

PROJECT TEAM:

DESIGNER:
KEAN DESIGNS LTD.
5 MAIN STREET, COLD SPRING HARBOR, NY 11724
(631) 367-9696

ARCHITECT OF RECORD:
JOSEPH M. NEITZEL, R.A.
406 NORTH COUNTRY ROAD
ST. JAMES, NY 11780
(631) 862-8095

SURVEYOR:
RENNER BURGESS INC.
1 SE 4TH AVE, SUITE 205
DELRAY BEACH, FL 33483
(561) 243- 4624

CIVIL ENGINEER:
GRUBER CONSULTING ENGINEERS
2475 MERCER AVE.
WEST PALM BEACH, FL 33401
(561) 312-2041

LANDSCAPE ARCHITECT:
ENVIRONMENT DESIGN GROUP
139 N COUNTY ROAD #20B
PALM BEACH, FL 33480
(561) 832-4600

PROPOSED RESIDENCE FOR:

"MIRAFLORES"

260 MIRAFLORES DRIVE
TOWN OF PALM BEACH, FLORIDA



*RENDERING FOR REPRESENTATIONAL PURPOSES ONLY. NOT TO SCALE.

RECEIVED

By yfigueroa at 10:08 am, Mar 11, 2024

FIRST RESUBMISSION

2024-03-11

FINAL SUBMITTAL

2023-12-07

SECOND SUBMITTAL

2023-11-20

FIRST SUBMITTAL

2023-11-02

SCOPE OF WORK:

- NEW 2-STORY SINGLE-FAMILY RESIDENCE WITH ATTACHED GARAGE
- NEW HARDSCAPE INCLUDING IN-GROUND POOL
- NEW LANDSCAPE AND ASSOCIATED DRAINAGE

PROJECTED ARCOM HEARING:

2024-03-27

2024-01-24: (DEFERRED TO 3/27 HEARING)

SHEET INDEX :

GENERAL REQUIREMENTS:

- D1. (CS-1) COVER SHEET
D2. PROPERTY SURVEY
D3/D4. (VM-1) VICINITY & LOCATION MAP
D5. (PS-1.0a) PHOTO SHEET (NEIGHBORHOOD)
D5. (PS-1.0b) PHOTO SHEET (NEIGHBORHOOD)
D5. (PS-1.1a) PHOTO SHEET (SITE)
D5. (PS-1.1b) PHOTO SHEET (SITE)
D6. (SP-1.0) SITE PLAN
D6. (SP-1.1) RENDERED SITE PLAN
D7/F1. (ZD-1.0) ZONING DIAGRAM
D7/F1. (ZD-1.1) CUBIC CONTENT CALCULATIONS

NEW CONSTRUCTION:

- F2. (A-1.1) FIRST FLOOR PLAN
F2. (A-1.2) SECOND FLOOR PLAN
F3. (A-1.3) ROOF PLAN
F4. (A-2.0) FRONT & RIGHT SIDE EXTERIOR ELEVS.
F4. (A-2.1) REAR & LEFT SIDE EXTERIOR ELEVS.
F5. (A-2.2) COLOR ELEVATIONS W/ LANDSCAPING
F5. (A-2.2a) COLOR ELEVATIONS W/O LANDSCAPING
F5/18. (A-2.3) EXTERIOR MATERIALS AND FINISHES
F6. (A-2.4) STREETScape ELEVATIONS
F7. (A-4.0) TYPICAL WALL SECTION
F7. (A-5.0) EAVE AND RAKE DETAILS
F7. (A-6.1) PORTICO DETAILS
F7. (A-6.1a) PORTICO DETAILS
F7. (A-6.2) EXTERIOR DETAILS
F7. (A-6.2a) EXTERIOR DETAILS
F7. (A-6.2b) EXTERIOR DETAILS
F7. (A-6.3) BAY WINDOW DETAILS
F8. (A-3.0) BUILDING SECTION DIAGRAMS
F8. (A-3.1) BUILDING SECTION DIAGRAMS
F8. (A-3.2) BUILDING SECTION DIAGRAMS
F9. (A-3.3) YARD SECTION DIAGRAMS
F9. (A-3.4) YARD SECTION DIAGRAMS
F9. (A-3.5) YARD SECTION DIAGRAMS
F10/I6. (CR-1.0) COLOR RENDERINGS (W/ PLANTING)
F10/I6. (CR-1.1) COLOR RENDERINGS (W/O PLANTING)
F11/I7. (A-6.4) FENCES, WALLS, AND GATES
F11/I7. (A-6.4a) FENCES, WALLS, AND GATES
F12/I9. (C-1) SITE CIVIL DRAINAGE PLAN/
STORMWATER MANAGEMENT PLAN
F13. (L-3.0) CONSTRUCTION SCREENING PLAN*
*INCLUDED IN LANDSCAPE AND HARDSCAPE (I10.)
F14. (L-5.0) CONSTRUCTION STAGING PLAN*
*INCLUDED IN LANDSCAPE AND HARDSCAPE (I11.)
F14. (L-6.0) TRUCK LOGISTICS PLAN*
* INCLUDED IN LANDSCAPE AND HARDSCAPE (I11.)

PRESENTED BY THE OFFICE OF:



KEAN DESIGNS LTD.

5 MAIN STREET
COLD SPRING HARBOR
NEW YORK, 11724

T: +1 (631)-367-9696
E: info@keandesigns.com

SHEET INDEX : CONT'D

LANDSCAPE AND HARDSCAPE:

- I3. (L-7.0) PROPOSED LANDSCAPE &HARDSCAPE PLANS
I2, I4. (L-7.1) SITE CALCS & OPEN SPACE GRAPHICS
I3. (L-8.0) LANDSCAPE PLAN
(L-8.1) PLANT SCHEDULE AND
TOWN OF PALM BEACH LANDSCAPE LEGEND
(L-9.0) LANDSCAPE LIGHTING PLAN
I1. (L-1.0) EXISTING CONDITIONS INVENTORY
(L-2.0) DEMOLITION AND
VEGETATION ACTION PLAN
I10. (L-3.0) CONSTRUCTION SCREENING PLAN
(L-4.0) EXISTING LANDSCAPE BUFFER IMAGES
I11. (L-5.0) CONSTRUCTION STAGING PLAN
I11. (L-6.0)CONSTRUCTION LOGISTICS PLAN
(L-8.2) PLANTING DETAILS AND SPECIFICATIONS
(L-8.3) PROPOSED PLANT IMAGES
(L-8.4) PROPOSED PLANT IMAGES
(L-8.5) PROPOSED PLANT IMAGES
15. NOT REQUIRED
16. (CR-1.0) COLOR RENDERINGS (W/ PLANTING)*
*INCLUDED IN NEW CONSTRUCTION (F10)
16. (CR-1.1) COLOR RENDERINGS (W/O PLANTING)*
*INCLUDED IN NEW CONSTRUCTION (F10)
17. (A-6.4) FENCES, WALLS, AND GATES*
*INCLUDED IN NEW CONSTRUCTION (F11)
17. (A-6.4a) FENCES, WALLS, AND GATES*
*INCLUDED IN NEW CONSTRUCTION (F11)
18. (A-2.3) EXTERIOR MATERIAL AND FINISHES*
*INCLUDED IN NEW CONSTRUCTION (F5)
19. (C-1) SITE CIVIL DRAINAGE PLAN*
*INCLUDED IN NEW CONSTRUCTION (F5)
19. (C-1) STORMWATER MANAGEMENT PLAN
*INCLUDED IN NEW CONSTRUCTION (F12)

PROPOSED RESIDENCE FOR:
KEAN INVESTMENTS INC.

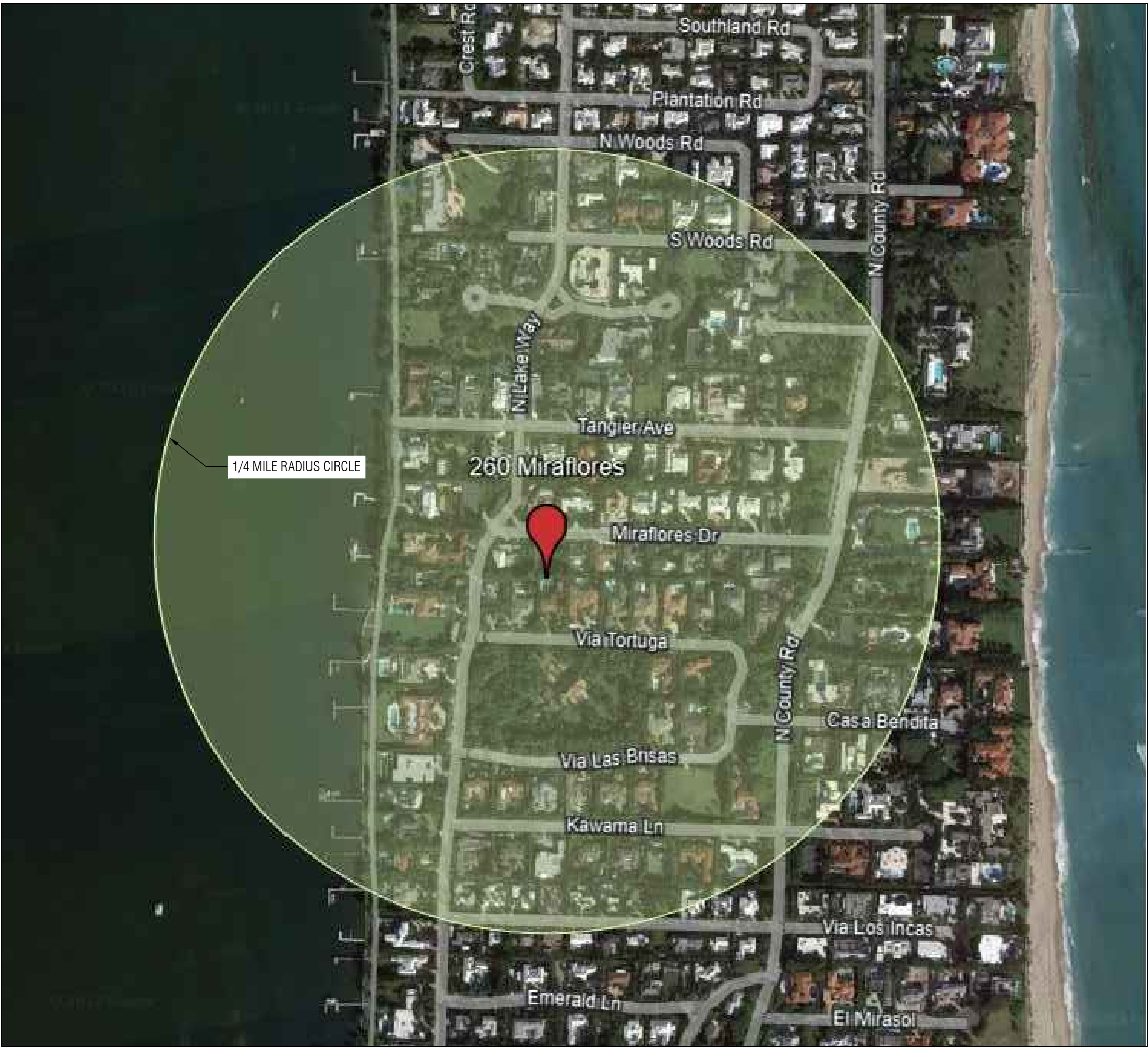
260 MIRAFLORES DRIVE

TOWN OF PALM BEACH, FLORIDA 33480
PARCEL#: 50-43-43-14-02-000-0090

PROJECT NUMBER: ARC-24-009



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2
LOCATION PLAN
VM-1.0 SCALE: 1:500



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VICINITY LOCATION MAP
VM-1.0 SCALE: NTS

DATE LOG	
NO.	ISSUE DATE
1	FIRST SUBMITTAL (ARCOM) 11-03-2023
2	SECOND SUBMITTAL (ARCOM) 11-20-2023
3	FINAL SUBMITTAL (ARCOM) 12-07-2023
4	1st RESUBMISSION (ARCOM) 3-11-2024
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CONSULTANTS:	

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PROJECT ADDRESS:

MIRAFLORES

260 MIRAFLORES DRIVE
TOWN OF PALM BEACH, FLORIDA

AS NOTED SCALE	JTD DRAWN
JOB	e 2016 KEAN DESIGNS

VM-1.0

VICINITY LOCATION MAP
AND LOCATION PLAN

DATE LOG	
NO.	ISSUE DATE
1	FIRST SUBMITTAL (ARCOM)
2	11-03-2023 SECOND SUBMITTAL (ARCOM)
3	11-20-2023 FINAL SUBMITTAL (ARCOM)
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CONSULTANTS:	



