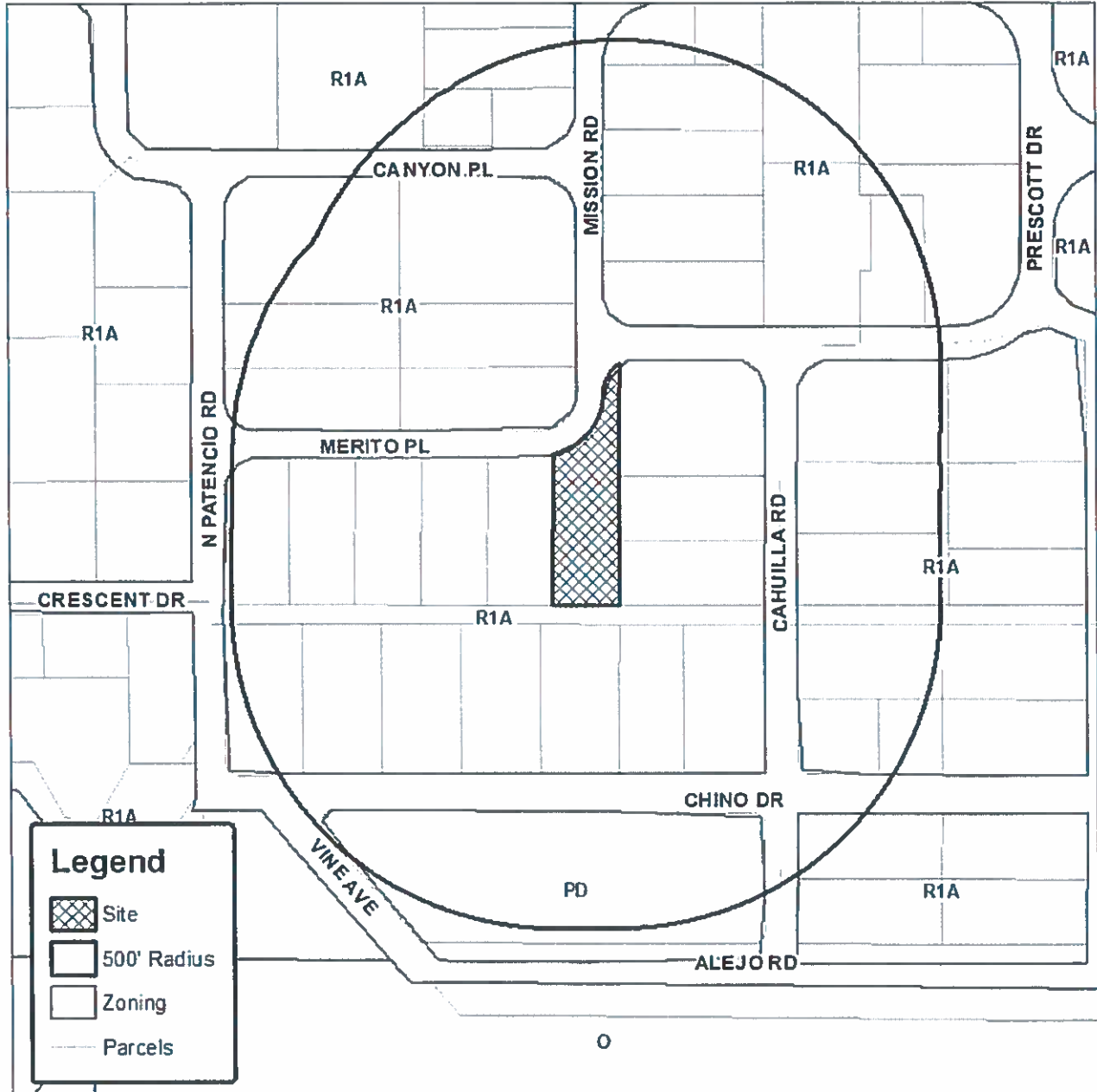
Flinn Fagg, AICP
Director of Planning Services

Attachments:

1. Vicinity Map
2. Reduced Site Plans, Floor Plans, Elevations and Landscape Plans, executive summary



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS
401 West Merito Place

Azevedo Design

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p 415 552 4447

ca@christiazevedo.com

Justification Letter for 401 Merito Place, Palm Springs, Ca
December 22, 2017

Project Description:

The site is 401 West Merito Place, a 30,474 sf lot in the Old Las Palmas area, a neighborhood just west of downtown. The original house is a 1928 Tudor/English Cottage style; its central stucco volume capped with a strikingly steep shake roof. Original wood casement windows remain on the north and east sides. The house experienced changes over time; a garage conversion, a carport addition, and first and second floor additions. These changes replicated the stucco and shake roof materials of the existing house, but muddled the design intention of the original Tudor cottage.

Design approach:

This renovation plans to restore the mostly intact main volume of the original home and its contributing historic elements and modify in a contemporary vernacular the non-historic additions to the back of the structure that date to the 1980s. These additions will be removed and replaced with a flat roofed structure that sensitively connects to the existing structure via a glass entry hall. The majority of the addition will be tucked behind the existing cottage and not visible from the street.

The Secretary of the Interior Standards for the Treatment of Historic Structures 2017: Standards for Rehabilitation, has been adhered to in this project.

Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The design embraces the Secretary of the Interior Standards for the Treatment of Historic Structures in the following specific ways:

1. The property will continue its historic use as a residence.

2. The historic character of the property will be retained. No intact or repairable materials will be removed.
3. The property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible.
4. There are no changes to this historic property that have acquired historic significance in their own right. The non-historic additions which attempted to replicate the Tudor style will be replaced by a distinct contemporary structure that creates spaces for modern lifestyles and desert living and clarifies that which is the original 1920's cottage.
5. Distinctive materials, finishes, and construction techniques that characterize the property will be preserved. Of note, the steeply pitched wood shake roof, the rough troweled stucco, and the multi-paned windows and patio doors with original hinges and lever latches will all remain and be restored. The exposed beam ceiling in the living room will remain, along with the fireplace and chimney (in an inoperable state)
6. The roof will be replaced with a fire rated composite shake that is a very close replica of the existing wood shakes. The stucco exterior will be patched and painted. The original windows on the east and north facades will be patched, painted and re-puttied. A second floor dormer and a garage were original to the house, but have become so buried by additions that they are not clearly definable or salvageable. Western facing windows and their surrounding stucco are quite weather damaged and will have to be replaced.

Additional considerations:

The 30' peak of the Tudor volume is contrasted by the low floating roof and void of the carport; anchored at back with horizontal cedar, reminiscent of a country toolshed. The new entry for the house occurs where these masses intersect and is shaded with a wood screen that slightly separates the old from the new.

The flat roofs of the new structure will not mimic the cottage roof, but rather separate and highlight the original main peak.

The east garden is a chance to reflect between old and new. Each wing, separated by a glass entry, can view the other over a shade garden.

Findings:

401 Merito is the only known Tudor residence remaining in Palm Springs. It dates from a time when people from Los Angeles were building an array of 'revival' style houses. The Merito Vista Tract was envisioned as a collection of modest scaled homes. From

the road, the property will exude its original 1920's cottage appeal. The landscaping will reinforce this design strategy. All existing trees will remain. New plantings will be of a desert palette and low water use.

The 4 findings guidelines:

- (1) The historic value and significance, or the architectural value and significance or both, of the structure and its relation to the historic value of the surrounding area;
The historic value or significance of the project is retained by leaving the original portion of the house intact and preserving a view from the street very similar to what it was in 1928. The contemporary addition is oriented toward the rear, subordinate to the 30' roof, and not visible from the front. This preserves the public, street-facing view of the historic Tudor.
- (2) The relationship of the exterior architectural features of any structure to the rest of the structure itself and to the surrounding area;
- Proposed design steps down at the rear of the existing cottage, allowing the new addition to fully integrate with the pool terrace without steps or porches. It allows the addition, when the multi-panel sliding glass door is open, to have a seamless connection between the inside and the outside, which is in contrast with the existing cottage.
- (3) The general compatibility of exterior design, arrangement, texture and material which is proposed by the applicant;
Materials are complementary, but not matching, referencing the simplicity of the historic Tudor palette. I.e., new stucco will be smooth without the rusticated troweling of the existing, but both will be white. Contrast occurs volumetrically with the distinctive tudor "mountain" giving way to low slung modern wings.
- (4) Archaeological or ecological significance of the area.
- Project does not have an archaeological impact that we know of.

Chalk White
2126-70

Benjamin Moore, stucco paint

all stucco, old and new



Staggered Enviroshake Roofing

Main peak of tudor and small original closet at south east



areco-aluminium-af11-external-angle-trim-553
3.5" metal edge on all new pvc roofs



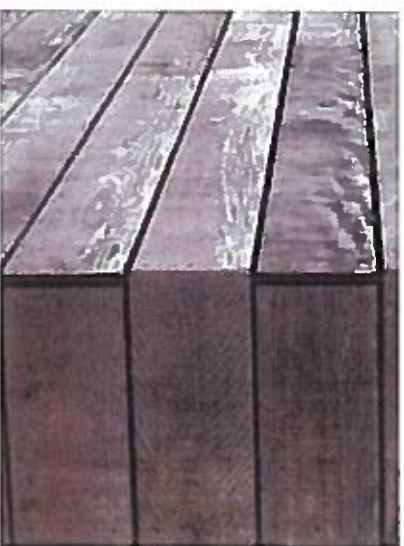
anthracite colored Aluminum Windows

All new openings in addition and replacement windows on West facade of tudor



BIFOLD DOOR

New dining/kitchen west wall



CEDAR SIDING

Rear interior wall of garage and south ext. barn doors

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415 552 4447 #C31133
ca@chrstilazavedo.com

Skinfill/Kerr Remodel

401 West Menlo Place
Palm Springs
CA 92262

12/14/17

COLORS AND MATERIALS

SHEET 19



CARPORIT AND WEST WALLS



SOUTH FACADE



REAR (SOUTH) AERIAL

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DEPARTMENT
34001

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EXISTING SITE PHOTOS

SHEET 18



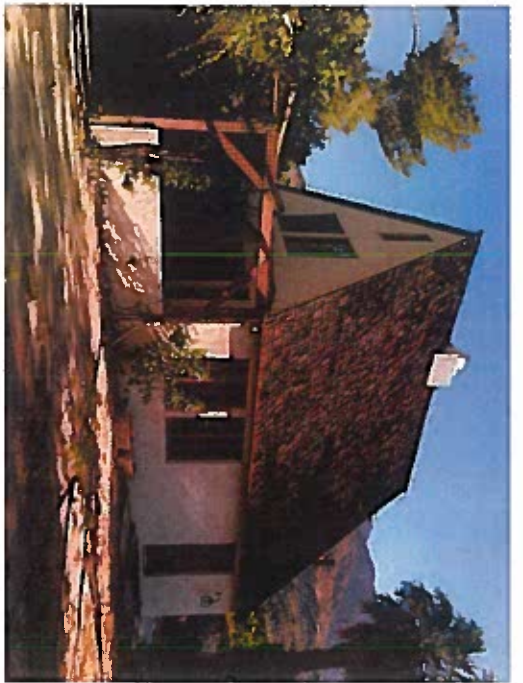
NORTH ENTRY FROM MERITO

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NE CORNER



WEST FACADE

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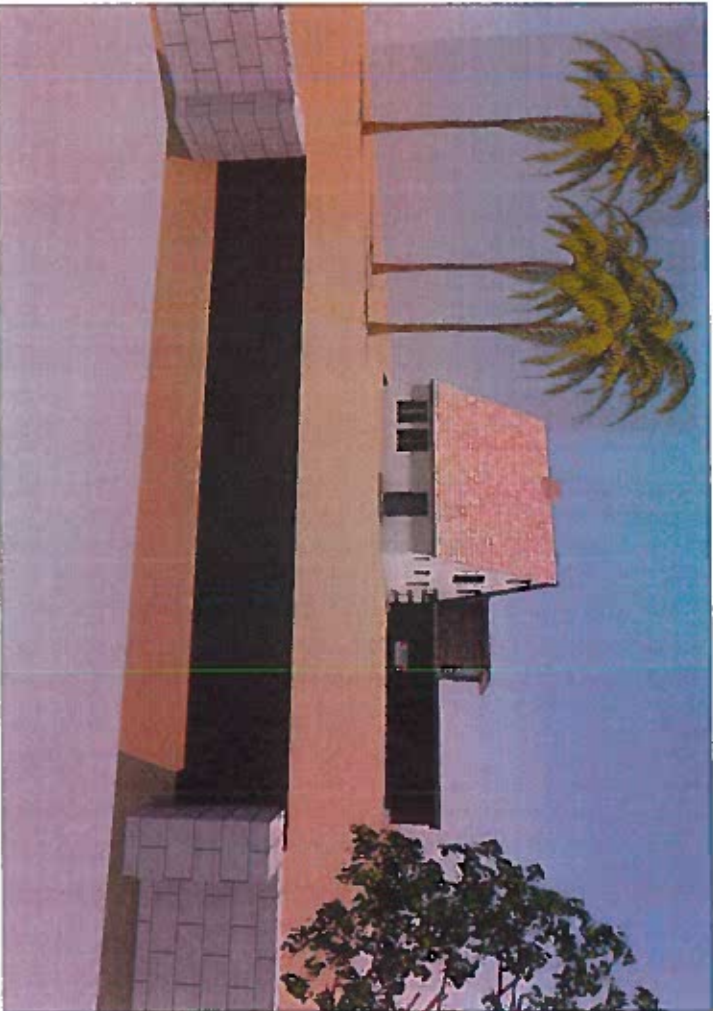
EXISTING SITE PHOTOS

12/14/17

SHEET 17



EXISTING STREET VIEW



PROPOSED STREET VIEW

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MODEL IMAGES

SHEET 20



CARPORT ENTRY



AERIAL FROM NORTH WEST

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MODEL IMAGES

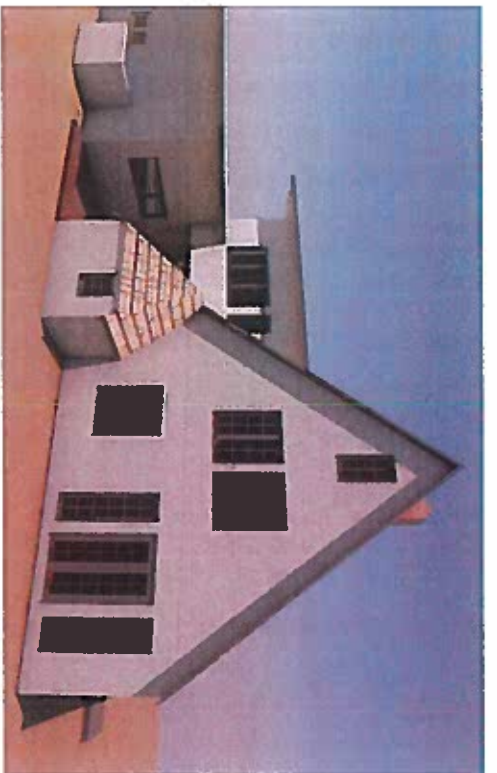
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EAST FACADE



SOUTH WEST LOOKING NORTH

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MODEL IMAGES

SHEET 22

Enviroshake®'s Completed Historic Project List

Name: Stephenville Museum
Structure type: House Museum
Location: Stephenville, TX
Year Constructed: 1815
Website: <http://www.stephenvillemuseum.org/index.html>

Name: Former Elora Drill Shed National Historic Site of Canada
Structure type: Historic Building
Location: Elora, Ontario
Year Constructed: 1865
Website: <http://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=11748>

Name: Lowville School House
Structure: School House
Location: 6207 Guelph Line Burlington Ontario
Year Constructed: 1889
Website: http://www.buildingstones.co/report.php?ListType=bheritage_data&ID=3298

Name: Merriwold Castle
Structure: Castle
Location: 443 River Road, Highland Park New Jersey
Year Constructed: 1924

Enviroshake®'s Completed Historic Project List

Name: Winterthur Museum Visitors Centre

Structure type: Museum

Location: Wilmington, DE

Year Constructed: 1837

Heritage: National Registry of Historic Places <http://pdfhost.focus.nps.gov/docs/nrhp/text/71000233.PDF>

Website: <http://www.winterthur.org/>

Name: The L'Enfant Trust

Structure type: historic home

Location: 1347 Maple View Place, SE Washington D.C.