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PS-1.0a

495 N. LAKE WAY

SCALE: NTS



3

PS-1.0a

495 N. LAKE WAY

SCALE: NTS



2

PS-1.0a

495 N. LAKE WAY

SCALE: NTS

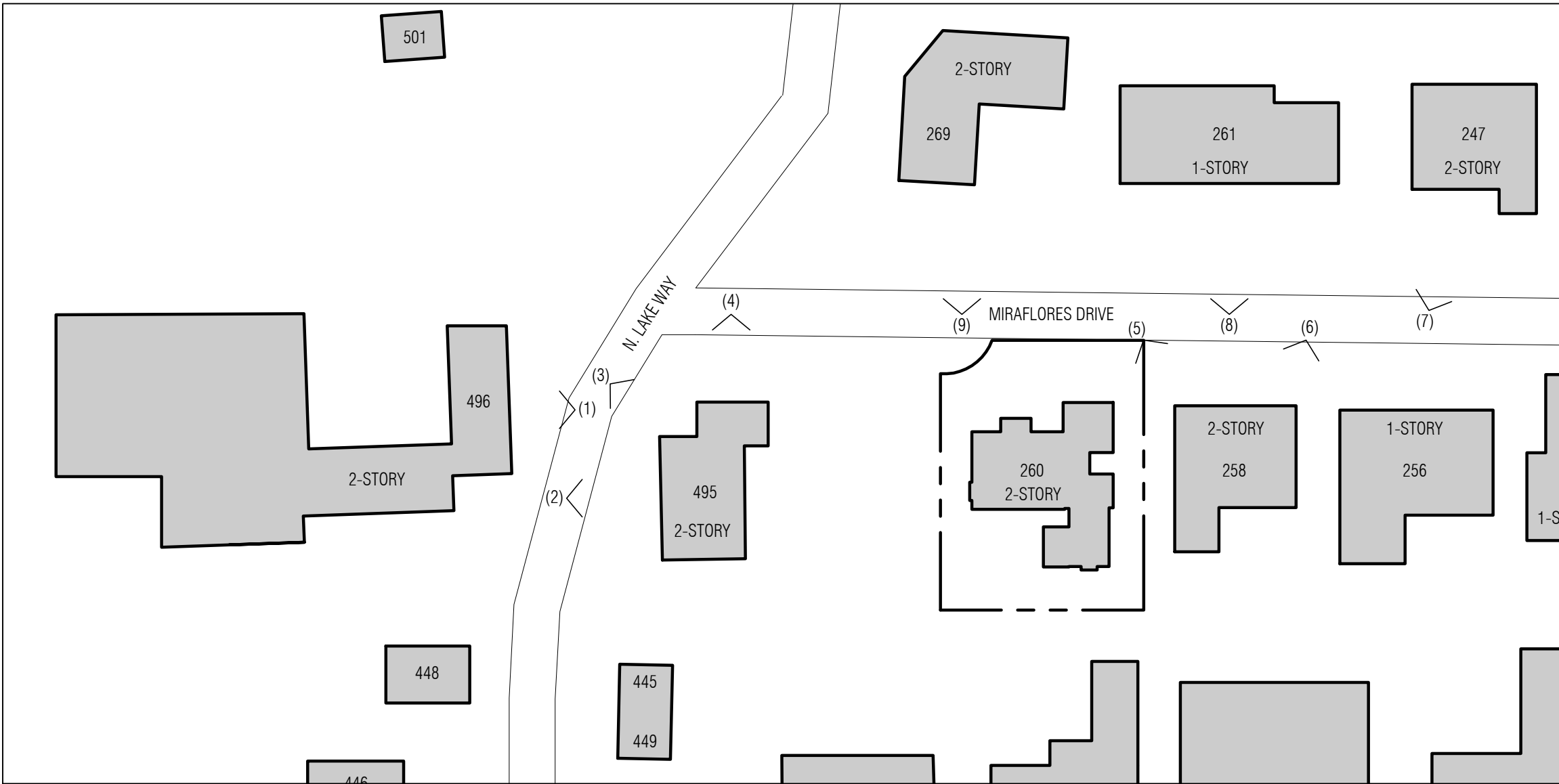


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PS-1.0a

496 N. LAKE WAY

SCALE: NTS



N

KP

PS-1.0a

PHOTO KEY PLAN

SCALE: NTS

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260 MIRAFLORES DRIVE
TOWN OF PALM BEACH, FLORIDA

NTS
SCALE

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DRAWN

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JOB

KEAN DESIGNS

PS-1.0a

PHOTO SHEET
NEIGHBORHOOD CONTEXT

DATE LOG	
NO.	ISSUE DATE
1	FIRST SUBMITTAL (ARCOM)
2	11-03-2023 SECOND SUBMITTAL (ARCOM)
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CONSULTANTS:	



9

269 MIRAFLORES

PS-1.0b

SCALE: NTS



8

261 MIRAFLORES

PS-1.0b

SCALE: NTS



7

247 MIRAFLORES

PS-1.0b

SCALE: NTS



6

258 MIRAFLORES

PS-1.0b

SCALE: NTS

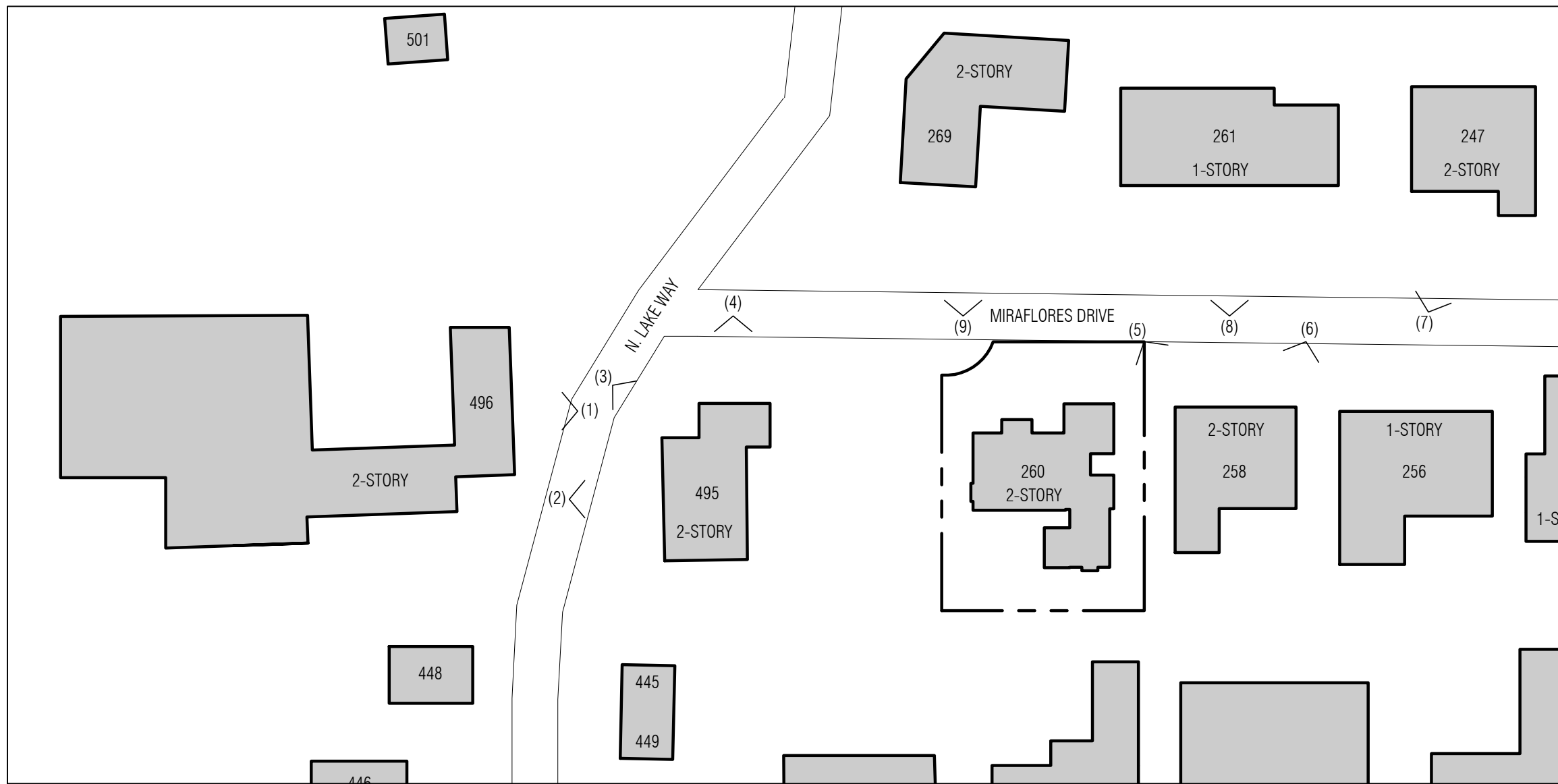


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258 MIRAFLORES

PS-1.0b

SCALE: NTS



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KP

PS-1.0b

PHOTO KEY PLAN

SCALE: NTS

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TOWN OF PALM BEACH, FLORIDA

NTS | JTD
SCALE | DRAWN

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PS-1.0b

PHOTO SHEET
NEIGHBORHOOD CONTEXT



9

PS-1.1a

N PROPERTY LINE LOOKING N

SCALE: NTS



8

PS-1.1a

N PROPERTY LINE LOOKING S

SCALE: NTS



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PS-1.1a

SW LOOKING N

SCALE: NTS



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PS-1.1a

SW LOOKING E

SCALE: NTS



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PS-1.1a

SE LOOKING W

SCALE: NTS



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PS-1.1a

SE LOOKING N

SCALE: NTS



3

PS-1.1a

NW LOOKING SE

SCALE: NTS

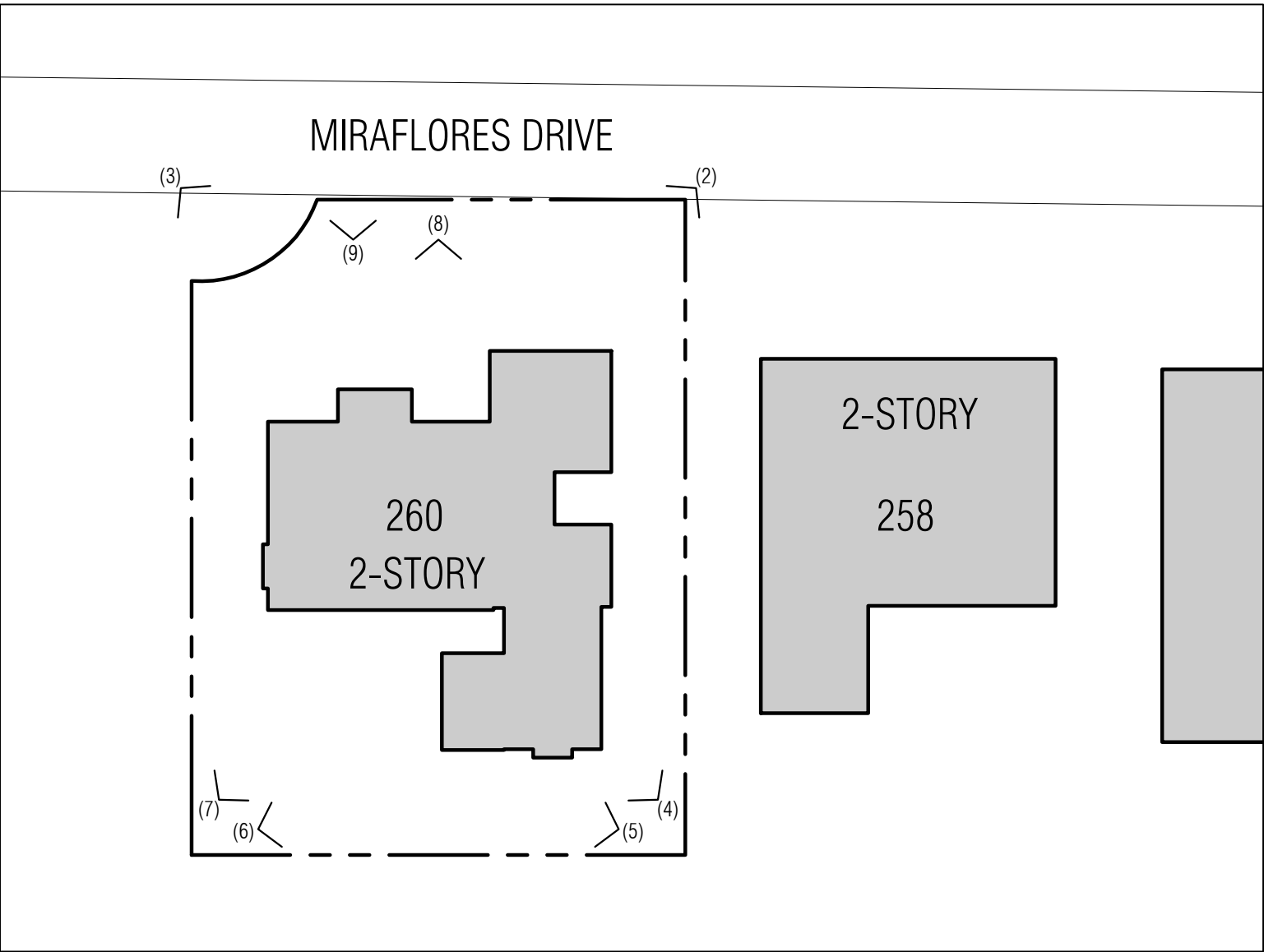


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PS-1.1a

NE LOOKING SW

SCALE: NTS



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PS-1.1a

PHOTO KEY PLAN

SCALE: NTS

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PS-1.1a

PHOTO SHEET
EXISTING SITE



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PS-1.1b

E LOOKING W

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PS-1.1b

SW LOOKING NE

SCALE: NTS



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PS-1.1b

S LOOKING N

SCALE: NTS



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PS-1.1b

SW LOOKING NE

SCALE: NTS



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PS-1.1b

E LOOKING W

SCALE: NTS



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PS-1.1b

NE LOOKING SW

SCALE: NTS



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PS-1.1b

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SCALE: NTS

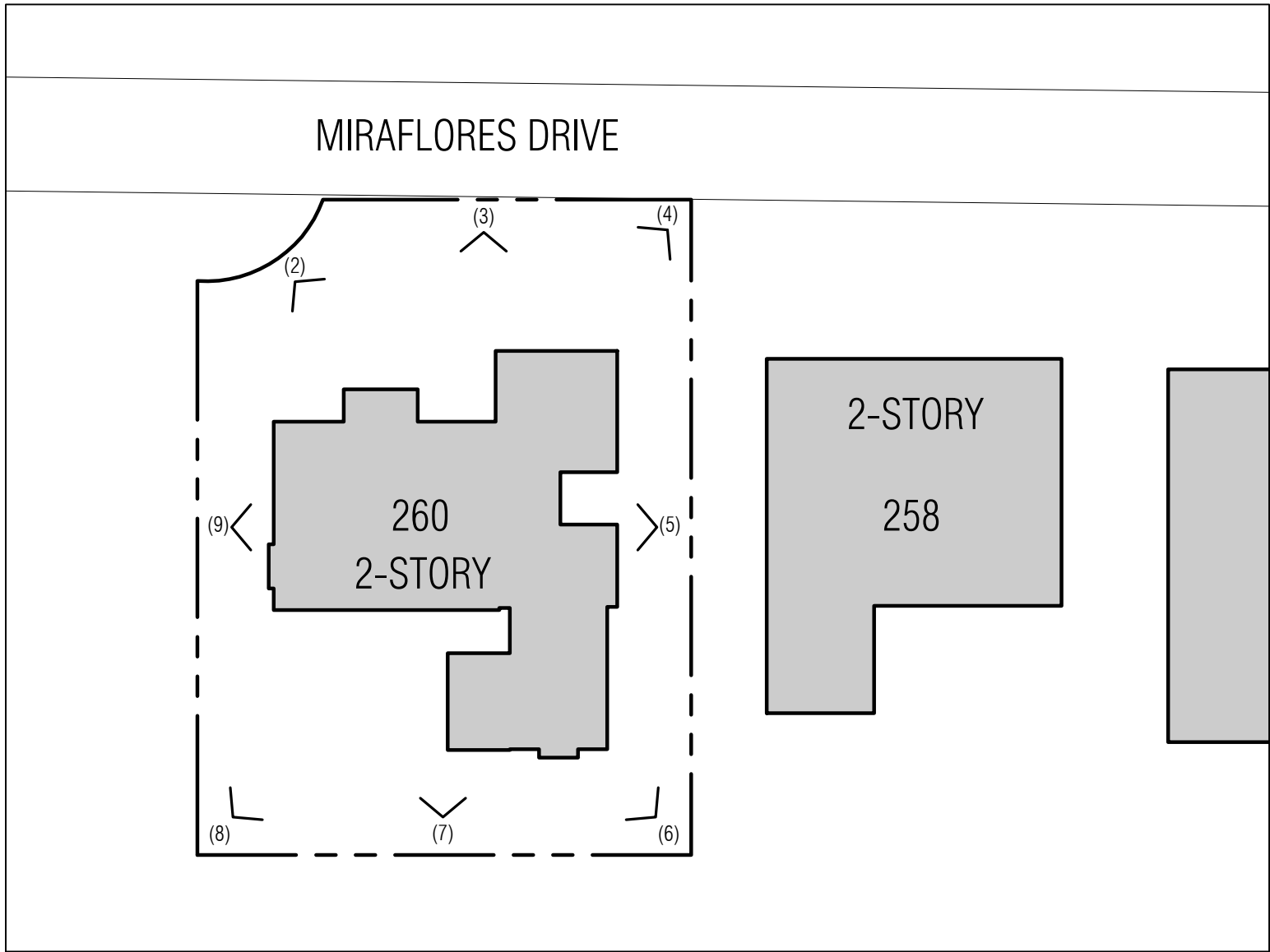


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PS-1.1b

NW LOOKING SE

SCALE: NTS



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PS-1.1b

PHOTO KEY PLAN

SCALE: NTS

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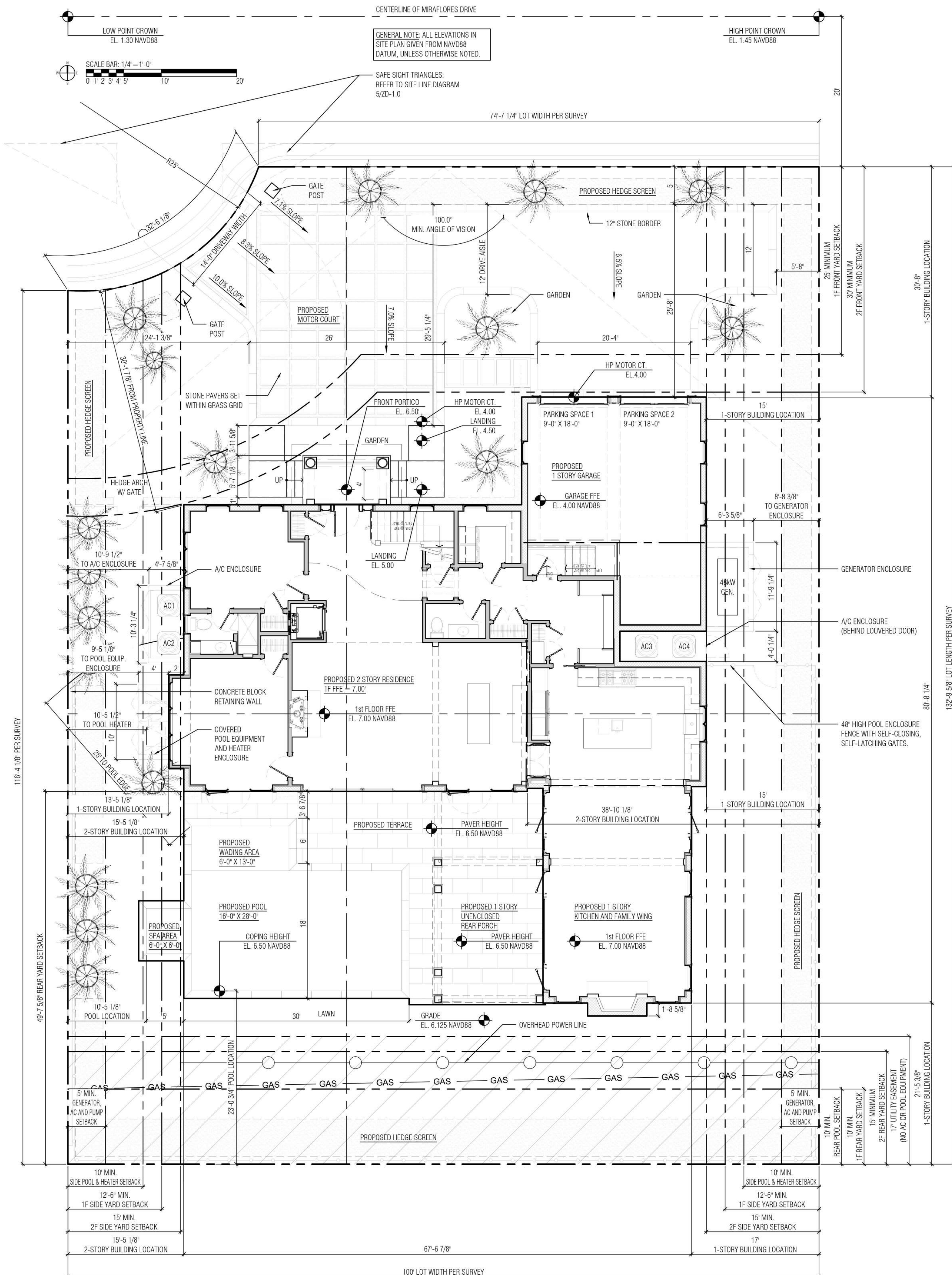
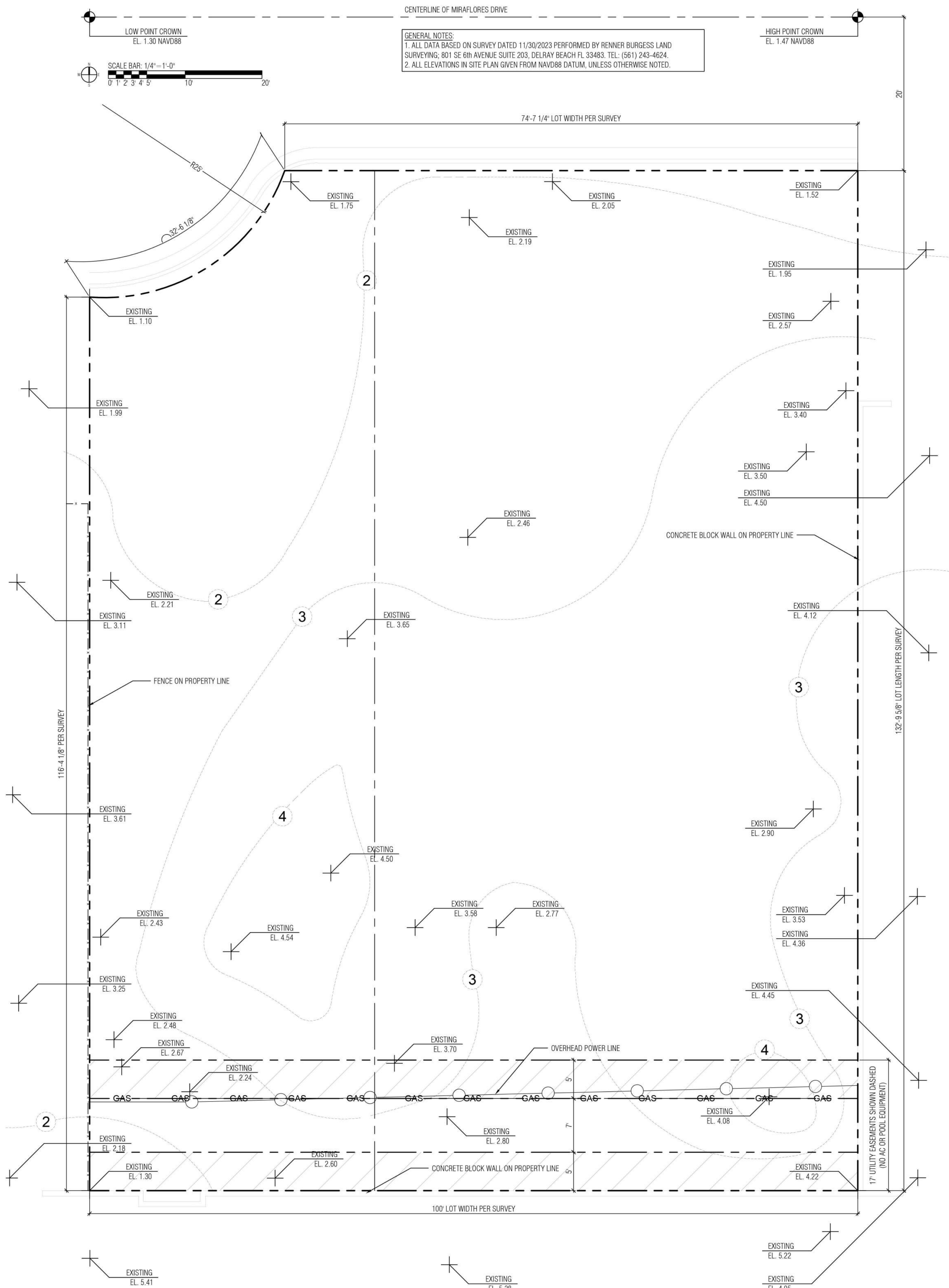
260 MIRAFLORES DRIVE
TOWN OF PALM BEACH, FLORIDA

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KEAN DESIGNS

PS-1.1b

PHOTO SHEET
EXISTING SITE

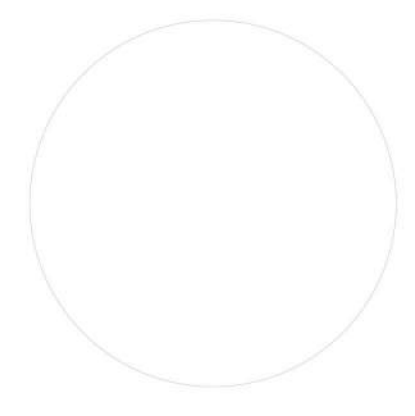


DATE LOG

NO.	ISSUE	DATE
1	PRELIMINARY FOR REVIEW ONLY (ARCOM)	10-14-2023
2	FIRST SUBMITTAL (ARCOM)	11-02-2023
3	FINAL SUBMITTAL (ARCOM)	12-07-2023
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CONSULTANTS:

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TOWN OF PALM BEACH, FLORIDA

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e 2016	
JOB	KEAN DESIGNS

SP-1.0

EXISTING AND PROPOSED
SITE PLAN



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SP-1.1

RENDERED SITE PLAN

SCALE: NTS

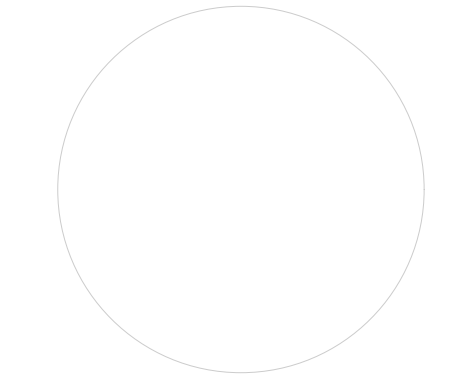
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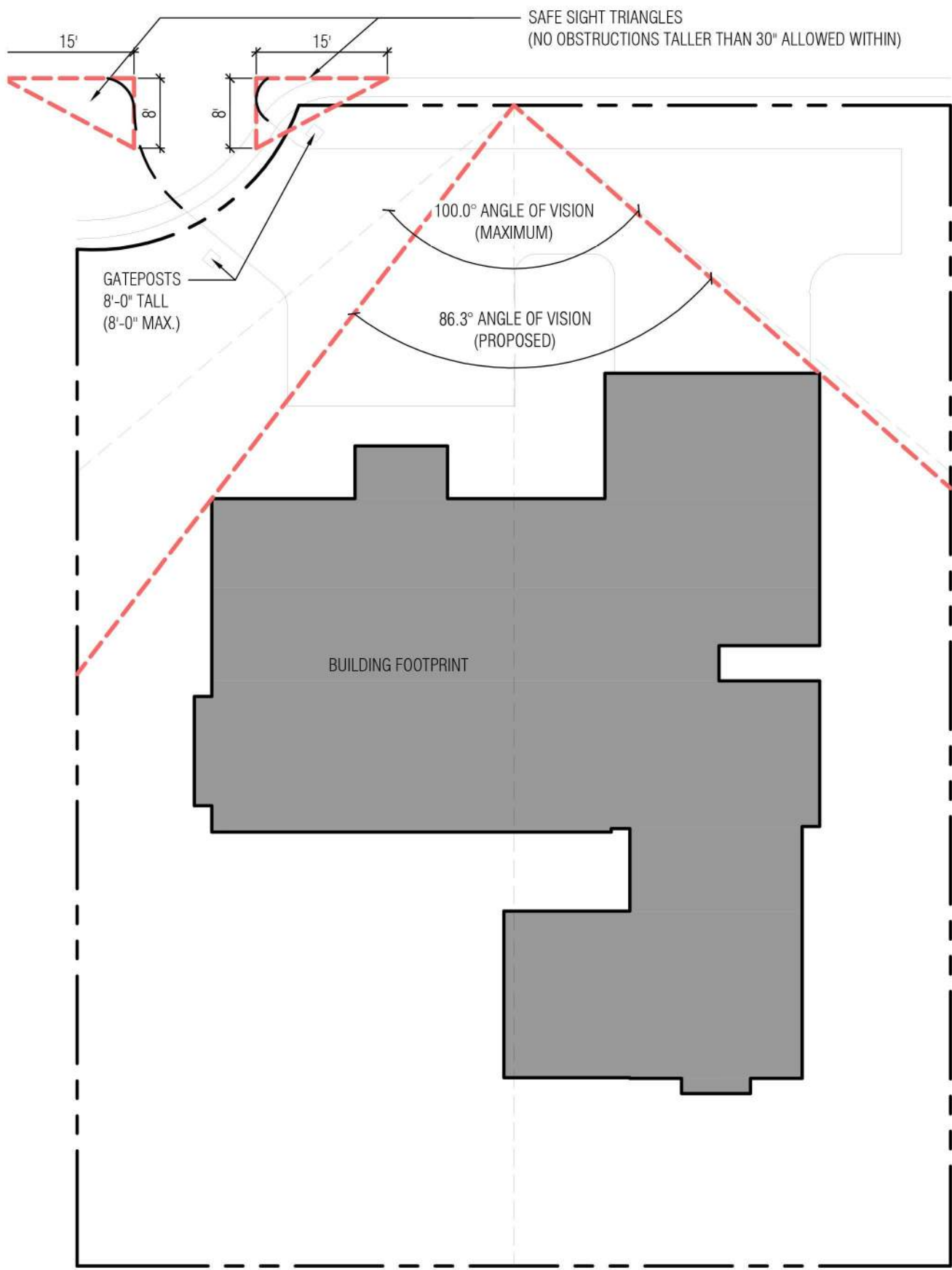
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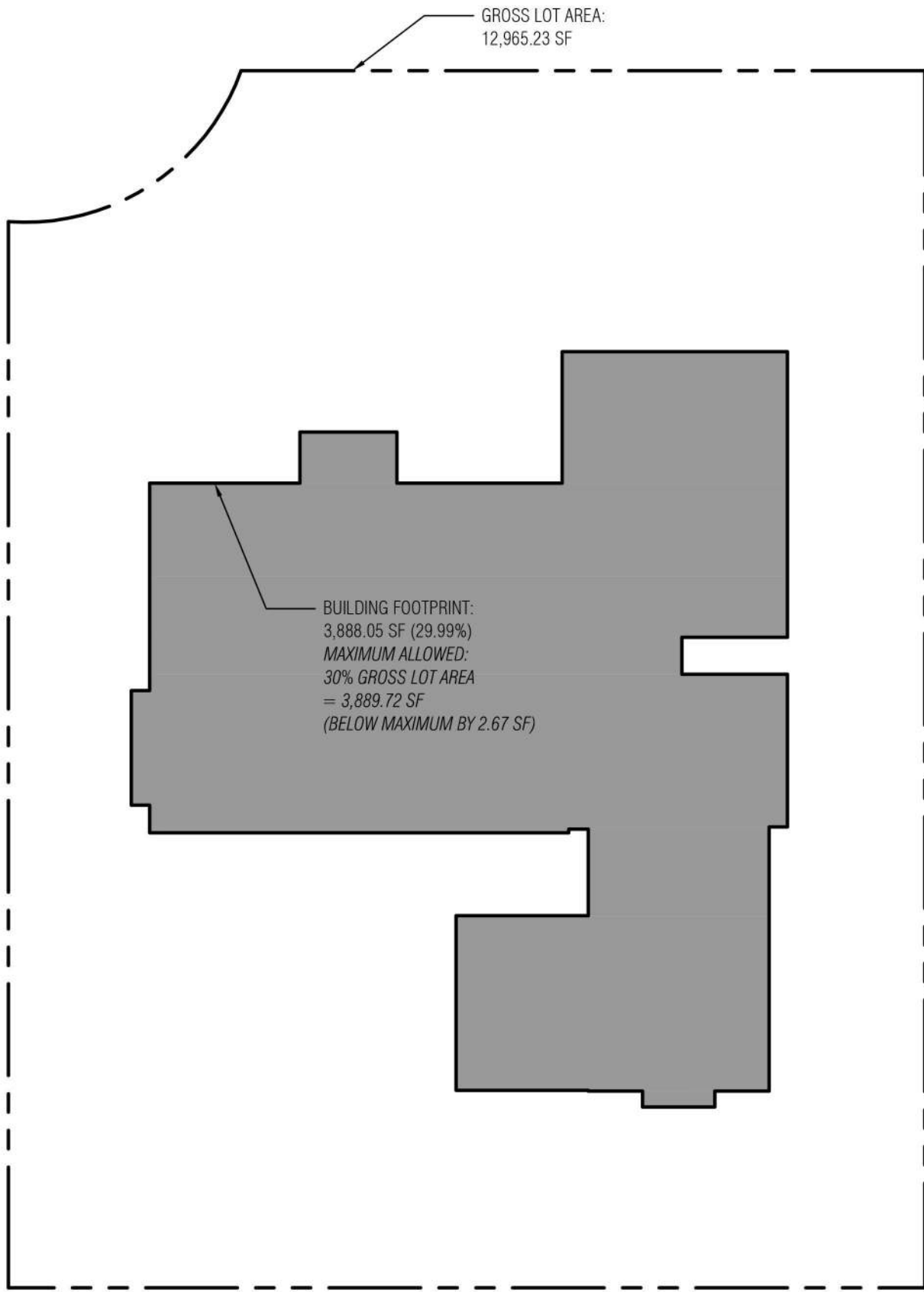
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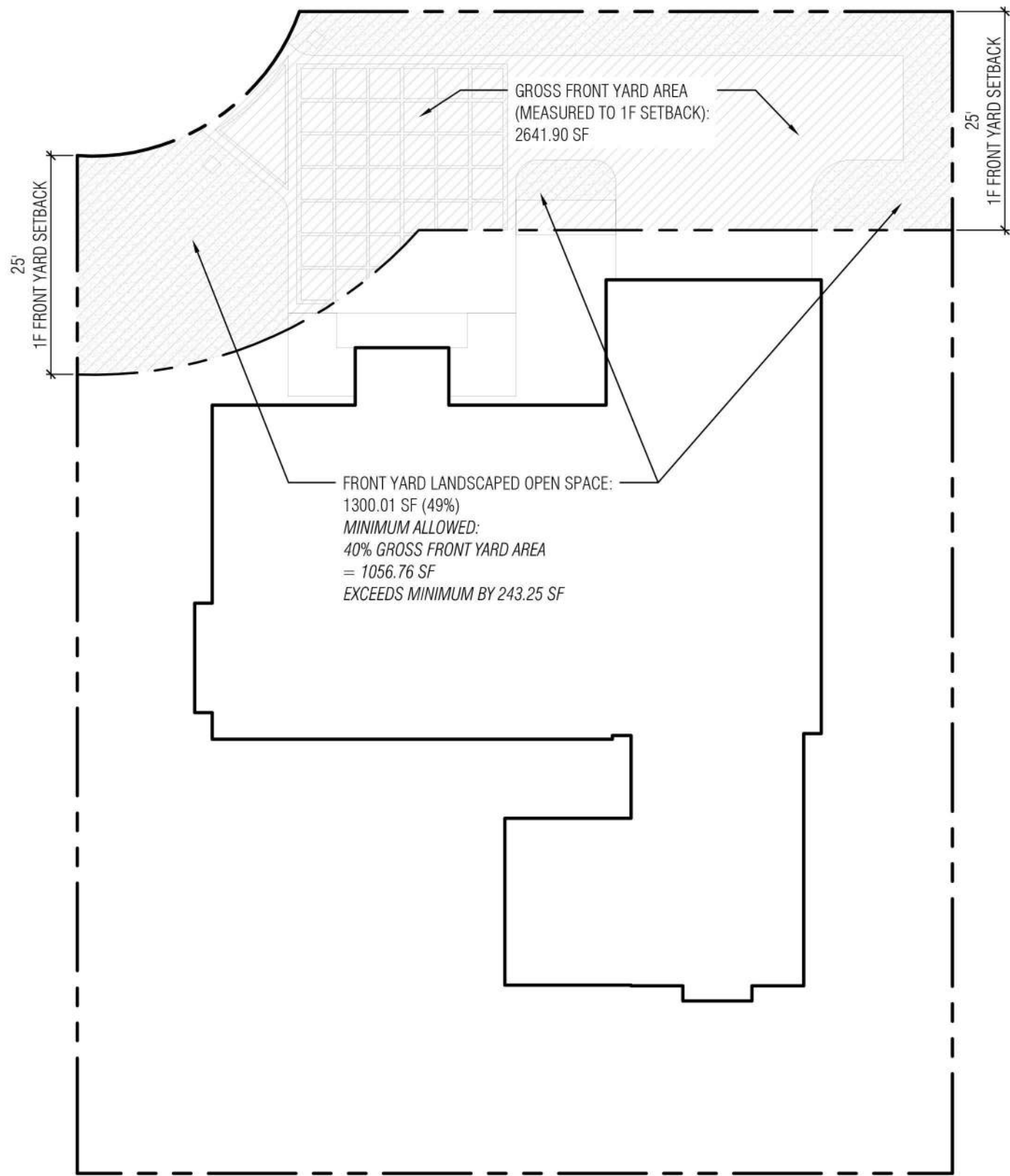
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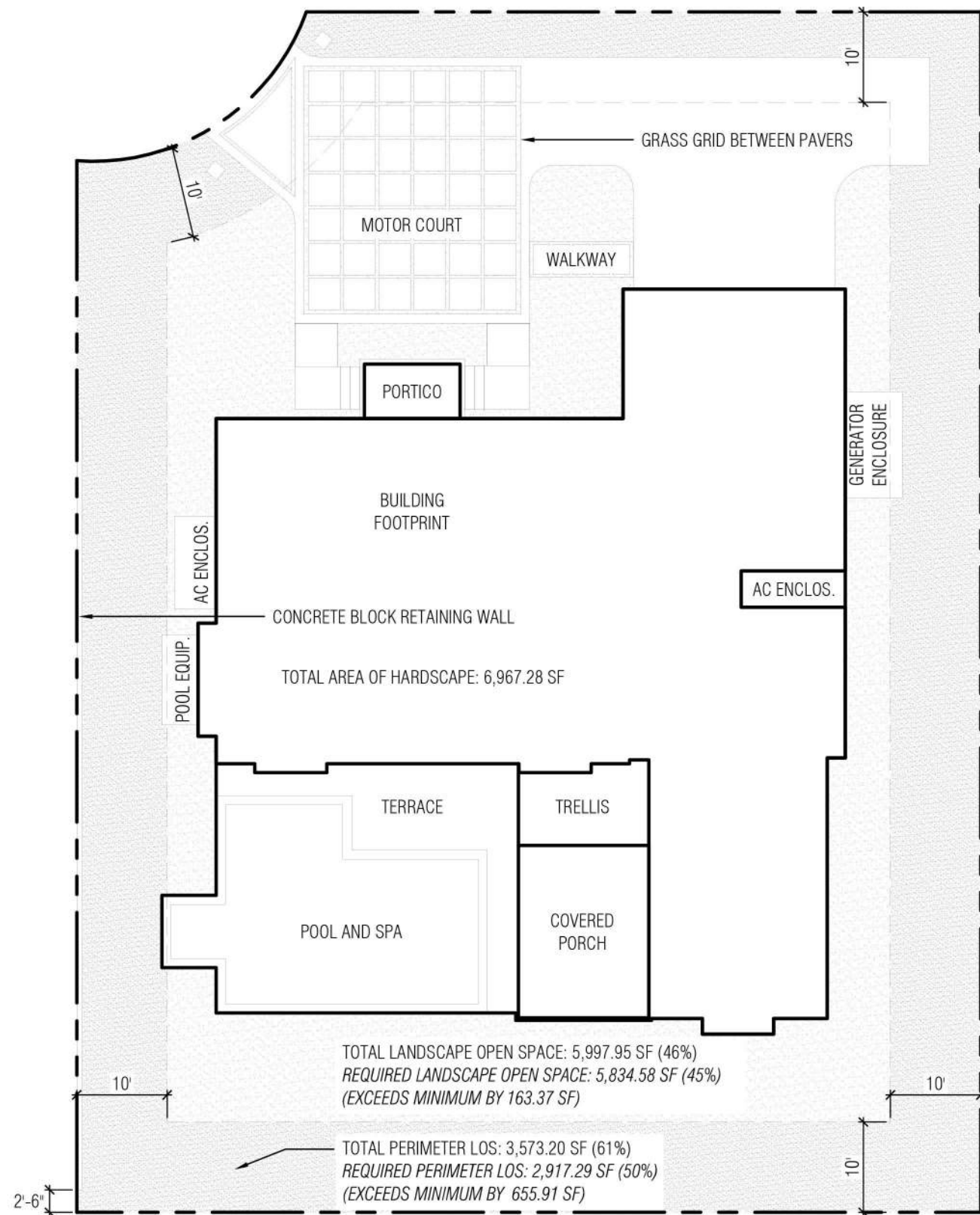
5 SIGHT LINES DIAGRAM
ZD-1.0 SCALE: 1/16"=1'-0"