Year Constructed: 1887

Heritage: Anacostia Historic District, Washington D.C.

Website: <http://www.lenfant.org>

Name: Eildon Hall (Sibbald Memorial) Museum

Structure type: Museum

Location: Sibbald Point Provincial Park, Sutton West,
Ontario

Year Constructed: 1830

Heritage: Ontario Historic Plaque

Website:

http://www.ontarioplaques.com/Plaques/Plaque_York05.html



Name: Residential Home

Structure type: Single Family Residential

Location: Elora, Ontario Canada

Year Constructed: 1820

Heritage: Township of Centre Wellington Municipal Heritage
Register



Name: St. John's Episcopal Church

Structure type: Church

Location: 828 King's Hwy Suffolk VA

Year: 1755

Website: <http://stjohnsepiscopal-suffolk.org/>

Name: Ayr Mount

Structure type: House Museum

Location: Hillsborough NC

Year Constructed: 1815

Heritage: Classical American Homes Preservation Trust

Website: <http://classicalamericanhomes.org/ayr-mount/>

Enviroshake®'s Completed Historic Project List

Name: The Crawford House
Structure type: Historical home turned into an educational sustainable design center
Location: 2200 Hancock Ave. Hamilton OH 45013
Year constructed: 1835
Size: 3800 sq ft.
Heritage: Yes



Name: All Saints Anglican Church
Structure type: Church
Location: 32 Elgin Street, Collingwood, Ontario Canada
Year Constructed: 1858
Heritage: Yes (Ontario Heritage Trust Plaque & Protected)
Website: www.allsaintscollingwood.com

Name: The Ireland House at Oakridge Farm
Structure type: Museum
Location: 2168 Guelph Line Burlington, ON Canada
Year Constructed: Between 1835-1837
Heritage: Ontario Heritage Property, Century Landmark Burlington Historical Society, and L.A.C.A.C. plaque
Website: <http://museumsoburlington.com/ireland-house>

Name: Prince William Forest Park
Structure type: State Park buildings (Camp 2 & 3)
Location: Triangle VA
Year Constructed: 1930s
Heritage: US National Park
Website:
<http://www.nps.gov/prwi/historyculture/cabinpreservation.htm>



Name: Jones Beach State Park
Structure type: State Park buildings (West Bath House)
Location: Wantagh NY
Year Constructed: 1930s
Heritage: US National Park
Website:
<http://www.nps.gov/prwi/historyculture/cabinpreservation.htm>



Name: George Eastman House: International Museum of Photography and Film
Structure type: Museum
Location: Rochester, NY
Year Constructed: 1905
Heritage: National Historic Landmark
Website: <http://www.eastmanhouse.org>

Enviroshake®'s Completed Historic Project List

Enviroshake® offers the Authentic Look of Cedar with Lifetime Performance, making it the perfect roofing material for historic buildings looking to maintain their authenticity without the added maintenance required with a natural cedar shake roof.

Name: Henry David Thoreau House
Structure type: Residential
Location: Concord, Massachusetts USA
Year Constructed: 1730
Historical Status: Yes
Website: <http://www.thoreaufarm.org/history/>

Name: Seven Hearths Residential Property
Kent Historical Society, contact: Margaret Smith
Structure type: Residential
Location: Kent, Connecticut USA
Year Constructed: 1751
Historical Status: Yes
Website: <http://www.kenthistoricalsociety.org/>

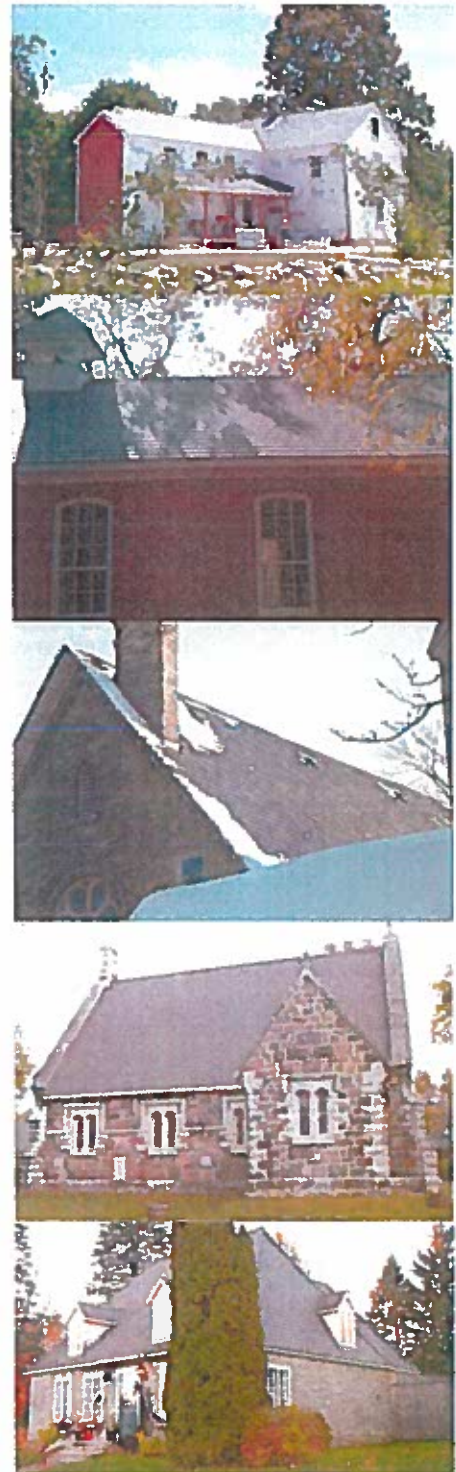
Name: Marshville Heritage Village
Structure type: School house/Sawmill/Church/Stone house
Location: Wainfleet, Ontario Canada
Year Constructed: 1866
Website: <http://marshvilleheritage.tripod.com/>

Name: St James Anglican Church
Structure type: Church
Location: Stratford, Ontario Canada
Year Constructed: 1868
Historical Status: Yes, Ontario Heritage Trust Plaque
Website: www.stjamesstratford.ca

Name: St. Georges Anglican Church
Structure type: Church
Location: Sutton West, Ontario Canada
Year Constructed: 1877
Website: <http://www.parishofgeorgina.org/>

Name: Griffin Museum of Photography
Structure type: Museum
Location: Winchester, Massachusetts USA
Year Constructed: 1992
Website: <http://www.griffinmuseum.org/>

Name: Historic Farmhouse
Structure type: Residential
Location: Montreal, Quebec Canada





Enviroshake®

Quality Engineered Roofing

PO Box 1462 Chatham Ontario Canada N7M 5W8
Toll Free 1-866-423-3302 Ph. 1-519-380-9265

www.enviroshake.com



Testing.

Roof Classification Test UBC 15.2 - Class A system (refer to installation guide) or Class C as per ASTM E 108

Wind Uplift Test - Roof passed as per ASTM D 3161-99a, and Miami Dade at 180 MPH (290 km/h)

Wind Driven Rain Test - Modified Dade County PA 100-95 – meets performance requirements for Dynamic Pressure Water Infiltration Resistance to 106 MPH (170 km/h)

Weatherometer Test - Meets test requirements in accordance with ASTM G155 and ASTM D 638 - when viewed by 5x magnification there was no delaminating, cracking, erosion, or chalking that would affect the performance of the shake.

Impact Test UL2218 Level 4 - Passed

CCMC Registration #13105-R

CCMC (Canadian Construction Materials Centre) Technical Guide available on request

CCMC Evaluation Report (Re-evaluated November 2014) available on request.

Miami Dade Code Approvals

Florida Building Code Approvals

LEED & NGBS

The NAHB has assessed Enviroshake® as contributing 16.5 direct NGBS points.

Enviroshake® has been assessed by the USGBC as contributing between 1 and 2 points to LEED for homes, <4 for LEED 2009 NC, and <5 for LEED Canada NC, out of 9 available points.



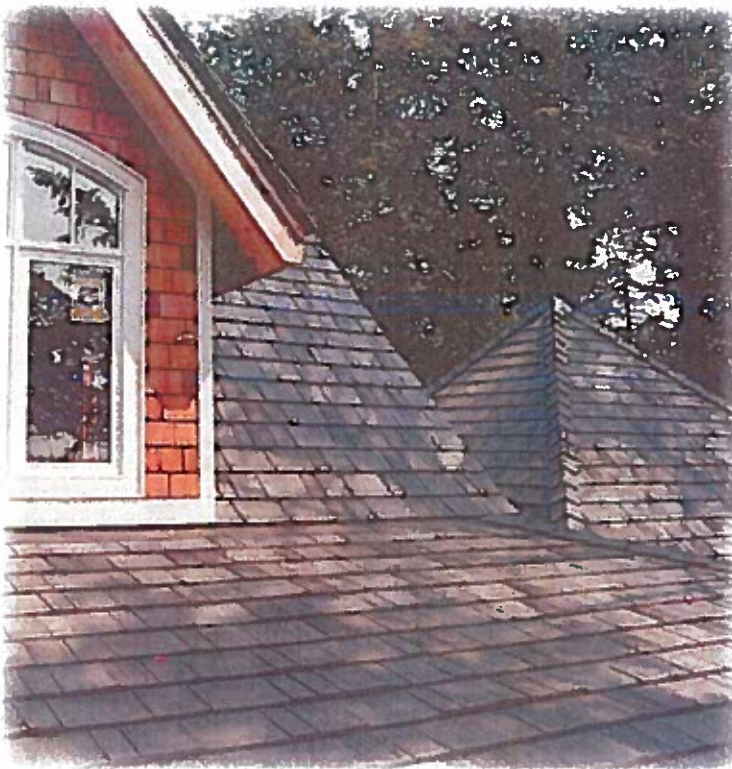
About the Manufacturer.

Enviroshake® Inc. is considered a pioneer in the composite roofing industry, having been around since 1998. Enviroshake® Inc. prides itself on engaging in best practices, and we are always striving to minimize our environmental footprint. Any scrap materials generated during the manufacturing process are recycled back into the system. In fact, the final product itself is recyclable. Enviroshake® Inc. also directly diverts any waste materials that are not biodegradable. Enviroshake® Inc. is located in Chatham Ontario, a 1 hour drive East of Detroit/Windsor. Enviroshake® Inc. is proud to be ISO 9001-2008 certified company committed to quality in manufacturing.

Accolades.

"Our roof looks perfect!"

"We live across the street from a prestigious architect and builder in our area, known for his interest in historic preservation and the finest attention to detail. Every home he designs and builds has a cedar shake roof, with multiple pitches. His homes are highly coveted, and look like they've always been there. When we were having our Enviroshake® roof installed, he walked across the street to talk with us, and look at the product. He liked what he saw, and said he wanted to watch our roof as it aged. A few months later....Sold! He called our installer, and an Enviroshake® roof is now on one of his latest homes. This from a purist with the very highest standards. We knew we made the right choice. Our roof looks perfect!. We've had a very wet summer, and some of our neighbors have moss growing on their cedar roofs." -Carol Kranz



Enviroshake® Inc. products truly look like real cedar

"Wright Family Custom Homes was founded on four core values: quality, craftsmanship, integrity and excellence. When I discovered Enviroshake® Inc. I know their products were a great fit with our values as they embody the same beliefs. Enviroshake® Inc. products truly look like real

cedar, are maintenance free, durable, and offer significant lifetime savings for homeowners. I look forward to continuing to use Enviroshake® on my custom homes. " -Tim Wright, Wright Family Custom Homes, Asheville NC

"...We live in a seaside development with heavy moisture and strong winds that really affects life of wood roofs...Since having our Enviroshake® roof installed, it has weathered nicely with a soft grey look and no evidence of any mold/mildew on product after 4 years of installation. It has also survived many Northeaster windstorms and summer gales with no shingles becoming loose and absolutely watertight - Peter Minior

"I am from Calgary and we get really terrible hailstorms. Last year we replaced our roof with Enviroshake® and a few weeks later there was a massive hailstorm that caused almost every other house to have hail damage on their roof and required insurance claims. Our Enviroshake® withstood that and looks great!" Judi Lee

"Guess, if we can fool an appraiser, that would be considered a true testament that the Enviroshake® definitely does have the look of the cedar shakes"

"We love our roof and are so very pleased that we made the decision to purchase the Enviroshake® roof. It has enhanced the look of our country home and has given us exactly the look we wanted. We have had many compliments from family and friends on our roof. Because of the superior quality of the Enviroshake® shingle, it is so satisfying to know that we will not have to be replacing our roof for many years to come unlike the many roofs of asphalt shingles we have had in the past. We couldn't be happier. Just recently we had an appraiser come to our home for an appraisal and this person could not believe our roof was not the cedar shake shingles. They finally said they would accept our word after we offered to show them our purchase agreement. Guess, if we can fool an appraiser, that would be considered a true testament that the Enviroshake® definitely does have the look of the cedar shakes. You have managed to design a fantastic product. Congratulations to you. Thank you Enviroshake®!" -Bill & Betsy Buchanan



Enviroslate® Colour Options

Enviroshake® Inc. is pleased to offer various color options to emulate a natural slate roof. All Enviroslate® products will weather, and as with natural roofing materials, there will be slight variations in shading and thickness of the tiles, giving the product a natural look on the roof.

To see samples of our multi-tone blends visit www.enviroshake.com



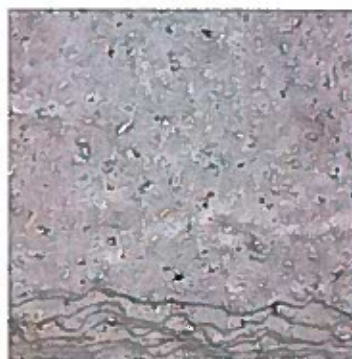
Onyx Black Enviroslate®



Charcoal Grey Enviroslate®



Stone Grey Enviroslate®



**Sage Green Light
Enviroslate®**



**Sage Green Dark
Enviroslate®**



**Plum Purple Light
Enviroslate®**



**Plum Purple Dark
Enviroslate®**



The above photo is a 3D image rendering, and actual enviroslate colours may differ from this image. Contact Enviroshake Inc. for samples of our colour options.