4 LOT COVERAGE DIAGRAM
ZD-1.0 SCALE: 1/16"=1'-0"



3 FRONT YARD DIAGRAM
ZD-1.0 SCALE: 1/16"=1'-0"



2 OPEN SPACE DIAGRAM
ZD-1.0 SCALE: 1/16"=1'-0"

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:	260 Miraflores Drive, Palm Beach, FL 33480	
2	Zoning District:	R-B Residential District	
3	Lot Area (sq. ft.):	12,965.73 SF	
4	Lot Width (W) & Depth (D) (ft.):	100'-0" Wide x 132'-9 5/8" Deep	
5	Structure Type:	Single Family Residential	
6	FEMA Flood Zone Designation:	Zone "AE" EL. 6.00 (Per FIRM Map #12099C0581F (Dated 10/5/2017)	
7	Zero Datum for point of meas. (NAVD)	EL. 7.00 NAVD88 (Used as Architectural 0'-0")	
8	Crown of Road (COR) (NAVD)	EL. 1.45 NAVD88	
9		REQ'D / PERMITTED	EXISTING / PROPOSED
10	Lot Coverage (Sq Ft and %)	3,889.27 SF, 30%	0 / 3,888.05 SF, 29.99%
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs., Structure, etc.)	N/A	5,727.46 SF
12	*Front Yard Setback (Ft.)	N 25'-0" (1F), 30'-0" (2F)	N 30'-8" (1F), 30'-1 7/8" (2F)
13	*Side Yard Setback (1st Story) (Ft.)	E 12'-6", W 12'-6"	E 15'-0", W 13'-5 1/8"
14	*Side Yard Setback (2nd Story) (Ft.)	E 15'-0", W 15'-0"	E 38'-10 1/8", W 15'-5 1/8"
15	*Rear Yard Setback (Ft.)	S 10'-0" (1F), 15'-0" (2F)	S 21'-5 3/8" (1F), 49'-7 5/8" (2F)
16	Angle of Vision (Deg.)	100°	N/A / 86.3°
17	Building Height (Ft.)	14'-0" (1F), 22'-0" (SF)	N/A / 9'-1 11/16" (1F), 19'-0 7/8" (2F)
18	Overall Building Height (Ft.)	30'-0"	N/A / 27'-2 1/4"
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.97	N/A / 3.95
20	** Max. Fill Added to Site (Ft.)	2.77 FT	N/A / 2.77 FT
21	Finished Floor Elev. (FFE)(NAVD)	EL. 7.00 NAVD88	N/A / EL. 7.00 NAVD88
22	Base Flood Elevation (BFE)(NAVD)	EL. 6.00 NAVD88	N/C / N/C
23	Landscape Open Space (LOS) (Sq Ft and %)	5,834.58 SF, 45%	12,965.73 SF, 100% / 5,997.95 SF, 46%
24	Perimeter LOS (Sq Ft and %)	2,917.29, 50%	4,157.13, 71% / 3,577.70 SF, 61%
25	Front Yard LOS (Sq Ft and %)	1,056.76 SF, 40%	2,641.90 SF (100%) / 1,300.01 SF, 49%
26	*** Native Plant Species %	Please refer to TOPB Landscape Legend.	

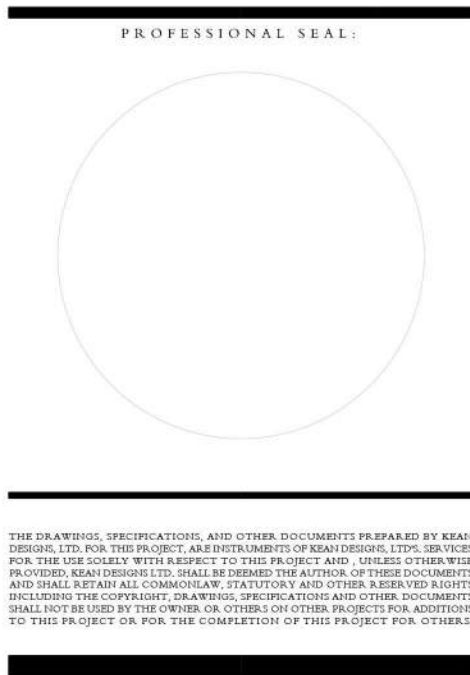
* Indicate each yard area with cardinal direction (N,S,E,W)
** Difference of Fin. Floor Elev. (FFE) and highest Crown of Rd (COR) divided by two. (FFE - COR) / 2 = Max. Fill (Sec. 134-1600)
*** Provide Native plant species info per category as required by Ord. 003-2023 on separate TOPB Landscape Legend

Enter N/A if value is not applicable.
Enter N/C if value is not changing.

REV BF 20230626

1 PALM BEACH ZONING LEGEND
ZD-1.0 SCALE: N/A

DATE LOG	
NO.	ISSUE DATE
1	FIRST SUBMITTAL (ARCOM)
2	11-03-2023 SECOND SUBMITTAL (ARCOM)
3	11-20-2023 FINAL SUBMITTAL (ARCOM)
4	12-07-2023 1st RESUBMISSION (ARCOM)
5	3-11-2024
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CONSULTANTS:	



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PROJECT ADDRESS:
MIRAFLORES
260 MIRAFLORES DRIVE
TOWN OF PALM BEACH, FLORIDA

AS NOTED	JTD
SCALE	DRAWN
JOB	e 2016
	KEAN DESIGNS

ZD-1.0

DATE LOG	
NO.	ISSUE DATE
1	FIRST SUBMITTAL (ARCOM) 11-01-2023
2	SECOND SUBMITTAL (ARCOM) 11-20-2023
3	FINAL SUBMITTAL (ARCOM) 12-07-2023
4	1st RESUBMISSION (ARCOM) 3-11-2024
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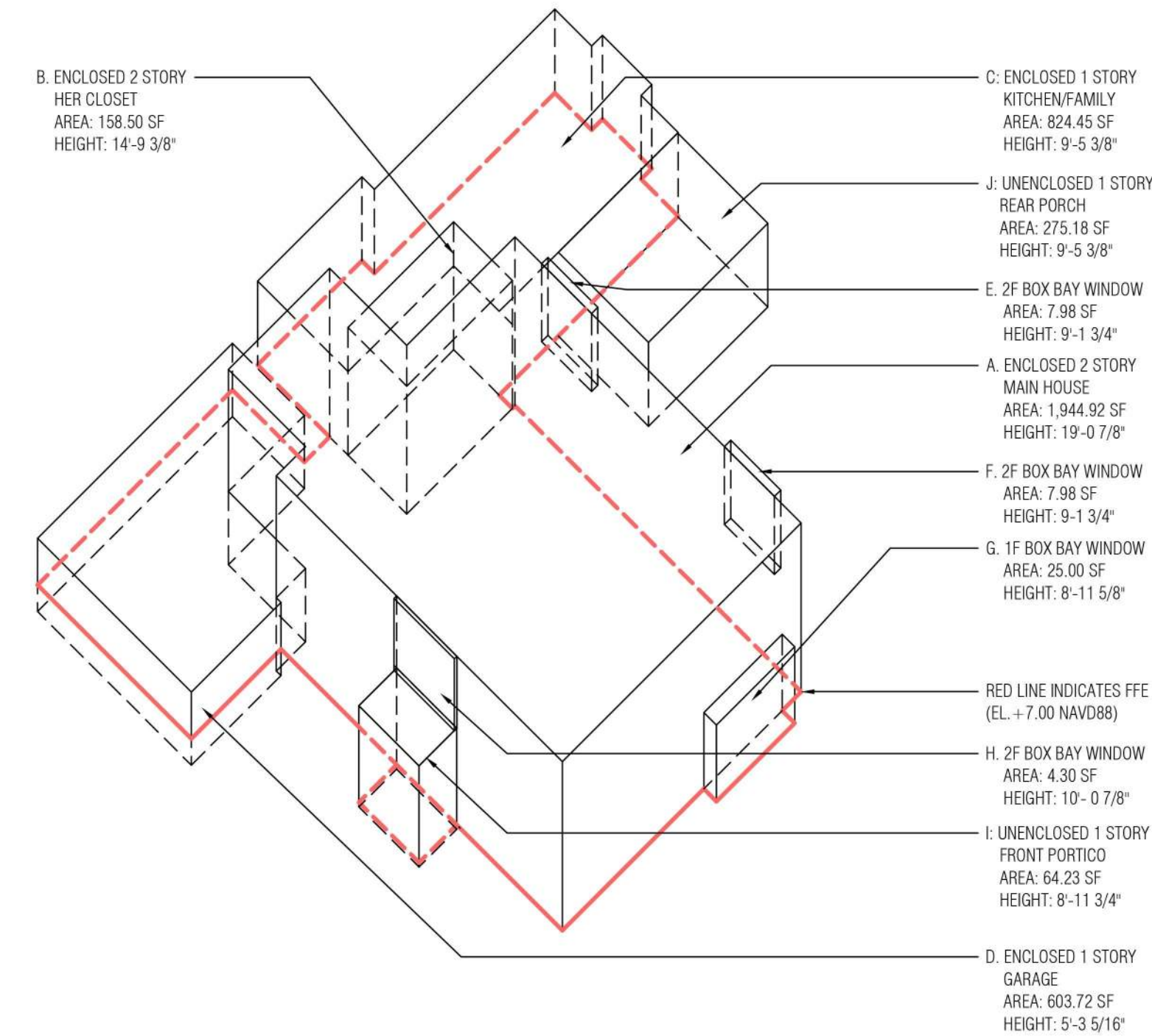
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ZD-1.1