Envirostrate®

Envirostrate® is designed to authentically replicate the look of natural slate. Envirostrate® is the perfect solution for those who want the look of slate without the cost. Envirostrate®'s unique composition allows it to offer unsurpassed durability, longevity, and lifetime performance. It is mold, mildew, and insect resistant, fire, hail, and wind resistant, and comes with a fully transferable lifetime warranty.

1/3 the weight of natural slate! Envirostrate® offers significant lifetime savings compared to natural slate roofing. In fact, an Envirostrate® roof costs ½ of what natural slate costs to install! Unlike natural slate, Envirostrate® is lightweight so there is no need to reinforce your roof deck. Additionally, Envirostrate® is nailed to the roof eliminating the use of slate hooks and risk of falling pieces.

Profiles: Envirostrate® is designed to be installed at a 9" reveal. Each Envirostrate® tile measures 12" wide x 20" tall, with various edge and top textures to emulate natural slate. All ridge caps are custom made for each project.

Benefits of Envirostrate® vs. Natural Slate

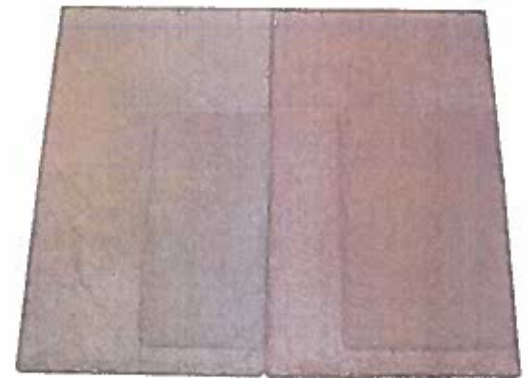
- ✔ Maintenance Free, no annual repairs
- ✔ Envirostrate® is made from sustainable materials (95% recycled)
- ✔ Robust and durable: not damaged by walking on it, falling debris, or hail
- ✔ Significantly lower install cost, and lifetime cost
- ✔ 50 year lifespan with a lifetime warranty that is fully transferable
- ✔ Not damaged by freeze thaw
- ✔ Will not warp, crack, or chip
- ✔ 3X less weight than slate, so not reinforcement to the roof deck
- ✔ Can be installed on re-roof projects
- ✔ Easy to install
- ✔ Resistant to mold, mildew, algae and insects

Dare to Compare.

Can you identify which is real slate and which is *Envirostrate®*?



Envirostrate® is on the right and natural slate is on the left (above). Envirostrate® is on the left and natural slate is on the right (below).



It's turning heads.

"Envirostrate® looks so authentic it's scary. It looks just like the slate I just took off. It's turning heads and people are stopping by and asking questions." - Certified Installer Charles Spelts of Bradford-Cameron Inc.

Nothing comes close to the authentic look of *Envirostrate®*.

"I have seen other synthetic slate products installed in the Calgary marketplace and nothing comes close to the authentic look of Envirostrate®. Goodmen Roofing is looking forward to the new opportunity from Enviroshake® Inc." - Nathan Gill



The Benefits of Enviroshake® vs. Cedar

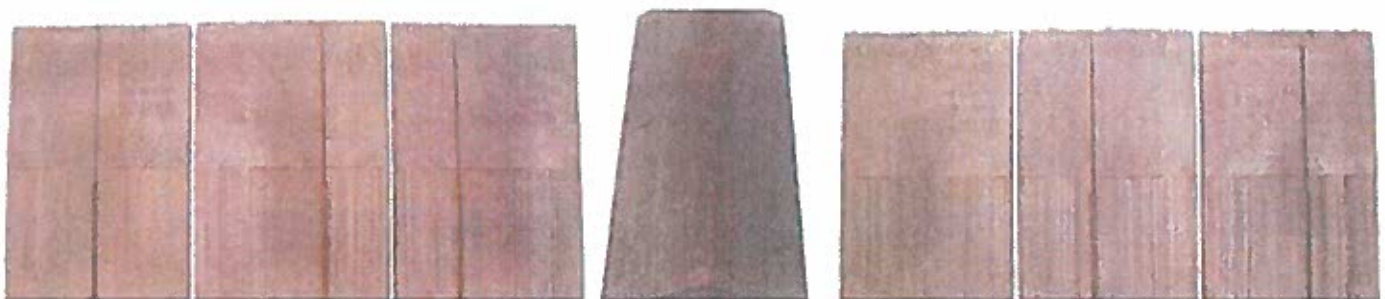
Enviroshake®

- ✔ Maintenance and worry free
- ✔ Withstands winds up to 180 MPH 290 km/h)
- ✔ Lifetime warranty that is transferable within the first 50 years
- ✔ Truly Replicates the look cedar
- ✔ Will not rot, blister, peel, or crack
- ✔ Mold, mildew, and insect resistant
- ✔ Fire resistant- Class A system (see Install Guide)
- ✔ Hail Resistant and wind resistant- Level 4 impact certification (UL 2218)
- ✔ Less than 2% moisture absorption
- ✔ Requires no pretreatments, or preservatives
- ✔ You can walk on it
- ✔ Installs with less waste than cedar
- ✔ Made from 95% recycled materials
- ✔ 90% of people who learn about Enviroshake® choose Enviroshake® to replace their existing cedar roofing.

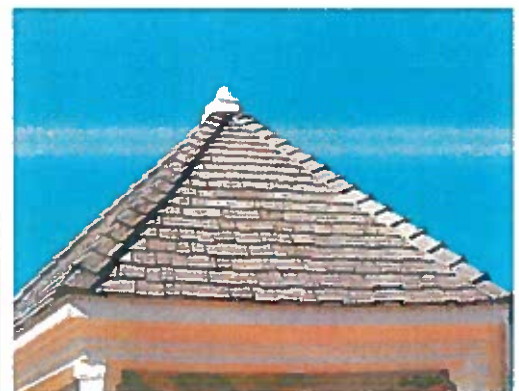
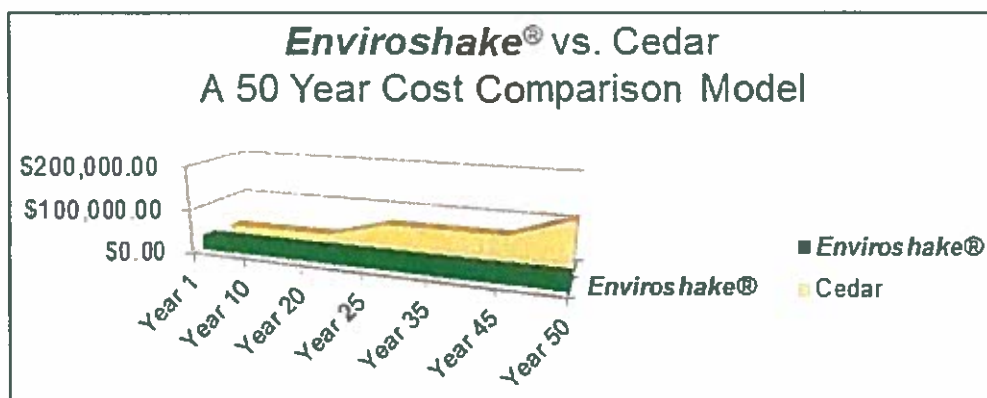
Cedar

- ✘ May require replacement due to rotting, warping, cracking, leaking, or diminished aesthetics
- ✘ Expensive to replace
- ✘ Life expectancy of only 15-20 yrs, but begins to lose its aesthetic appeal after 5-10 years
- ✘ High maintenance: requires pre-treatments preservatives, and other topical maintenance
- ✘ Poor fire rating
- ✘ Subject to mold, mildew and insects
- ✘ Depreciates in value from the date of installation
- ✘ Modern cedar shake are less durable than they used to be as newer growth cedar is used instead of denser old growth trees. New cedar roofs may only last 15-20 years depending on conditions compared to the 40-50 year likespan of cedar roofs in the past

Enviroshake® profiles



The Authentic Look of Cedar at 1/3 the Lifetime Cost.



Enviroshake® Inc. Quality Engineered Roofing and Siding Technology

Enviroshake® Inc. premium products are designed to offer the authentic look of cedar shakes, cedar shingles, and natural slate, while offering the enhanced durability, longevity, and performance that discerning property owner's desire.

The most Authentic Cedar Look.

Enviroshake® Inc.'s cedar-look products include Enviroshake®, designed to emulate 9" cedar shakes, and Enviroshingle™, designed to emulate 5" perfection cedar shingles. All Enviroshake® and Enviroshingle™ dies were made from the 3D images of real cedar, to ensure the wood grains, size and width are true to nature. The cellulosic fibers (natural wood fibers) used in the composition allow Enviroshake Inc. products to achieve the authentic textured look of cedar roofs.

Enviroshake® is pleased to offer various colour options to emulate a natural cedar roof in various stages of its life. Enviroshake® and Enviroshingle™ are available in Aged Cedar, Classic Silvered Silver, or Multi-Tone. All Enviroshake® Inc. Products will weather, and as with cedar, there may be variations in shading and thickness of the shakes/shingles giving them a natural look on the roof.



Silvered Cedar



Aged Cedar



Multi-Tone

Dare to Compare.
Can you identify which is real cedar and which is Enviroshake®?



Enviroshake® is on the left and right side, the center-piece is natural cedar.

"Absolutely beautiful...and gets better looking each day."

"This product is absolutely beautiful, is weathering exactly as described, and gets better looking each day. People driving by have stopped and asked me the name of the material..." – Kathy Heller

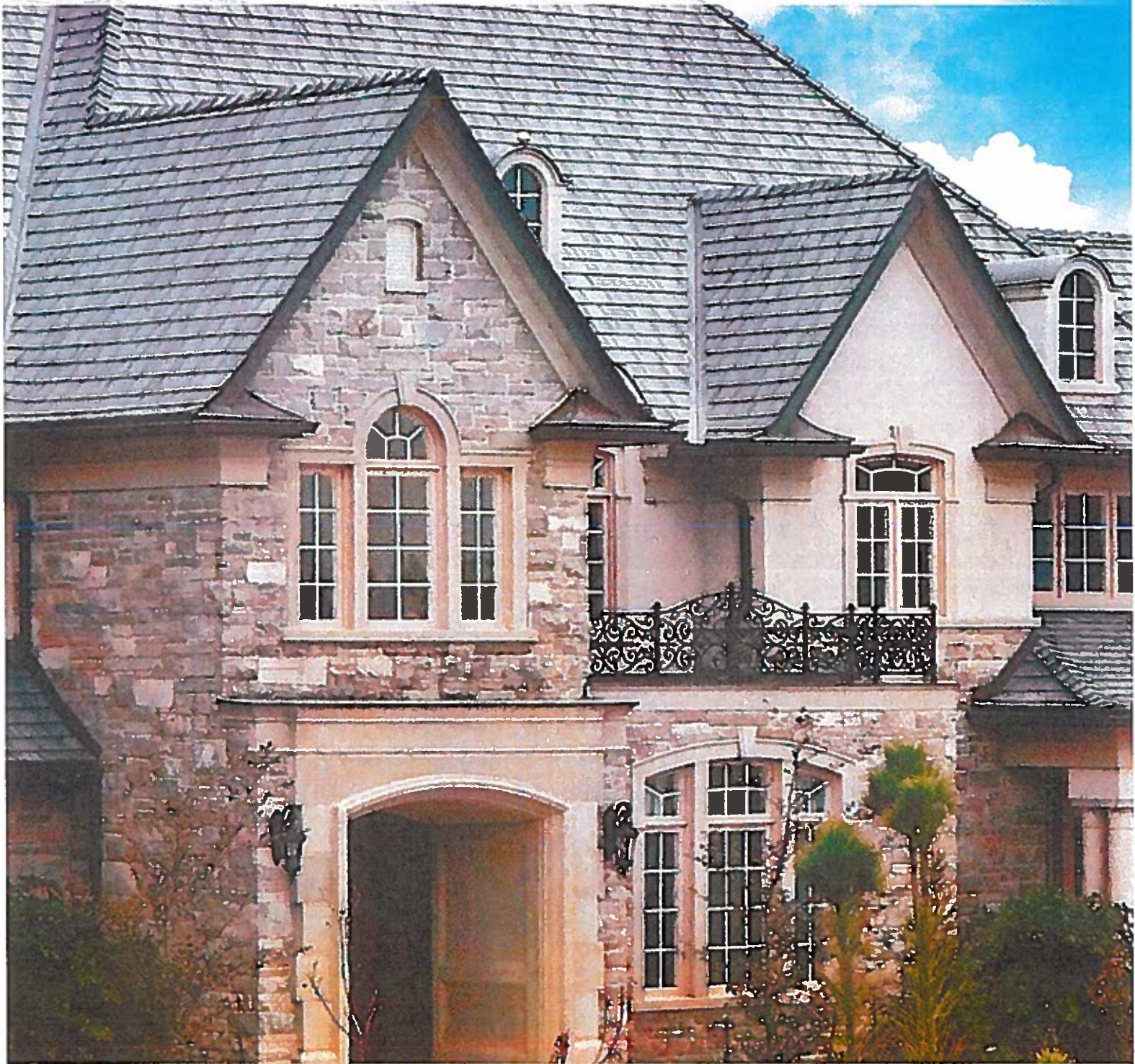
Unsurpassed Durability with a Lifetime Warranty.

Enviroshake® Inc. products were designed and tested to be one of the most durable roofing products in the market. They have been tested to -40 and +40 degrees Celsius as required by the National Building Code of Canada Authorization CCMC 13501-R. The material does not absorb moisture in excess of 3% and therefore is not susceptible to freeze/thaw problems associated with cedar. They are also resistant to moss, mold, mildew, and insects. All Enviroshake® Inc. products have a Class A System fire rating (See Install Guide). Cedar roofs may be damaged by walking on them, which may be required to repair the damage from falling branches or conduct maintenance on the chimney or other features external to the roof covering. Enviroshake® Inc. products tolerate being walked on with no damage.

All Enviroshake® Inc. products are fully backed with a transferable lifetime warranty. Enviroshake® Inc. products have been installed on over 5000 residential, commercial, historical, resort, and religious properties for over 16 years with 100% customer satisfaction.