CUBIC CONTENT RATIO DIAGRAM
AND CALCULATIONS



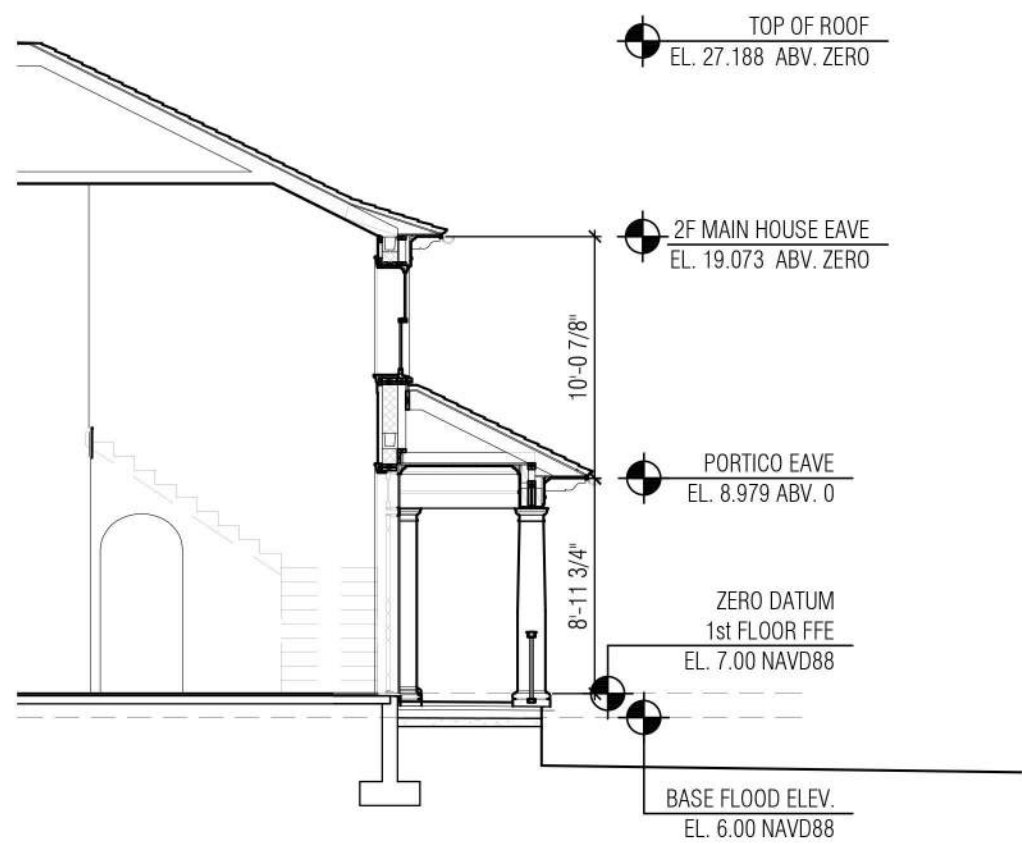
CCR AXONOMETRIC DIAGRAM

SCALE: NTS

CUBIC CONTENT RATIO FOR ZONING DISTRICT R - B			
LOT SIZE: 13,000 SF (ROUNDED PER CODE)	SQ. FT. (SQUARE FOOT) AREA	HEIGHT FROM ZERO DATUM	CU. FT. (CUBIC FEET) VOLUME
A. ENCLOSED 2 STORY MAIN HOUSE	1,944.92 SF.	19'-0 7/8" (19.073)	37,095.46 CU. FT.
B. ENCLOSED 2 STORY HER CLOSET	158.50 SF.	14'-9 3/8" (14.781)	2,342.79 CU. FT.
C. ENCLOSED 1 STORY KITCHEN/FAMILY	824.45 SF.	9'-5 3/8" (9.448)	7,789.40 CU. FT.
D. ENCLOSED 1 STORY GARAGE	603.72 SF.	5'-3 5/16" (5.276)	3,185.23 CU. FT.
E. 2nd STORY BOX BAY WINDOW	7.98 SF.	9'-1 3/4" (9.146)	72.99 CU. FT.
F. 2nd STORY BOX BAY WINDOW	7.98 SF.	9'-1 3/4" (9.146)	72.99 CU. FT.
G. 1st STORY BOX BAY WINDOW	25.00 SF.	8'-11 5/8" (8.968)	224.20 CU. FT.
H. 2nd STORY BOX BAY WINDOW	4.30 SF.	10'-0 7/8" (10.073)	43.31 CU. FT.
TOTAL ENCLOSED:			50,803.74 CU. FT.
I. UNENCLOSED 1 STORY: FRONT PORTICO	64.23 SF.	8'-11 3/4" (8.979)	576.72 CU. FT.
J. UNENCLOSED 1 STORY: REAR PORCH	275.18 SF.	9'-5 3/8" (9.448)	2,599.90 CU. FT.
TOTAL UNENCLOSED:			3,176.62 CU. FT.
K. TRELLIS	150.46 SF.		
MAXIMUM ALLOWABLE CCR = $3.50 + \frac{((60,000 - 13,000) \div 50,000) \times 0.5}{1} = 3.97$ OR 51,610 CU. FT.			
MAXIMUM EXEMPT CCR FOR UNENCLOSED COVERED = 5% OF MAXIMUM ALLOWABLE CCR (51,610) = 2,580 CU. FT. (MAXIMUM ALLOWED) 3,176.62 (PROPOSED) - 2,580 (ALLOWED) = 596.12 CU. FT. NON-EXEMPT (TO BE ADDED TO CCR)			
MAXIMUM EXEMPT TRELLIS: = 3% OF GROSS LOT AREA (12,965.73 SF) = 388.97 SF (MAXIMUM ALLOWED) 123.20 SF PROPOSED; TRELLIS DOES NOT CONTRIBUTE TO CCR OR LOT COVERAGE. (PER §134-895)			
TOTAL CCR = 50,803.74 (TOTAL PROPOSED ENCLOSED) + 596.12 (NON-EXEMPT UNENCLOSED) = 51,399.86 CU. FT. < 51,610 CU. FT. (210.14 CU. FT. UNDER) 51,399.86/13,000 = 3.95 CCR ≤ 3.97 MAX. CCR			