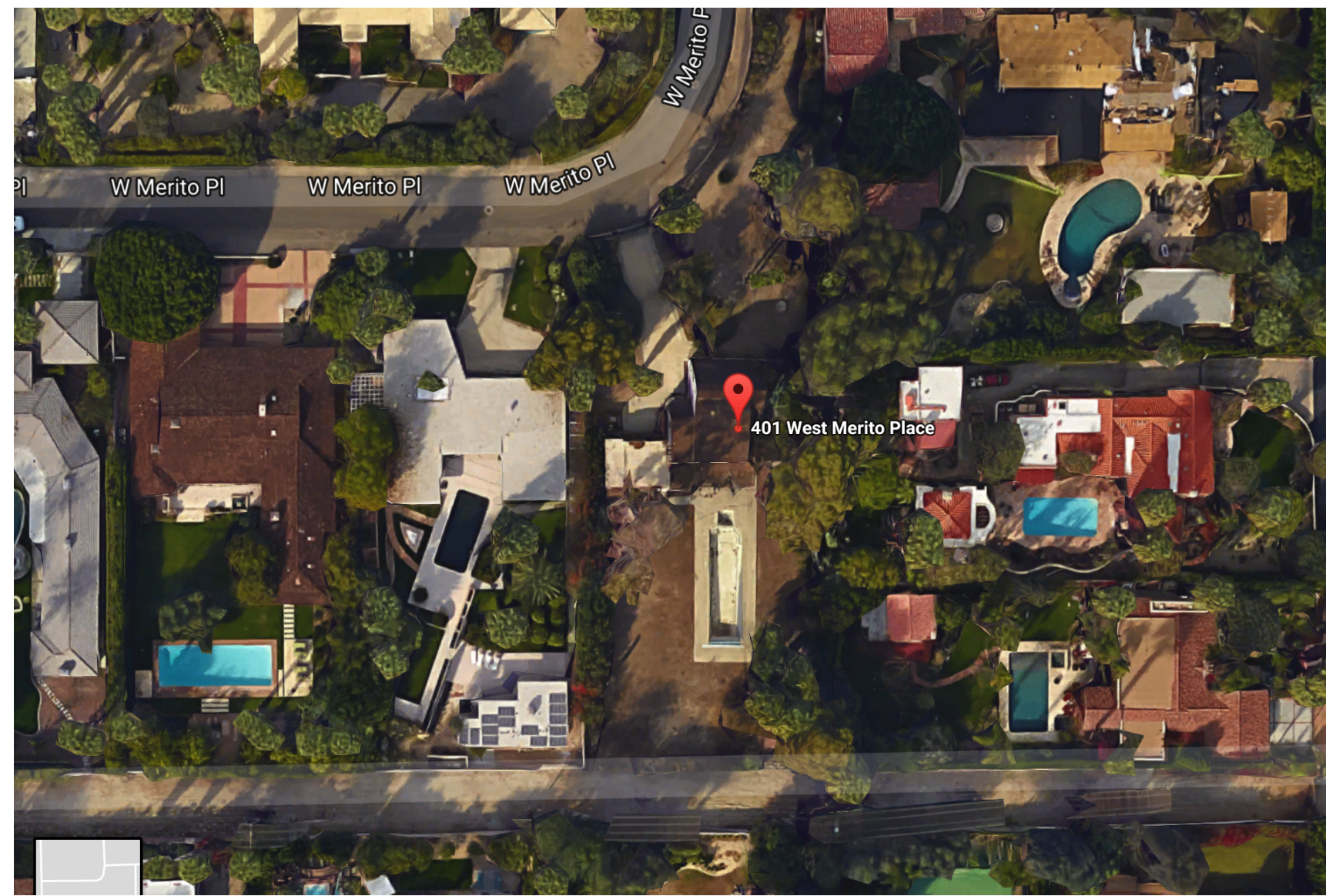
Enviroshake[®]

Quality Engineered Roofing

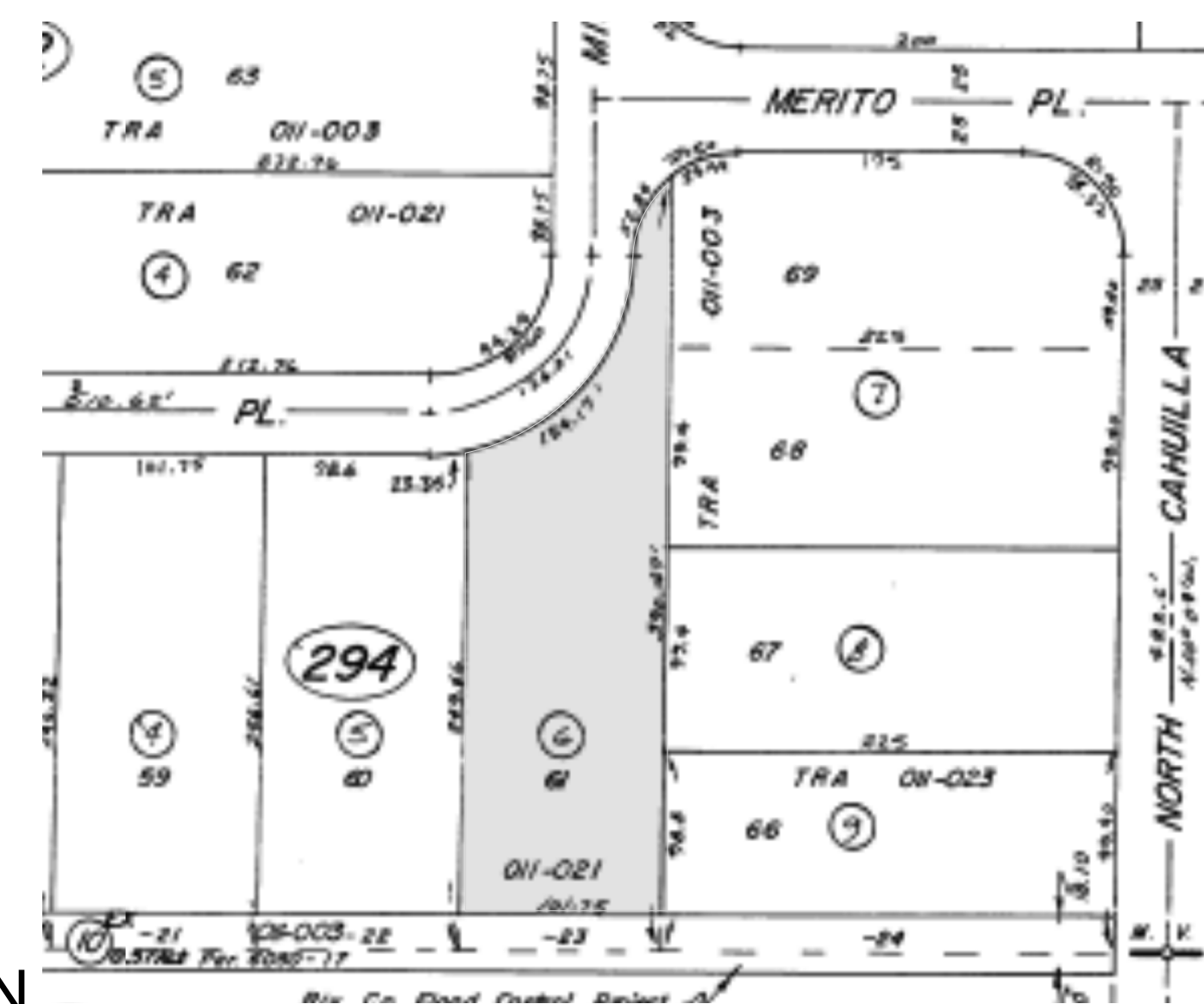


The Authentic Look of Cedar & Slate
with Lifetime Performance

1-866-423-3302 enviroshake.com



2 AERIAL



3 PARCEL MAP

PROJECT INFO

PARCEL NUMBER- 505-294-006
 LOT SIZE- 30,474 SF
 ZONING- R1-A
 GEN. PLAN- ESTATE RESIDENTIAL
 CURRENT USE - 1 RESIDENCE 2,786 SF
 PROPOSED USE- 1 RESIDENCE 2,774 SF
 FLOOR 1 1,689 SF HABITABLE
 931 SF GARAGE
 FLOOR 2 1,085 SF
 LOT COVERAGE-2,602/30,474=8.6%<35% CODE
 TYPE OF CONSTRUCTION- VB

SCOPE OF WORK

- RESTORE MAJORITY PORTION OF AN EXISTING 1928 TUDOR REVIVAL RESIDENCE CONTAINED UNDER MAIN 30' HIGH GABLE ROOF
- REBUILD REAR SECOND FLOOR
- REBUILD CARPORT
- EXTEND GROUND FLOOR AT THE REAR
- ADD 3 BATHS, AND ONE BEDROOM
- REPLACE SWIMMING POOL

ALL WORK PER CBC 2016

SHEET INDEX	
ID	NAME
A-0	PROJECT INFO
A-0.1	SITE PLAN
A-0.2	LANDSCAPE PLAN
A-0.3	LANDSCAPE SPECIES
A-101	EXISTING FLOOR 1
A-102	EXISTING FLOOR 2
A-103	EXISTING ATTIC & ROOF
A-104	EXISTING ELEVATIONS
A-105	EXISTING ELEVATIONS
A-201	FLOOR 1 PLAN
A-202	FLOOR 2 PLAN
A-203	ATTIC & ROOF PLAN
A-301	ELEVATIONS
A-302	ELEVATIONS
A-401	SECTIONS
S-2	FLOOR 2 STRUCT
A-901	EXISTING SITE PHOTOS
A-902	EXISTING SITE PHOTOS
A-903	COLORS AND MATERIALS
A-904	MODEL IMAGES
A-905	MODEL IMAGES
A-906	MODEL IMAGES

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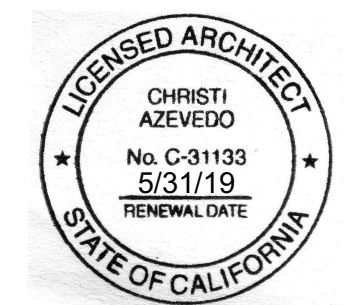
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 ca@christiazevedo.com
 #C31133

OWNER

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 (949) 887-7822

Skinfill/Kerr Remodel

401 West Merito Place
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 CA 92262



MARK DATE DESCRIPTION

MARK	DATE	DESCRIPTION
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PROJECT INFO

A-0

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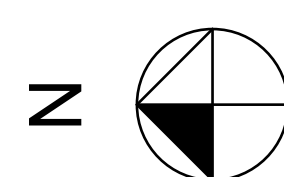
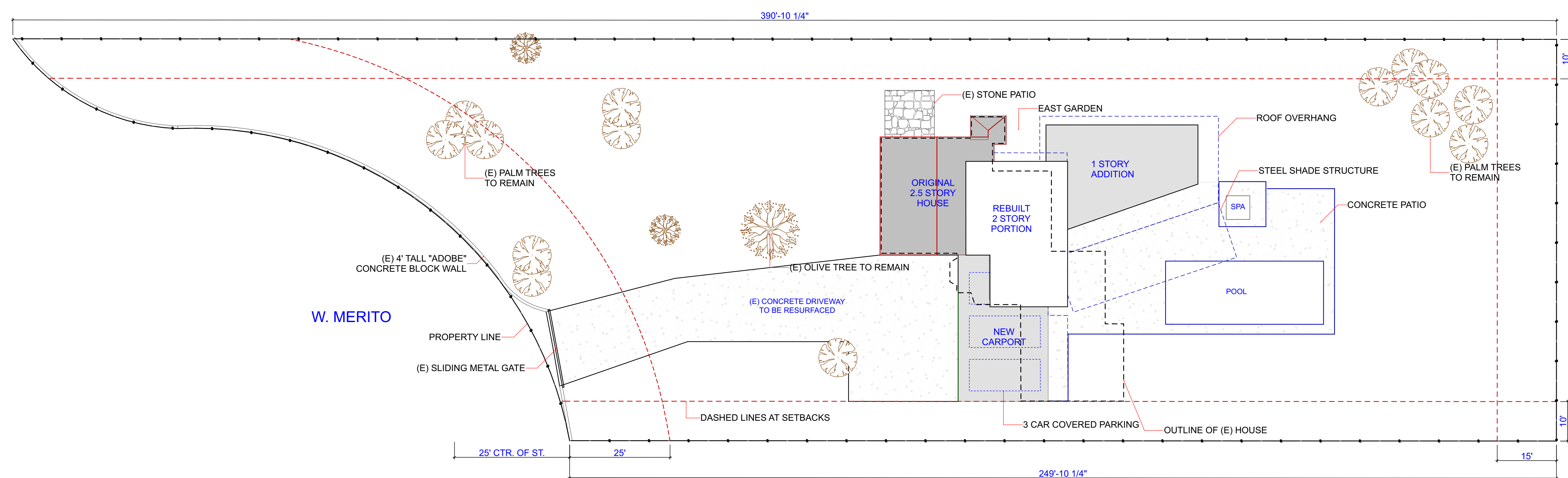
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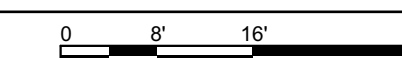
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SITE PLAN

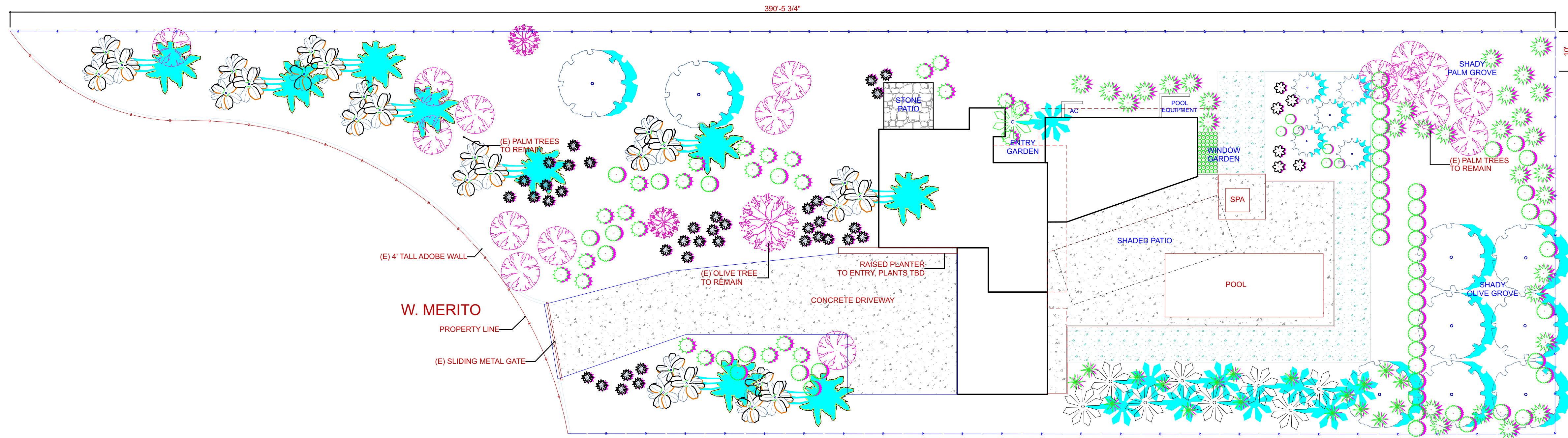
A-0.1

SHEET 2 OF 22



1 **SITE PLAN**
SCALE: 1/16" = 1'-0"





2 LANDSCAPE
 SCALE: 1/16" = 1'-0"

NOTES

- ALL PLANTS TO COMPLY WITH THE PALM SPRINGS WATER EFFICIENT LANDSCAPE ORDINANCE.
- INERT GROUND COVER TO BE DESERT GOLD DECOMPOSED GRANITE

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	
	10	CHAMAEROPS HUMILIS / MEDITERRANEAN FAN PALM MULTI TRUNK	24"BOX	
	8	DRACAENA DRACO / DRAGON TREE	24"BOX	
	11	OLEA EUROPAEA 'FRUITLESS' / FRUITLESS OLIVE	48"BOX	
	5	YUCCA ROSTRATA / BEAKED YUCCA	24"BOX	
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT	
	70	AEONIUM ARBOREUM / TREE AEONIUM	1 GAL	
	23	AGAVE AMERICANA / CENTURY PLANT	5 GAL	
	22	AGAVE OVATIFOLIA / AGAVE	5 GAL	
	18	AGAVE VILMORINIANA / OCTOPUS AGAVE	5 GAL	
	6	AGAVE X 'SHARKSKIN' / SHARKSKIN AGAVE	5 GAL	
	6	ECHINOCACTUS GRUSONII / GOLDEN BARREL CACTUS	5 GAL	
	45	MUHLENBERGIA CAPILLARIS / PINK MUHLY	1 GAL	
	57	OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE	5 GAL	
GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SPACING
	192,035 SF	KARAPIA X / KURAPIA SOD ROLL	SOD	

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SHEET TITLE
LANDSCAPE PLAN

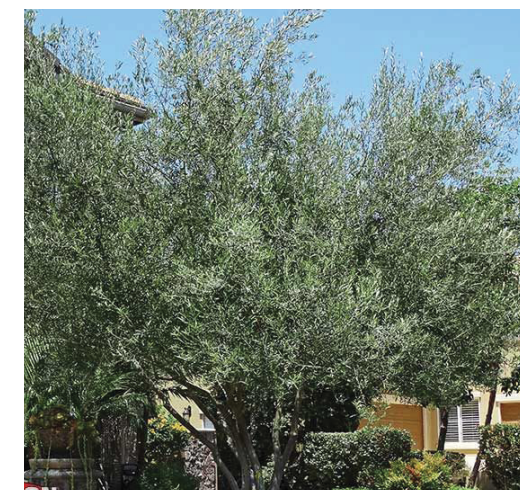
A-0.2



TREES
CHAMAEROPS HUMILIS QUANTITY 9 SIZE 24" BOX



DRACAEANA DRACO 8 24" BOX



OLEA EUROPEAEA 9 48" BOX



YUCCA ROSTRATA 5 24" BOX



SHRUBS
AGAVE AMERICANA QUANTITY 23 SIZE 5 GALLON



AGAVE OVATIFOLIA 19 5 GALLON



AGAVE VILMORINIANA 19 5 GALLON



AGAVE 'SHARK SKIN' 6 5 GALLON



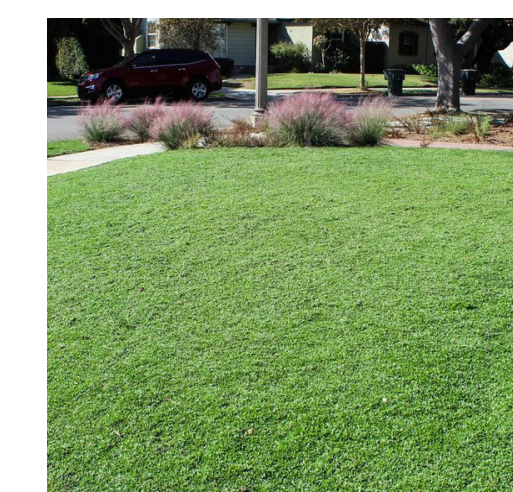
ALOE X SPINOSISSIMA 34 1 GALLON



SHRUBS
ECHINOCACTUS GRUSONII QUANTITY 6 SIZE 5 GALLON



OLEA E. 'LITTLE OLLIE' 54 5 GALLON



GROUND COVER
KURAPIA SOD ROLL
LOW WATER QUANTITY 1334 SF SIZE SOD

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Keiser Landscape Design
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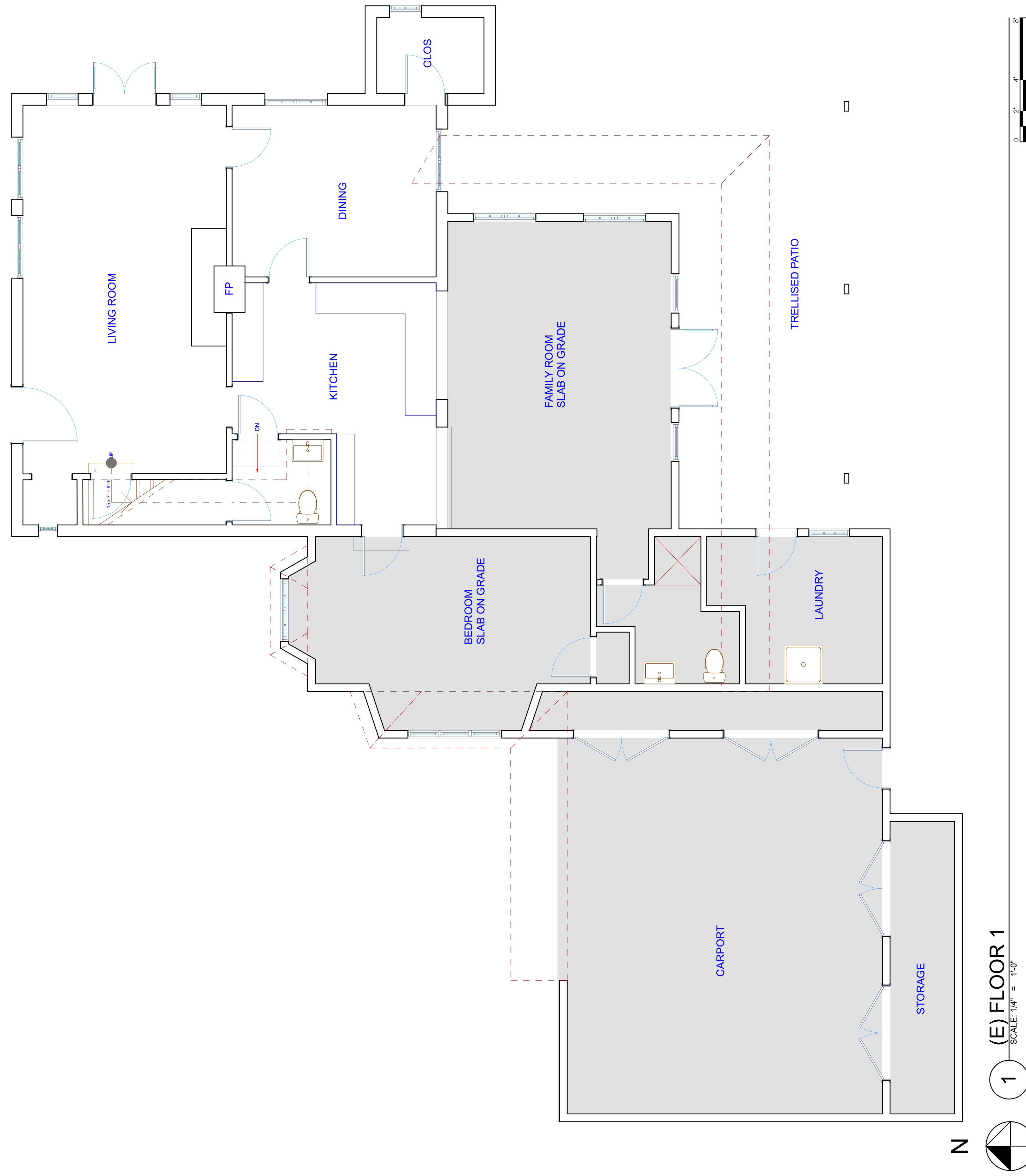
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SHEET TITLE
LANDSCAPE SPECIES

A-0.3

NOTES
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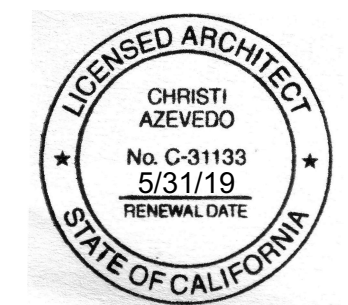


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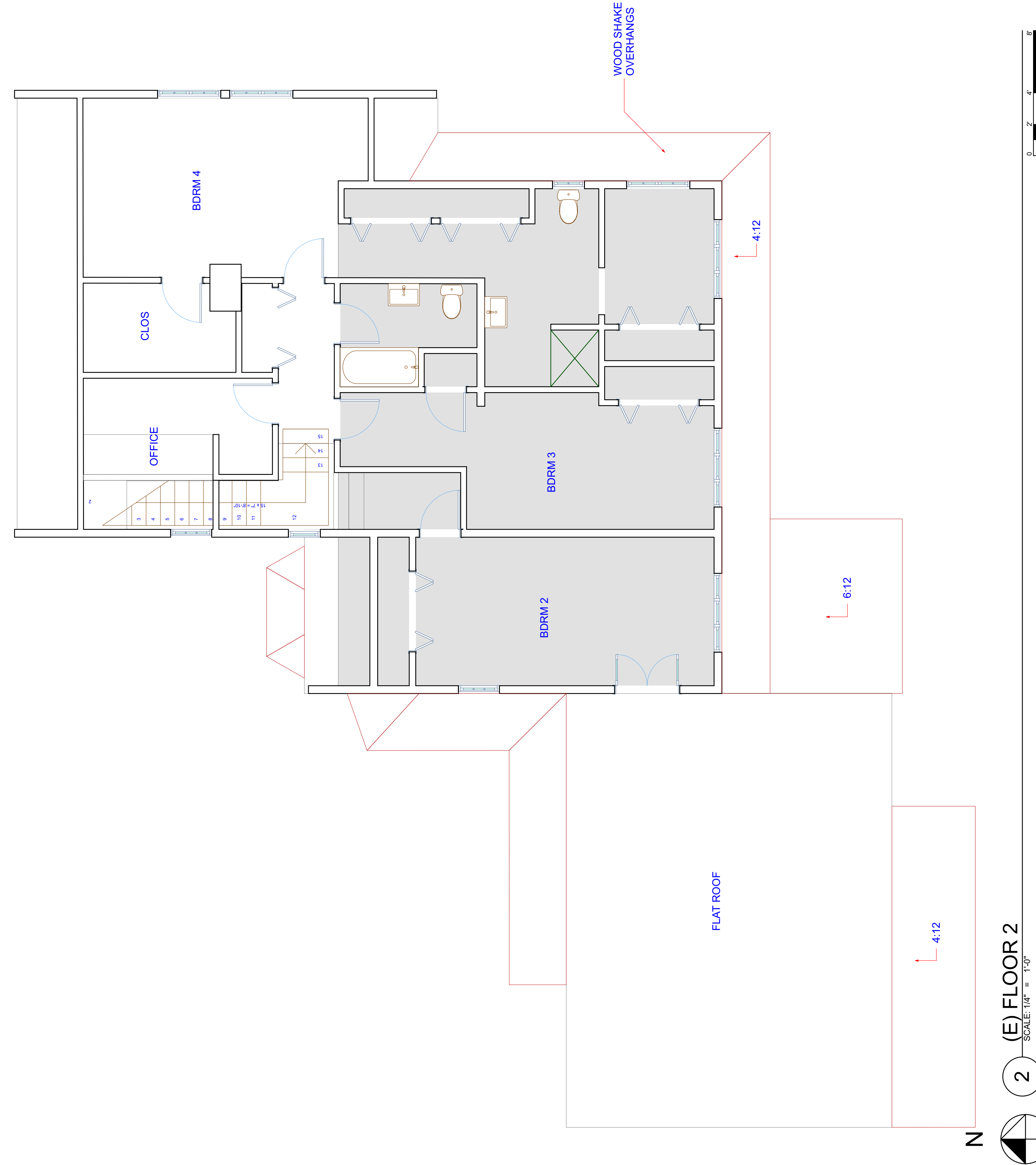
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SHEET TITLE
 EXISTING FLOOR 1

A-101

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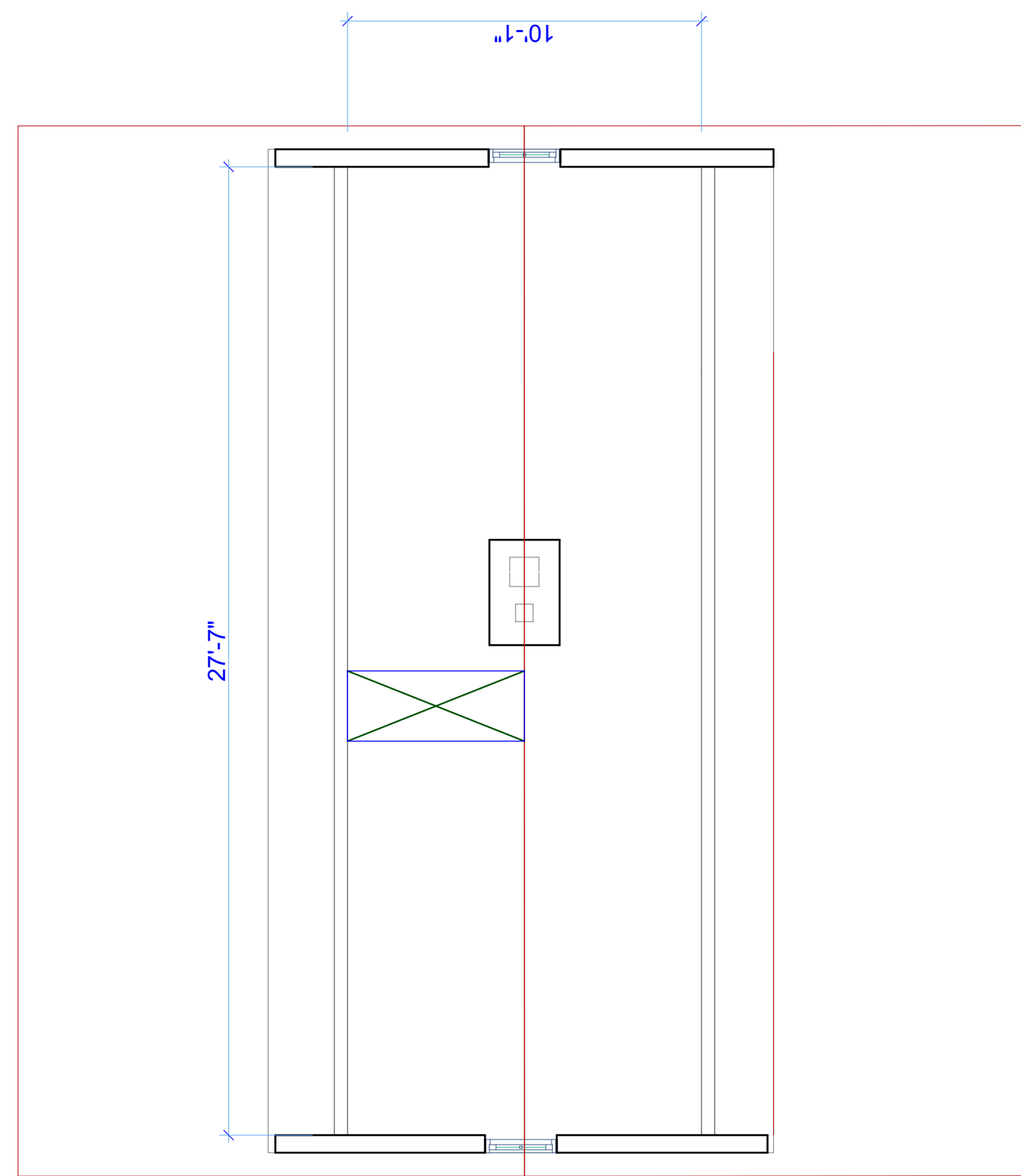