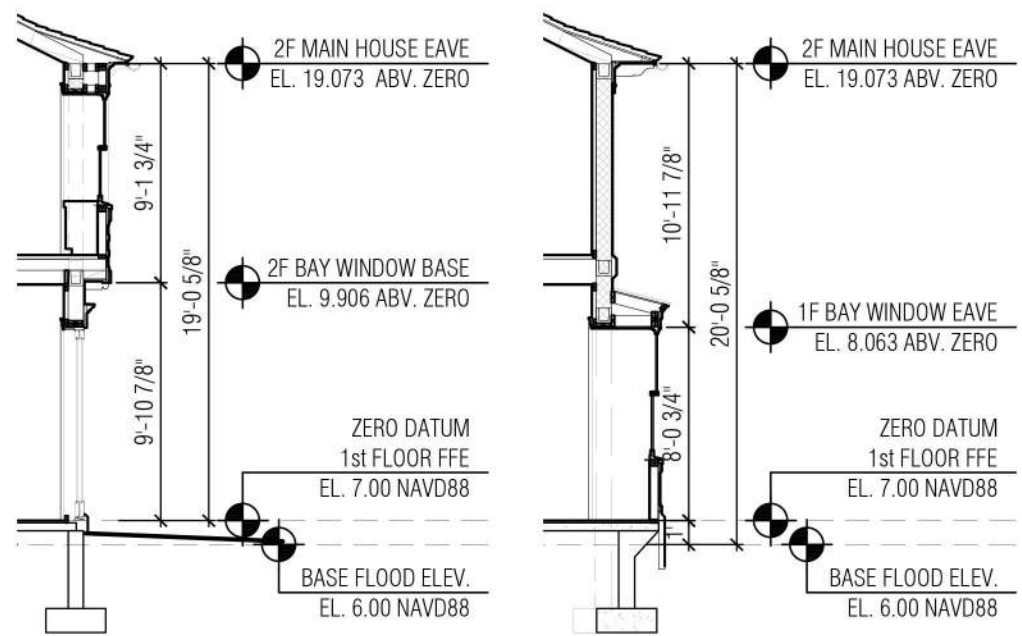
CUBIC CONTENT RATIO CALCULATIONS

SCALE: NTS



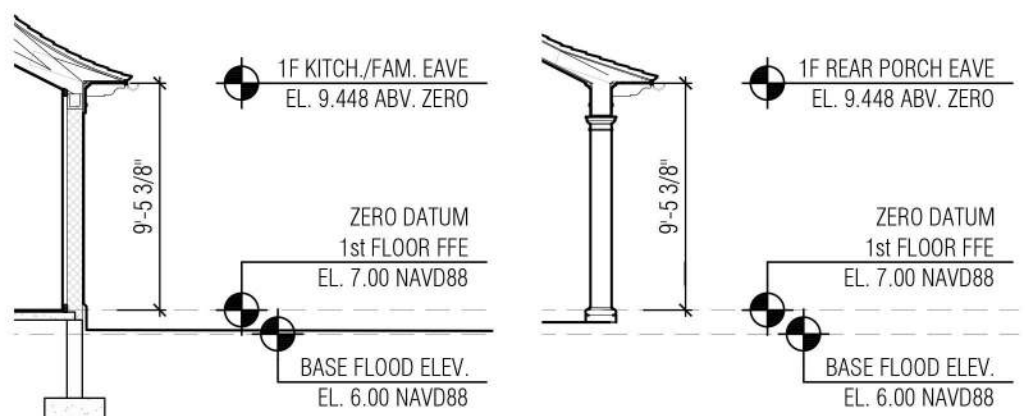
CCR SECTIONS A,H,I

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



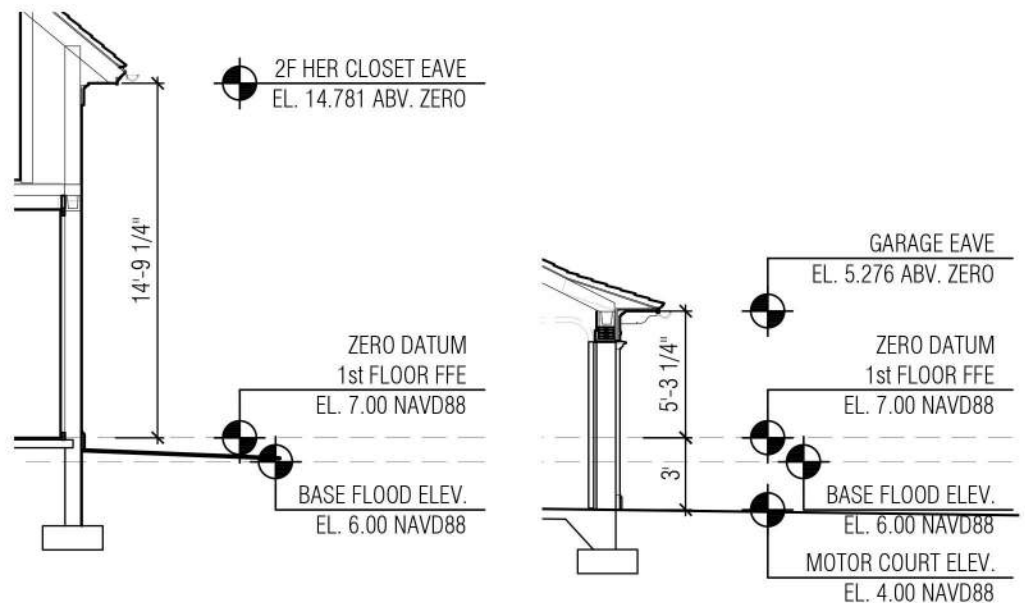
CCR SECTIONS E,F,G

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



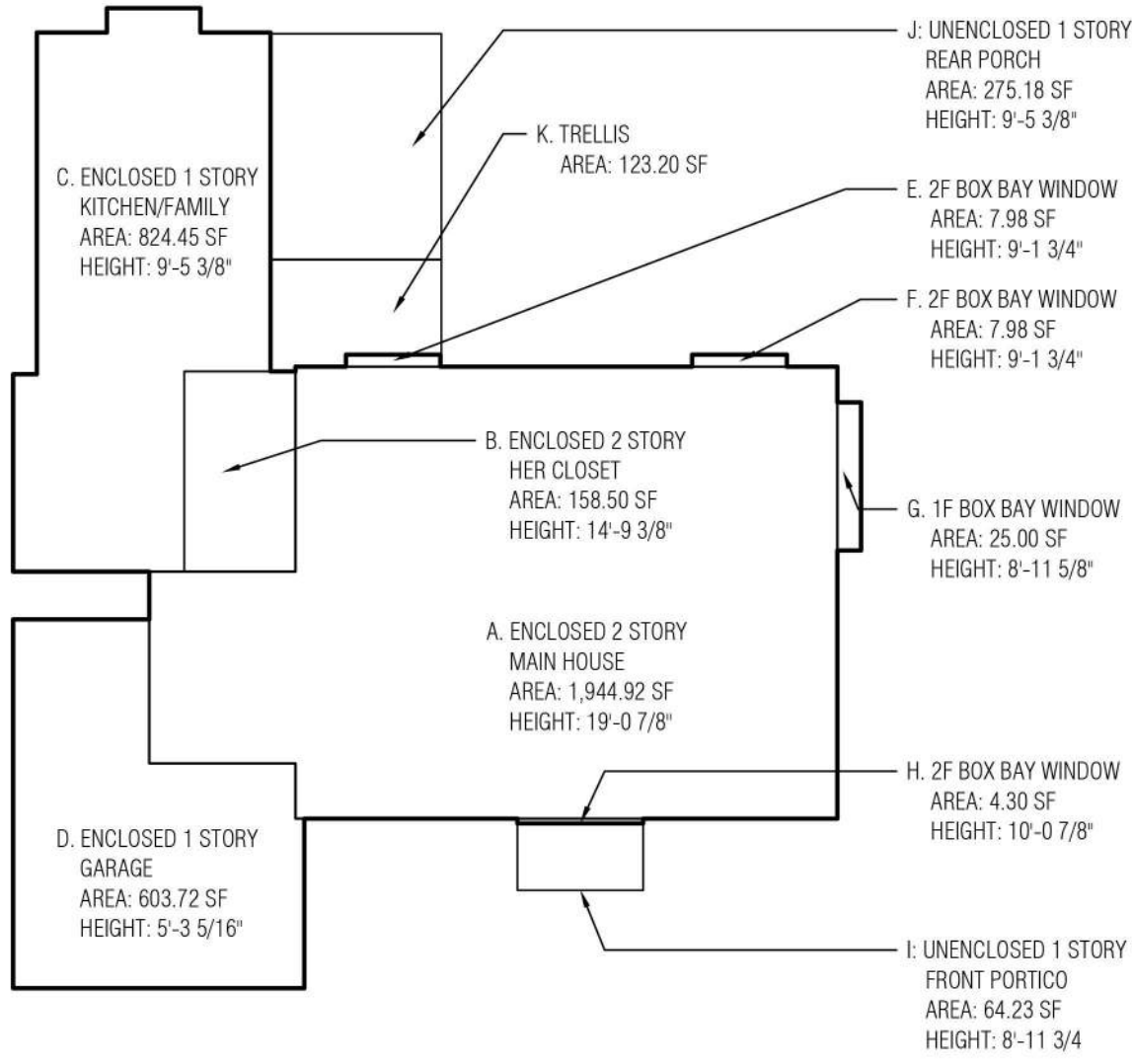
CCR SECTIONS C,J

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



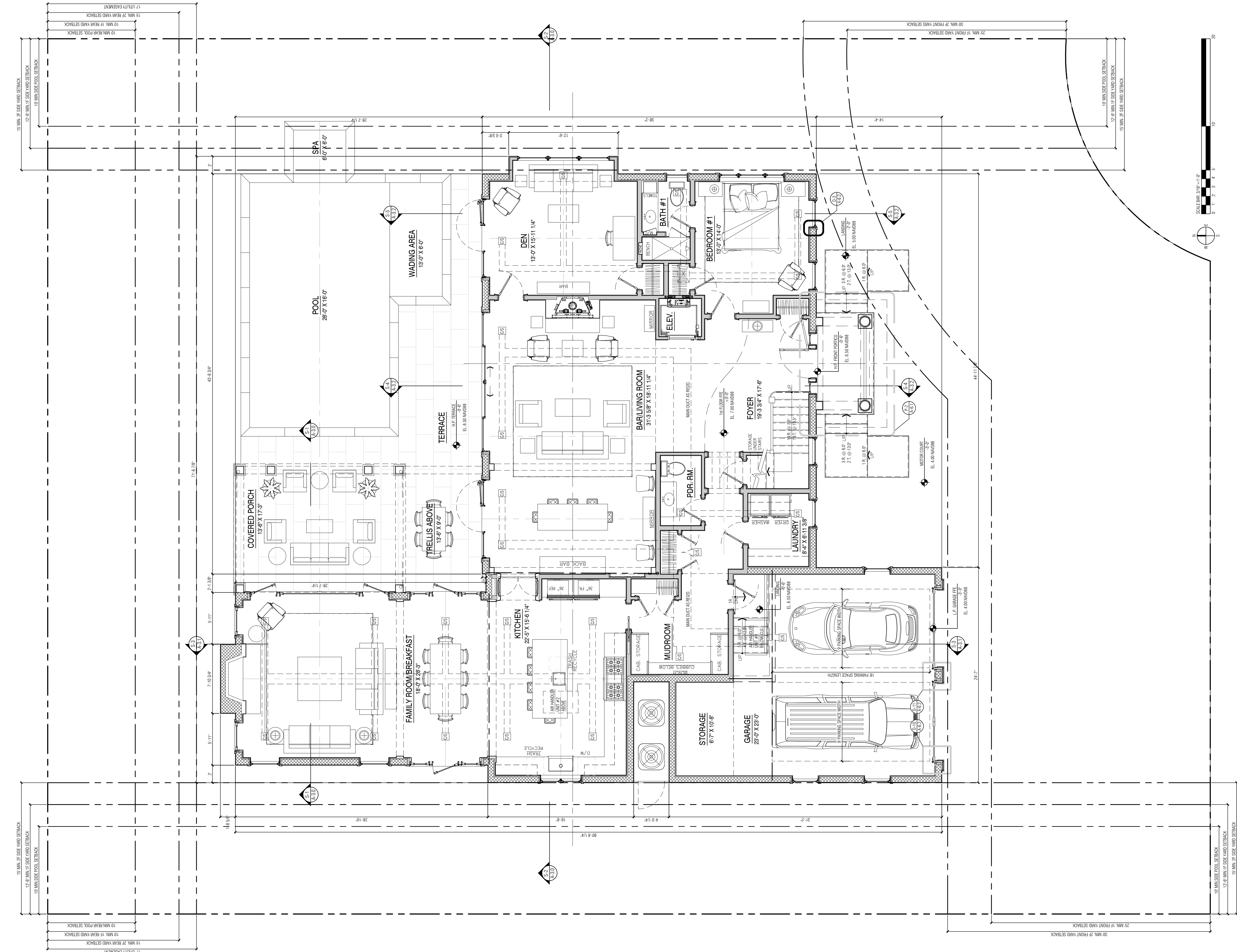
CCR SECTIONS B,D

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



CCR PLAN DIAGRAM

SCALE: NTS



P-1 FIRST FLOOR PLAN
A-1.1 SCALE: 3/16"=1'-0"

NO. 1
DATE

1 FOR REVIEW
10-25-2019
2 FOR REVIEW
12-13-2019
3 PRELIMINARY, FOR REVIEW ONLY (ARCOM)
10-14-2023
4 FIRST SUBMITTAL (ARCOM)
11-02-2023
5 SECOND SUBMITTAL (ARCOM)
11-20-2023
6 FINAL SUBMITTAL (ARCOM)
12-07-2023
7 1st RESUBMISSION (ARCOM)
3-11-2024

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PROJECT ADDRESS:
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260 MIRAFLORES DRIVE
TOWN OF PALM BEACH, FLORIDA

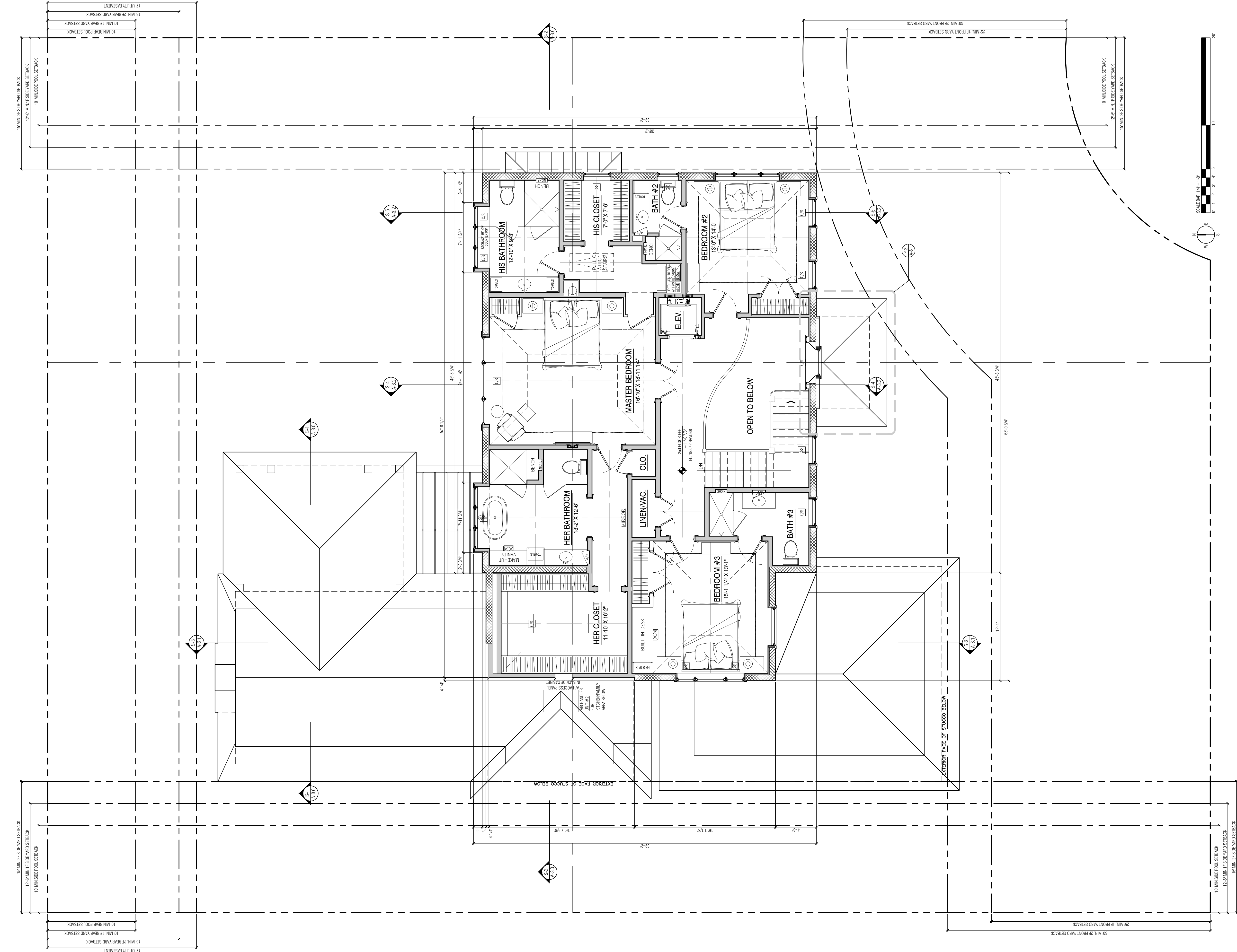
3/16" = 1'-0"
SCALE

ED, JTD
DRAWN

e 2016
JOB KEAN DESIGNS

A-1.1

FIRST FLOOR PLAN



P-2 SECOND FLOOR PLAN
A-1.2 SCALE: 3/16"=1'-0"

DATE LOG	
NO.	ISSUE DATE
1	FOR REVIEW 10-15-2014
2	PRELIMINARY FOR REVIEW ONLY (ARCOM) 10-16-2014
3	FIRST SUBMITTAL (ARCOM) 11-03-2014
4	SECOND SUBMITTAL (ARCOM) 11-20-2014
5	FINAL SUBMITTAL (ARCOM) 12-07-2014
6	1st RESUBMISSION (ARCOM) 3-11-2015
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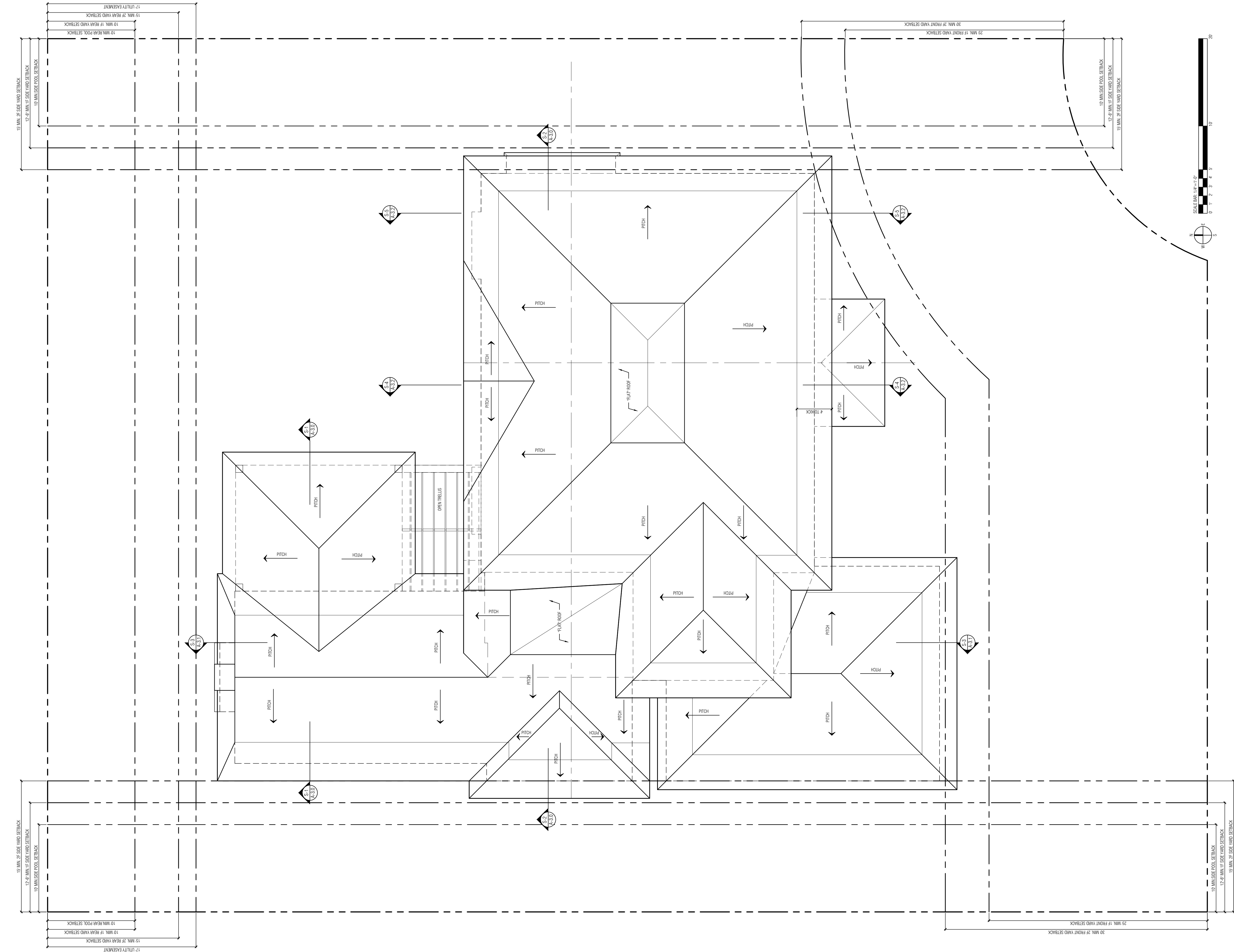
MIRAFLORES

260 MIRAFLORES DRIVE
TOWN OF PALM BEACH, FLORIDA

3/16" = 1'-0" | ED, JTD
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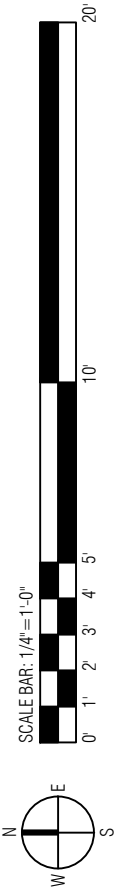
A-1.2