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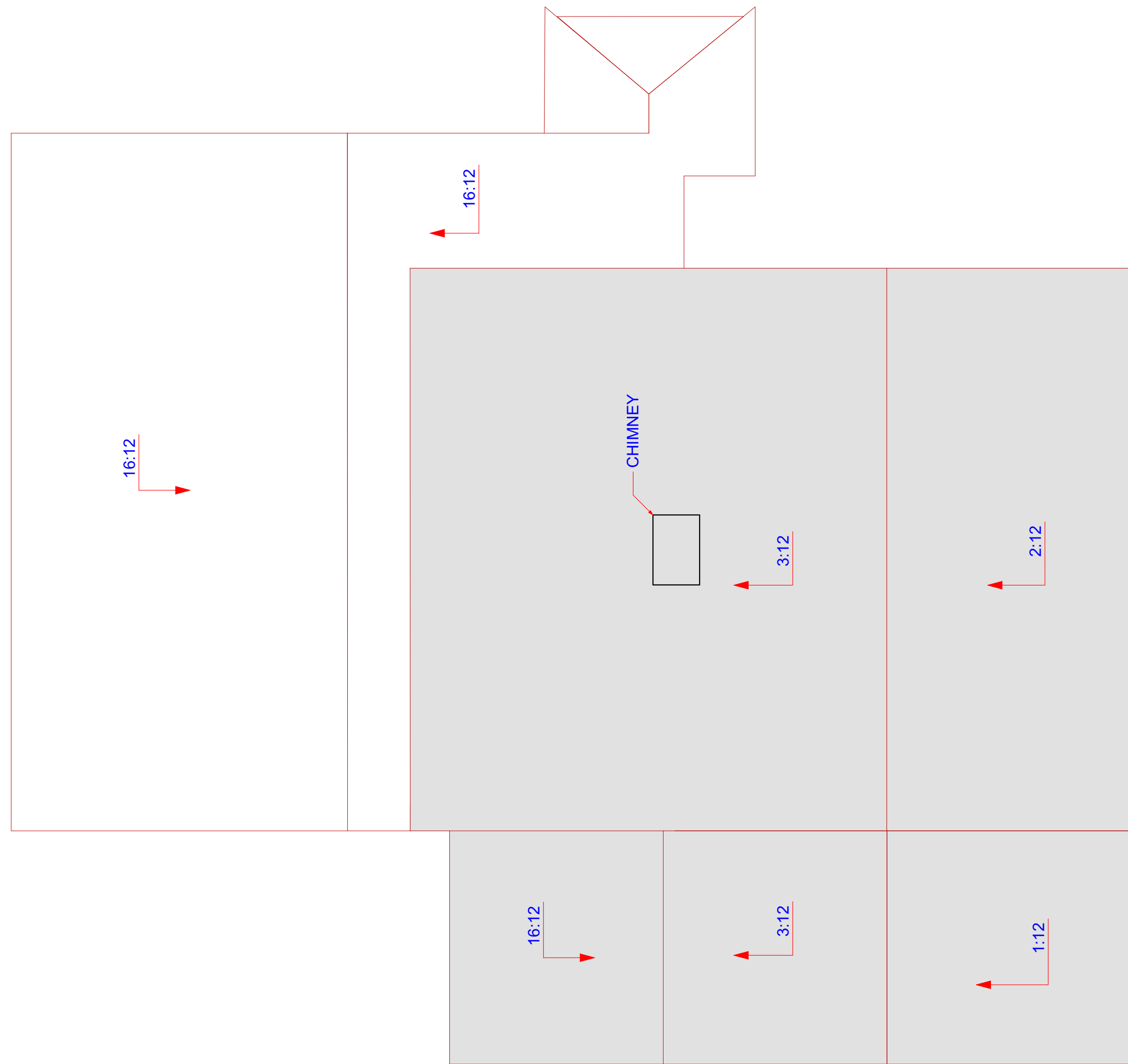
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SHEET TITLE
EXISTING FLOOR 2

A-102



1 (E) ATTIC
SCALE: 1/4" = 1'-0"



2 (E) ROOF
SCALE: 1/4" = 1'-0"

NOTES
-SHADING DENOTES AREAS TO BE REMOVED

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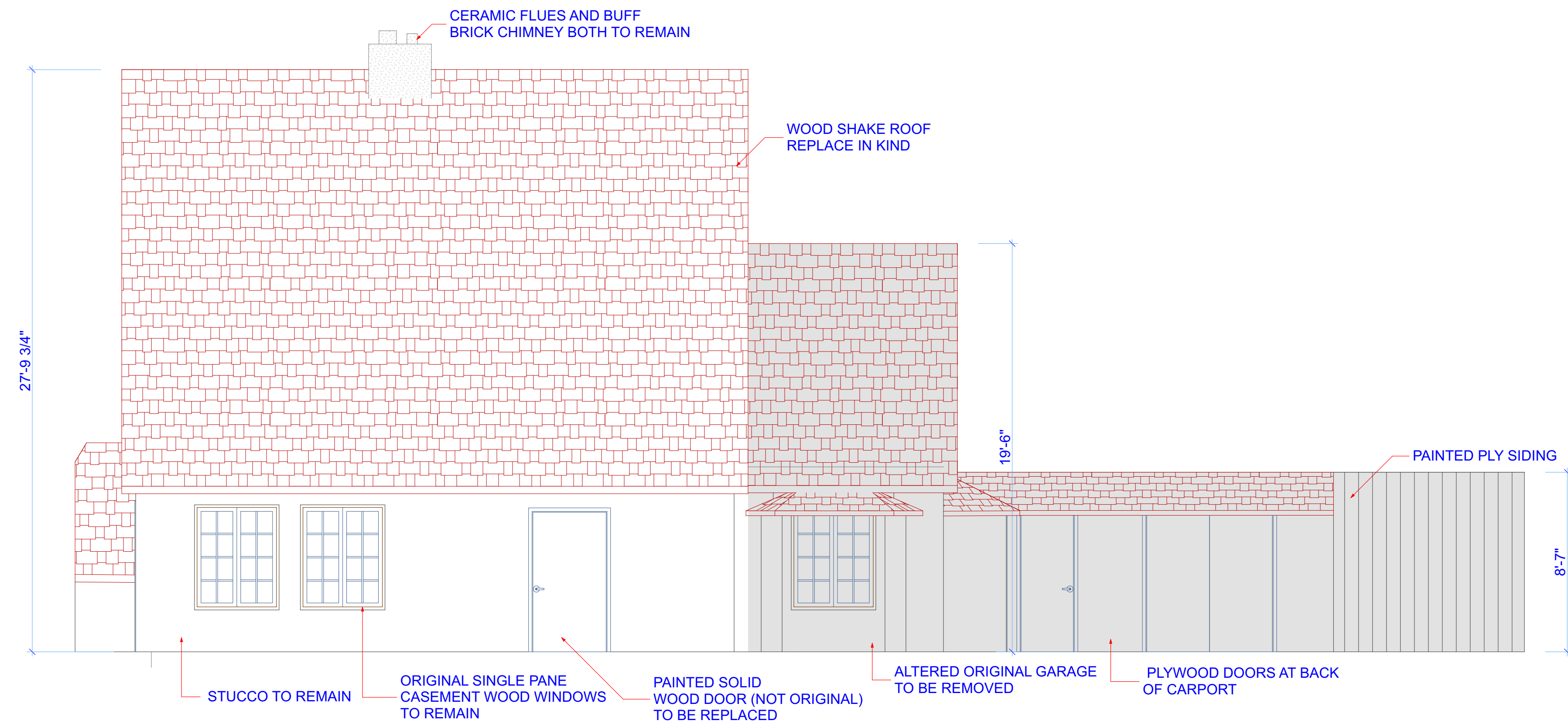
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SHEET TITLE
EXISTING ATTIC & ROOF

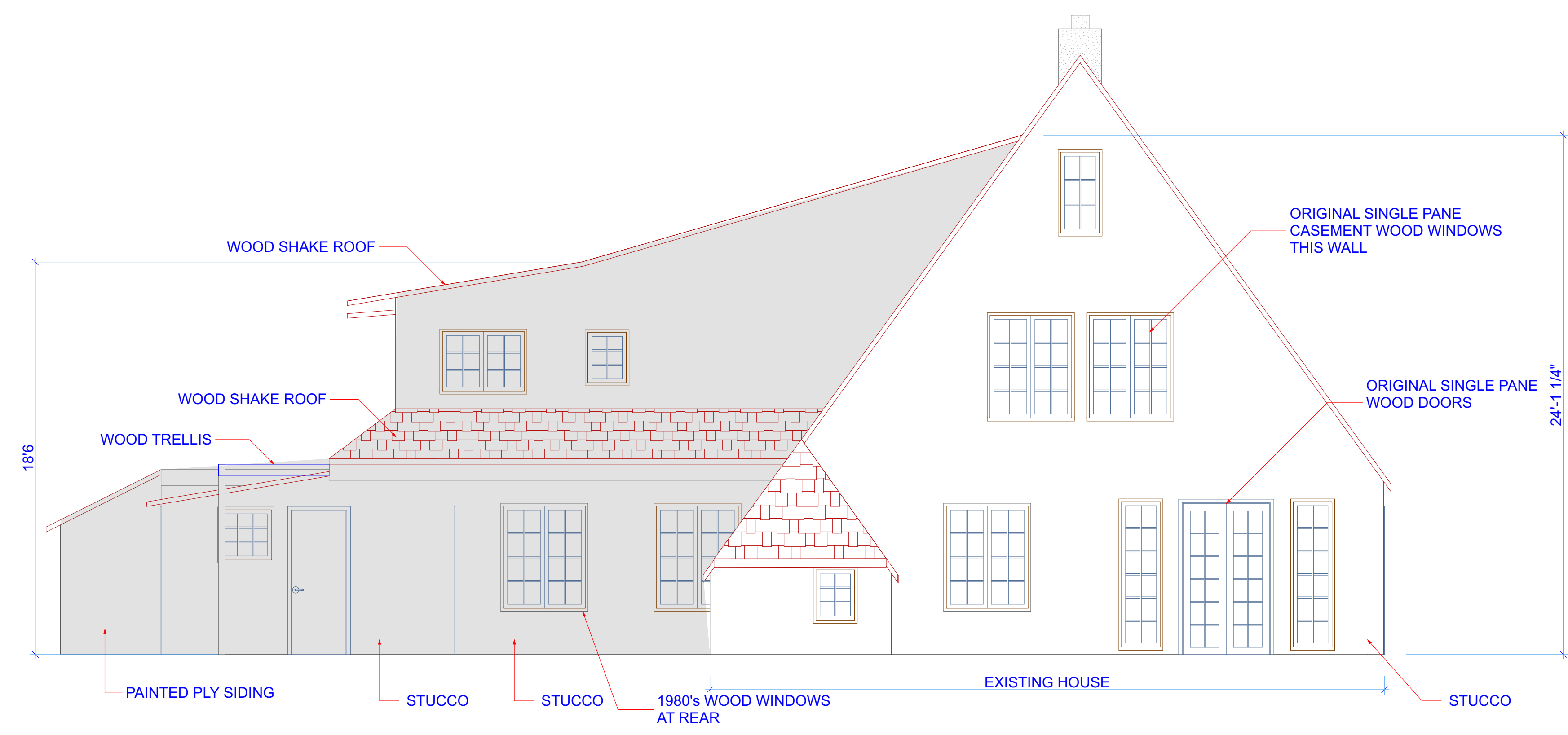
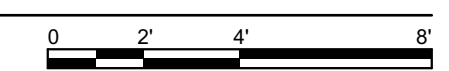
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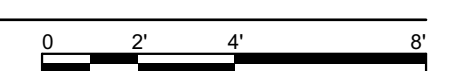
NOTES
-SHADING DENOTES AREAS TO BE REMOVED



1 (E) NORTH ELEVATION
SCALE: 1/4" = 1'-0"



1 (E) EAST ELEVATION
SCALE: 1/4" = 1'-0"



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SHEET TITLE
EXISTING ELEVATIONS

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EXISTING ELEVATIONS

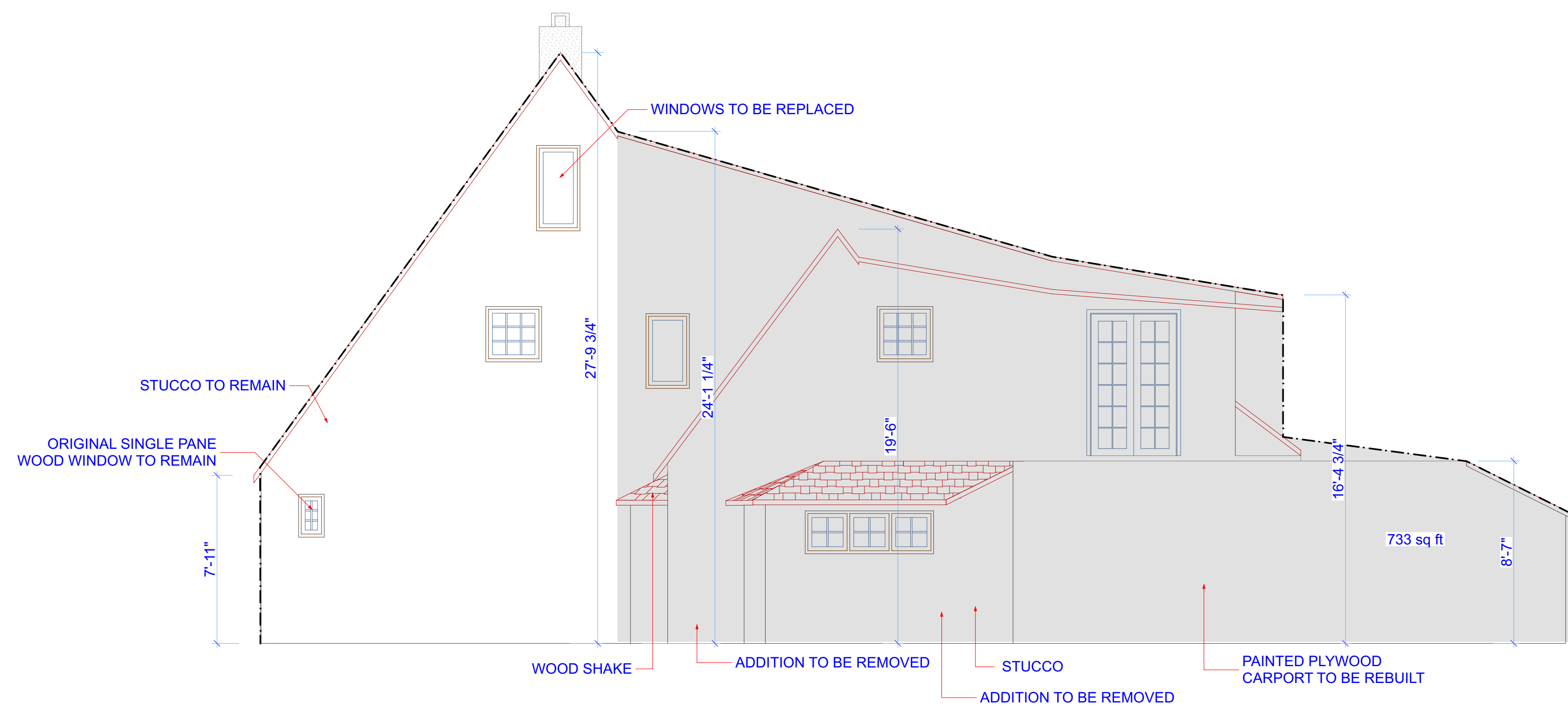
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SHEET 9 OF 22

NOTES
 -SHADING DENOTES AREAS TO BE REMOVED



2 (E) SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



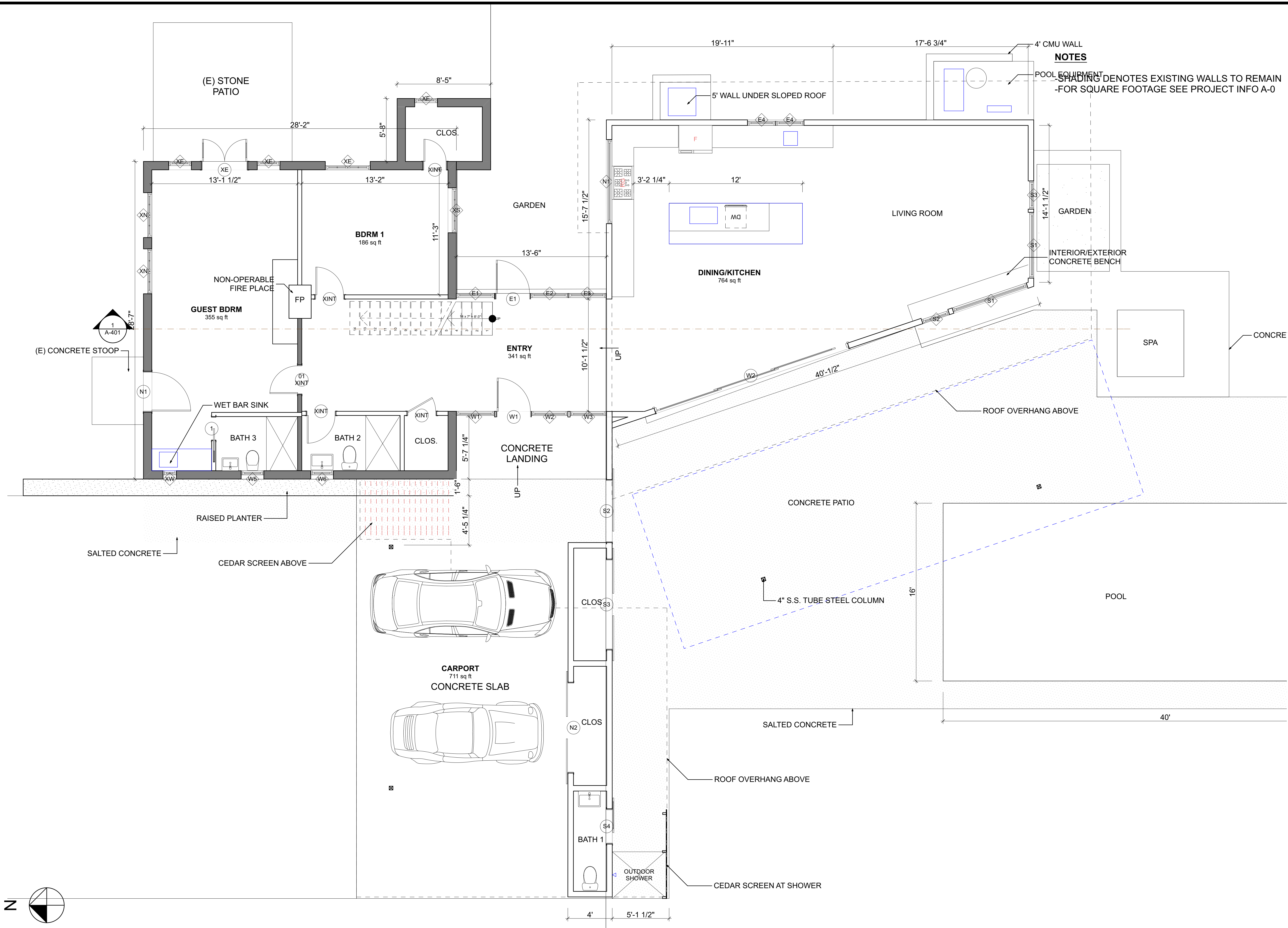
1 (E) WEST ELEVATION
 SCALE: 1/4" = 1'-0"



MARK	DATE	DESCRIPTION
1	12/14/17	PLANNING

PROJECT NO:
 MODEL FILE:
 DRAWN BY:
 CHK'D BY:
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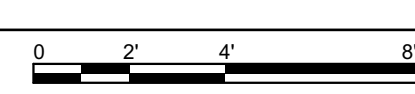
SHEET TITLE
FLOOR 1 PLAN



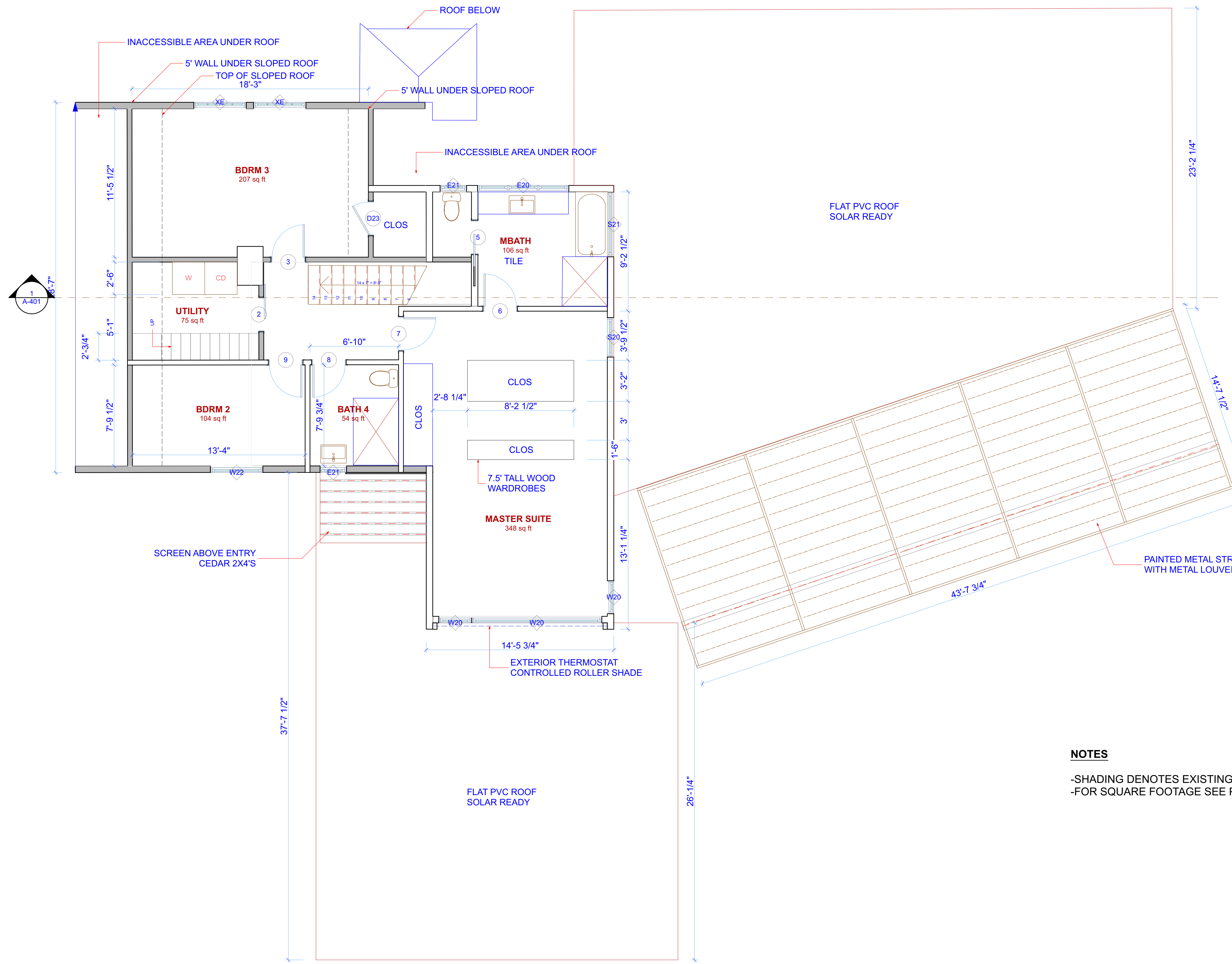
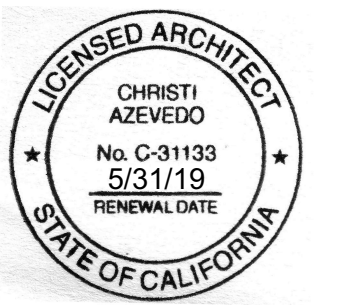
NOTES

- SHADING DENOTES EXISTING WALLS TO REMAIN
 - FOR SQUARE FOOTAGE SEE PROJECT INFO A-0

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

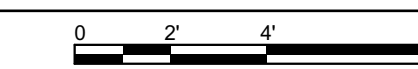


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NOTES

- SHADING DENOTES EXISTING WALLS TO REMAIN
- FOR SQUARE FOOTAGE SEE PROJECT INFO A-0



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SHEET TITLE
FLOOR 2 PLAN

azevedo design

1477 15th Street
San Francisco, Ca 94103
415 552 4447
ca@christiazevedo.com
#C31133

OWNER
Mauri Skinfill and Justin Kerr
(949) 887-7822

Skinfill/Kerr Remodel

401 West Merito Place
Palm Springs
CA 92262



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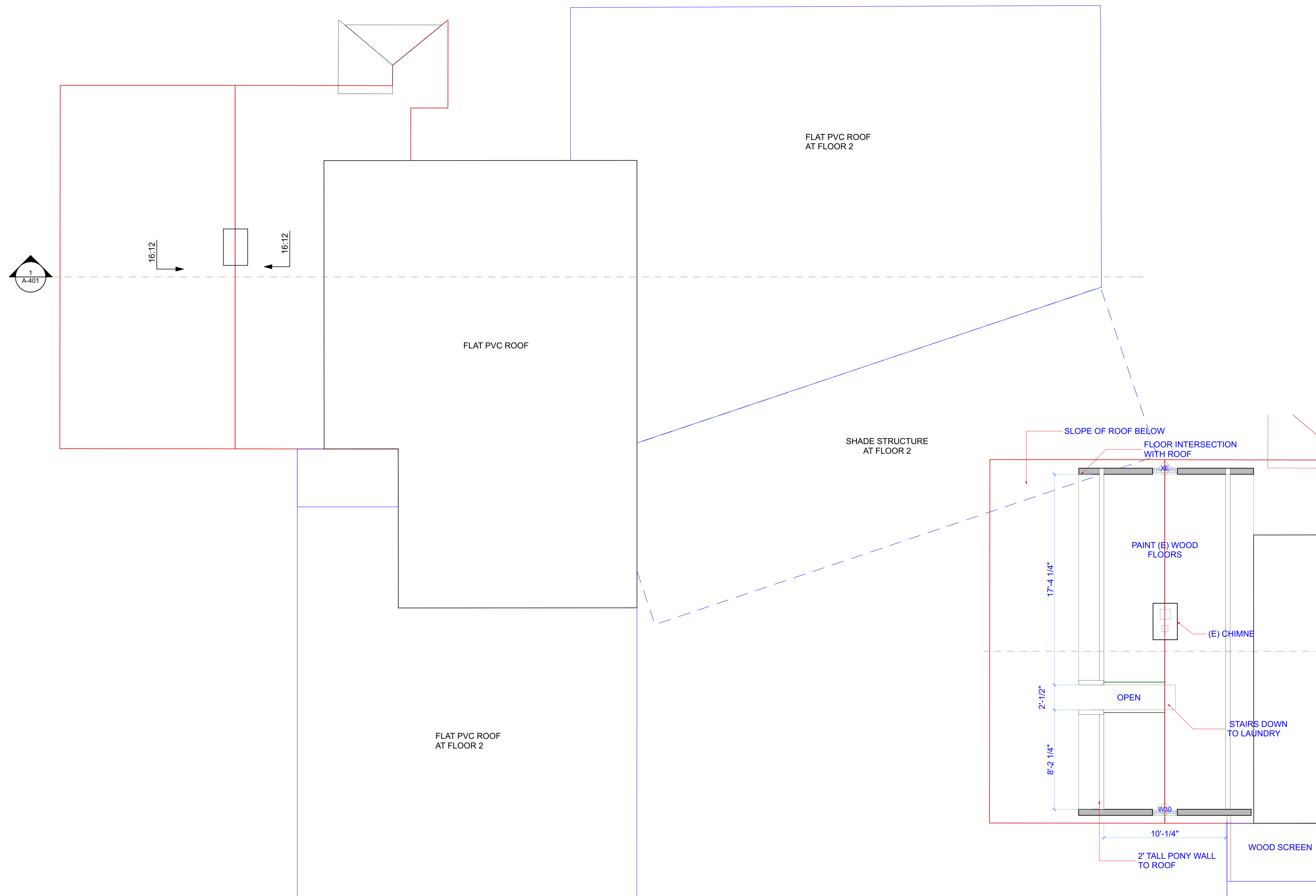
SHEET TITLE