P-3
A-1.3

ROOF PLAN

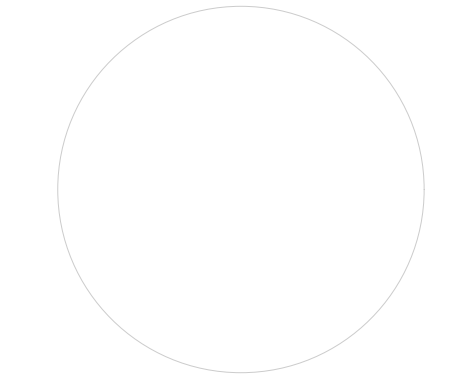
SCALE: 3/16"=1'-0"



DATE LOG	
NO.	ISSUE DATE
1	FOR REVIEW 10-23-2019
2	PRELIMINARY FOR REVIEW ONLY (ARCOM) 10-16-2023
3	FIRST SUBMITTAL (ARCOM) 11-03-2023
4	SECOND SUBMITTAL (ARCOM) 11-20-2023
5	FINAL SUBMITTAL (ARCOM) 12-07-2023
6	1st RESUBMISSION (ARCOM) 3-11-2024
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PROJECT ADDRESS:

MIRAFLORES

260 MIRAFLORES DRIVE
TOWN OF PALM BEACH, FLORIDA

3/16" = 1'-0" | ED, LTD
SCALE DRAWN

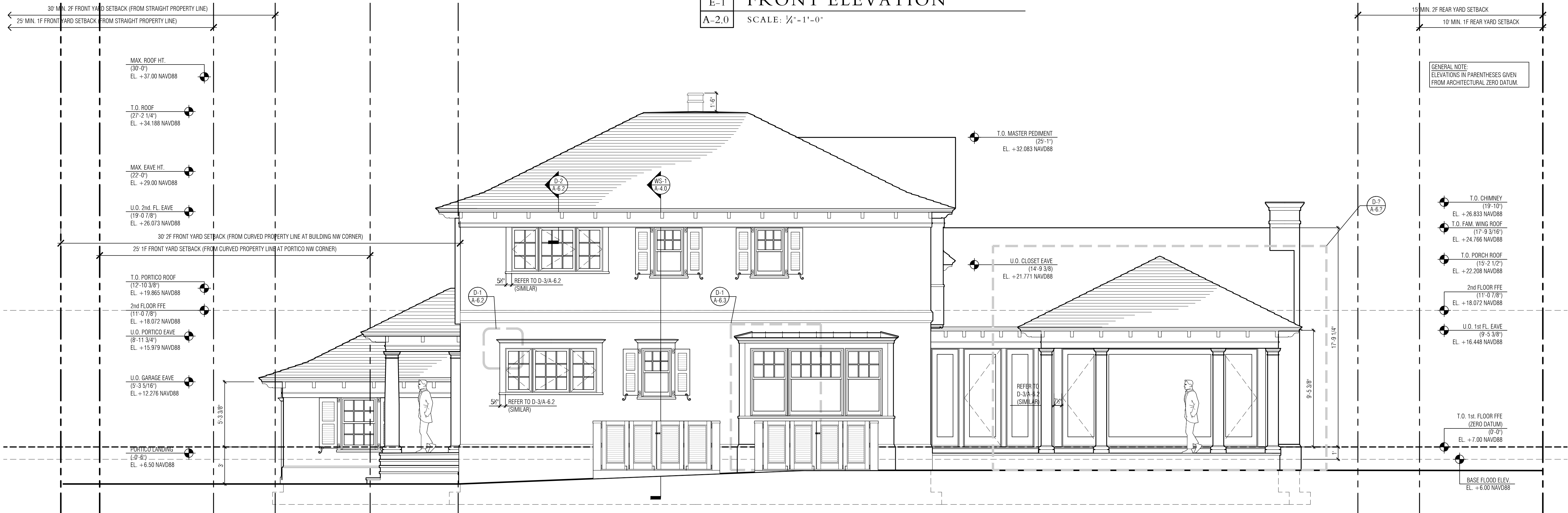
JOB | e 2016
KEAN DESIGNS

A-1.3

ROOF PLAN



E-1 FRONT ELEVATION
A-2.0 SCALE: 1/4" = 1'-0"



E-2 RIGHT SIDE ELEVATION
A-2.0 SCALE: 1/4" = 1'-0"

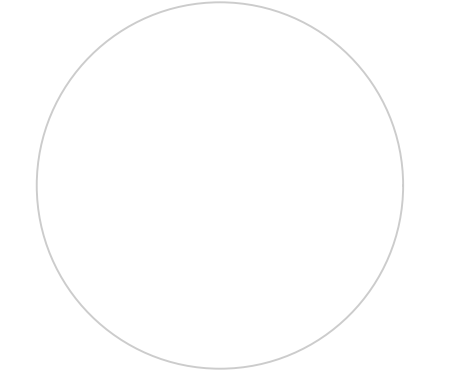
EXTERIOR MATERIAL NOTES:

- ROOF MATERIAL NOTES:**
- CEDAR SHAKES AS SELECTED BY OWNER, WITH HIP AND RIDGE CAPS; COPPER FLASHING WHERE APPLICABLE.
 - RED COPPER STANDING SEAM ROOF.
 - RED COPPER GUTTERS AND LEADERS.
 - REFER TO ROOF PLAN DWG. A-1.3 FOR ADDITIONAL INFORMATION.
- SIDING AND TRIM MATERIAL NOTES:**
- WHITE STUCCO WALL SURFACES.
 - PAINTED AZEK CASINGS AND TRIM.
 - PAINTED AZEK FRIEZE, FASCIAS AND TRIM.
 - TIMBERLINE ENDURIAN SHUTTERS W/ HARDWARE AS SELECTED. (STYLE, COLOR AND HARDWARE SHUTTER SCHEDULE TO BE DETERMINED)
- WINDOW NOTES:**
- MARVIN SIGNATURE ULTIMATE CLAD HURRICANE-RATED WINDOWS.
 - LITE-CUTS AS SHOWN ON ELEVATIONS.
- MASONRY NOTES:**
- STUCCO VENEER CHIMNEYS.
 - LIMESTONE PAVERS AT ALL PORCHES AND TREADS.

DATE LOG	
NO.	ISSUE DATE
1	FOR REVIEW 10-25-2019
2	FOR REVIEW 12-13-2019
3	PRELIMINARY, FOR REVIEW ONLY (ARCOM) 10-14-2023
4	FIRST SUBMITTAL (ARCOM) 11-02-2023
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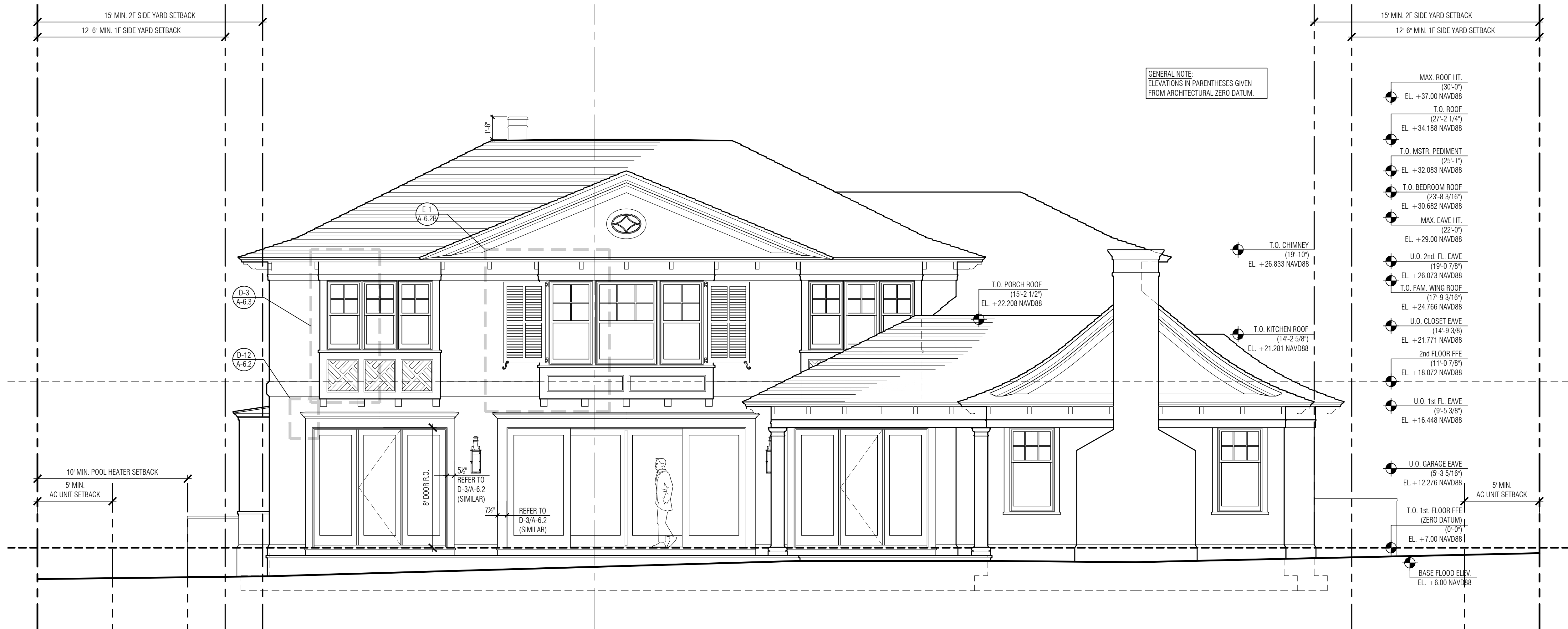
1/4" = 1'-0" ED, JTD
SCALE DESIGNS

JOB KEAN-DESIGNS

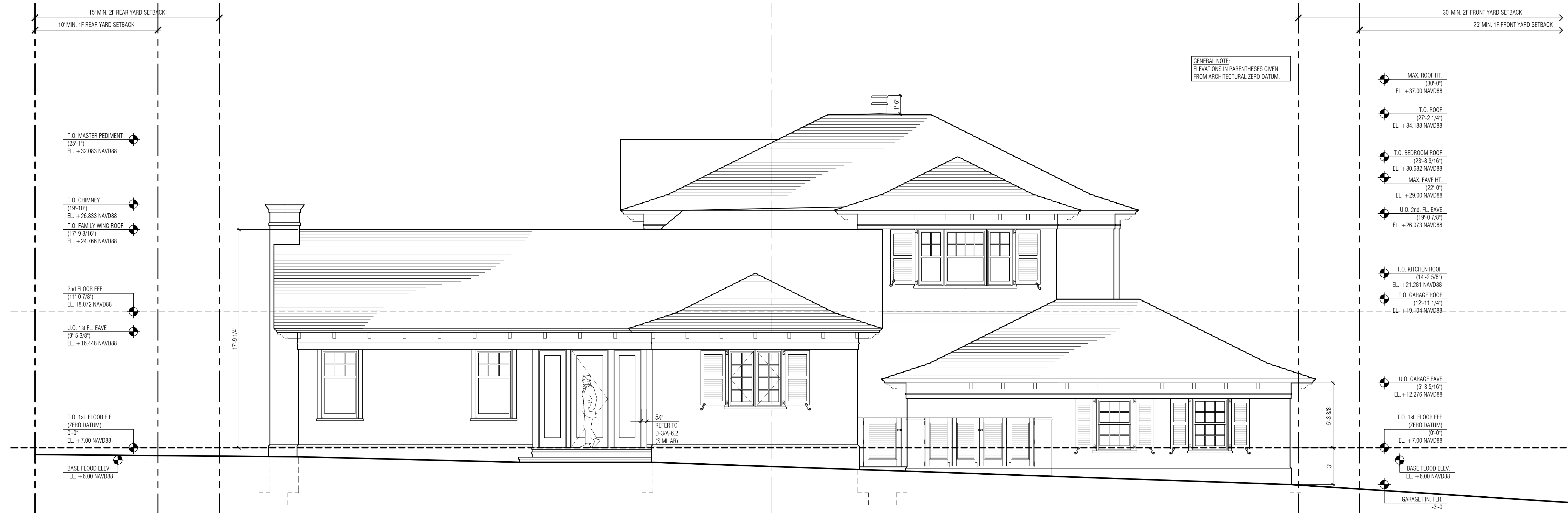
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A-2.0

EXTERIOR ELEVATIONS

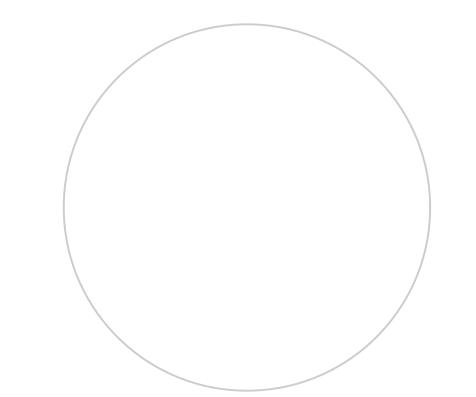


E-3 REAR ELEVATION
A-2.1 SCALE: 1/4" = 1'-0"



E-4 LEFT SIDE ELEVATION
A-2.1 SCALE: 1/4" = 1'-0"

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1/4" = 1'-0" ED: JTD
SCALE DESIGNS

e 2016
JOB KEAN DESIGNS

A-2.1

EXTERIOR ELEVATIONS