ATTIC & ROOF PLAN

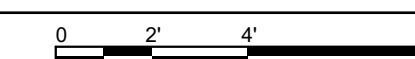
A-203

SHEET 12

OF 22



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



2 ROOF PLAN
SCALE: 1/4" = 1'-0"



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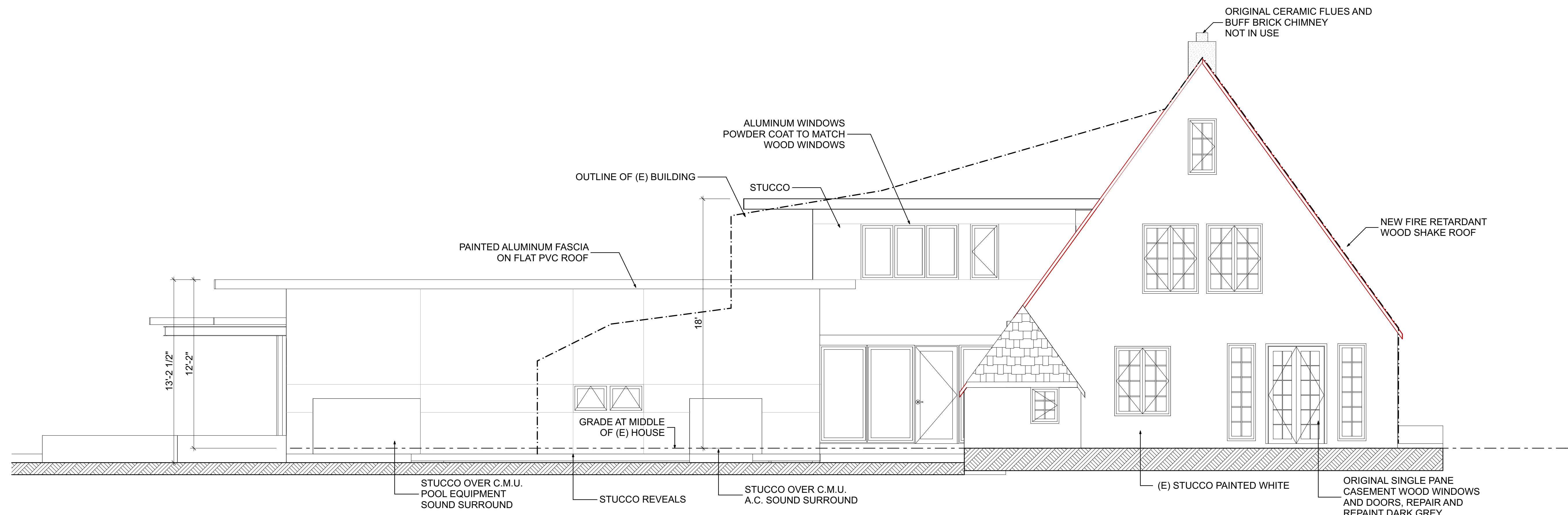


MARK	DATE	DESCRIPTION
1	12/14/17	PLANNING

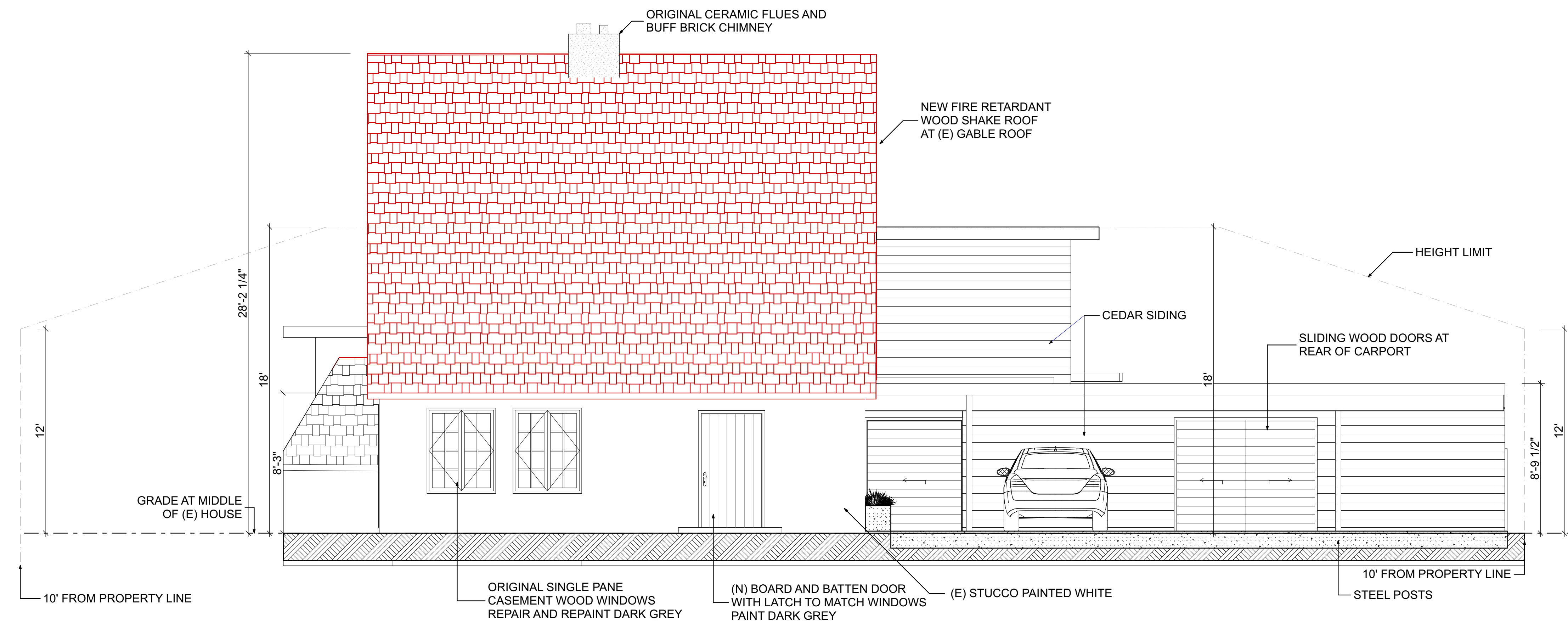
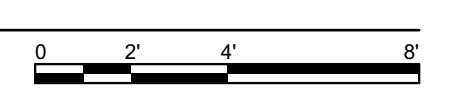
PROJECT NO:
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SHEET TITLE
ELEVATIONS

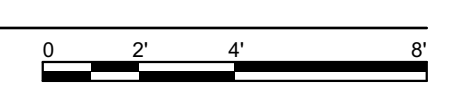
A-301



2 EAST ELEVATION
 SCALE: 1/4" = 1'-0"



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

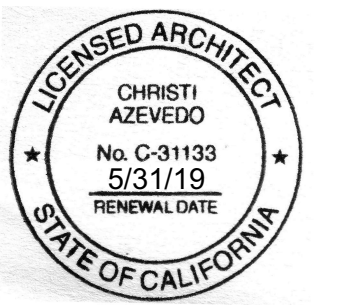


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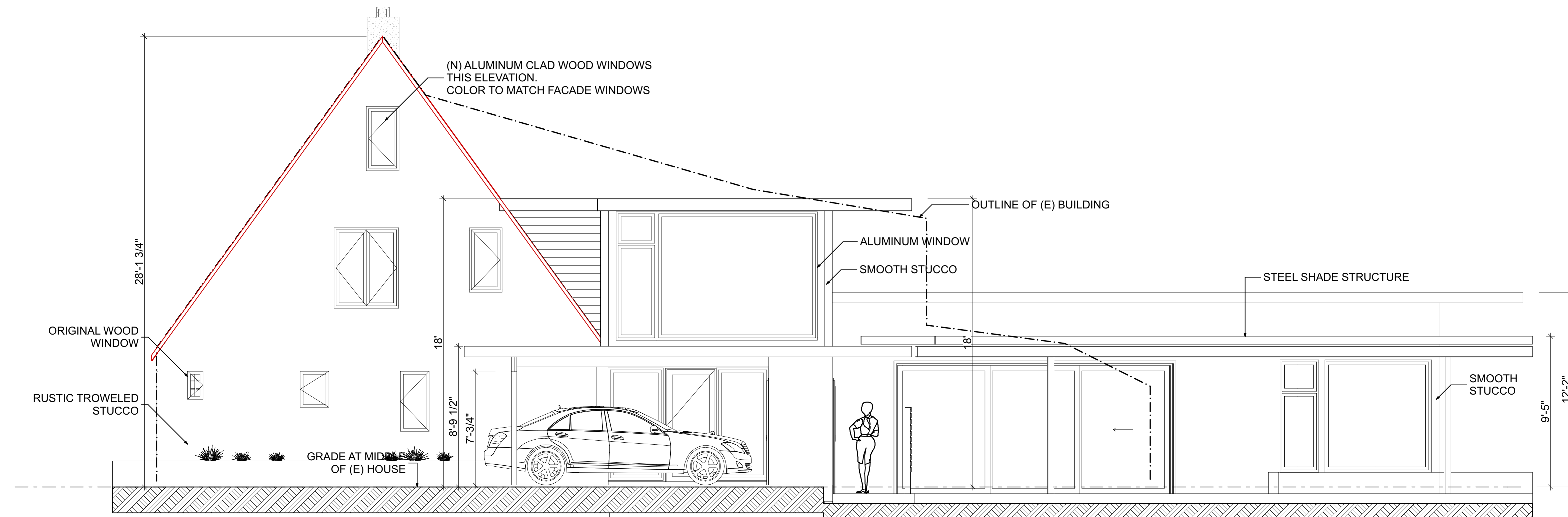


MARK	DATE	DESCRIPTION
1	12/14/17	PLANNING

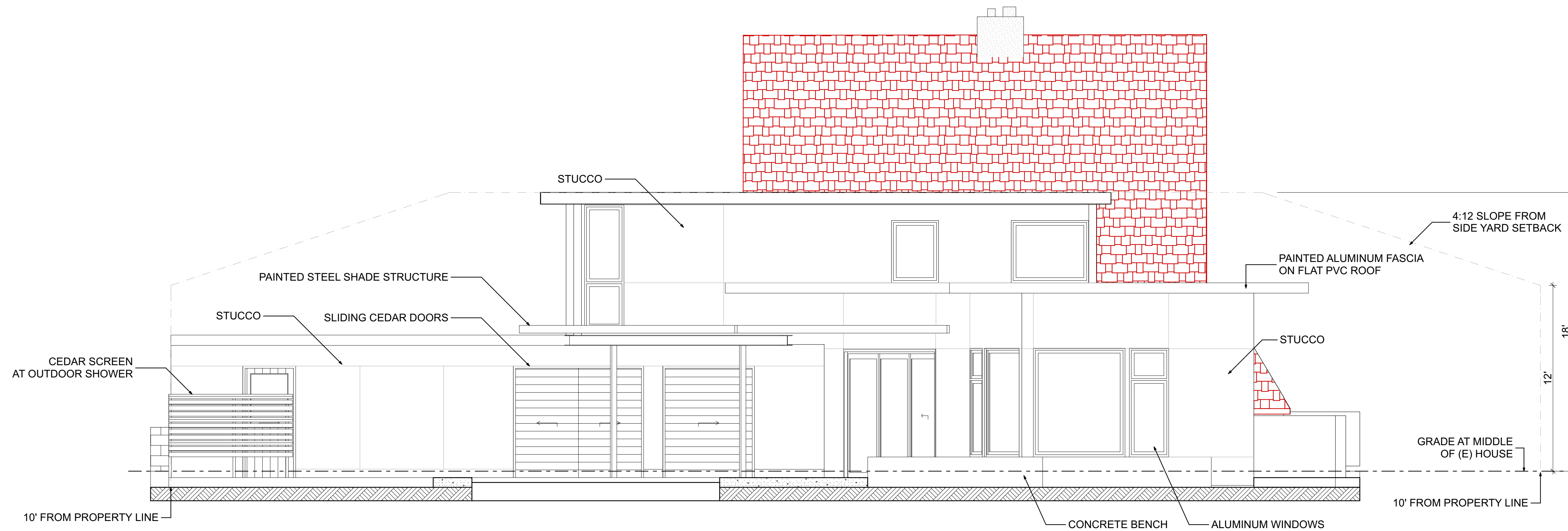
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SHEET TITLE
ELEVATIONS

A-302



2 WEST ELEVATION
 SCALE: 1/4" = 1'-0"



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

azevedo design

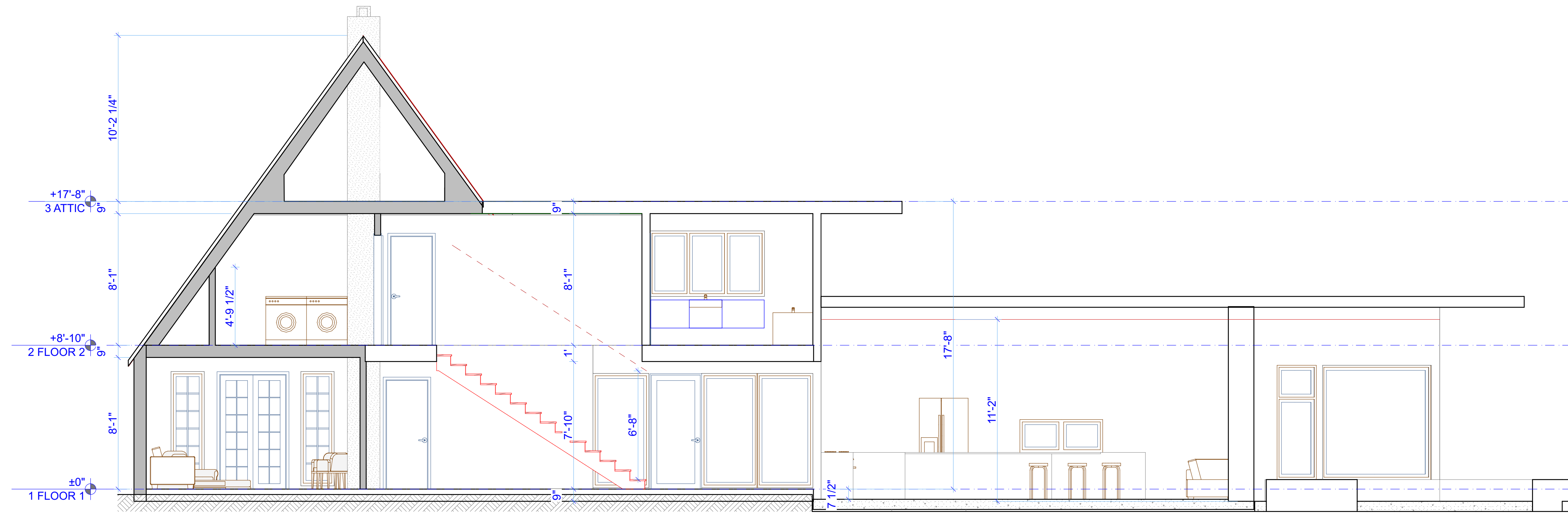
1477 15th Street
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415 552 4447
ca@christiazevedo.com
#C31133

NOTES

-SHADING DENOTES EXISTING WALLS TO REMAIN

OWNER

Mauri Skinfill and Justin Kerr
(949) 887-7822

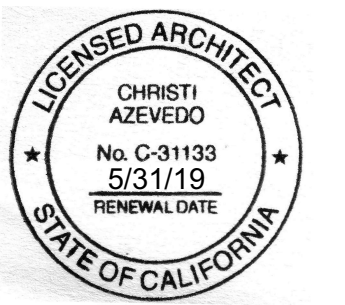


1 LONG SECTION
SCALE: 1/4" = 1'-0"



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SHEET TITLE

SECTIONS

A-401