

N O R T H W O R K S

Hunt Residence

ARC -24-0106 ZON-24-0063

260 Colonial Ln, Palm Beach, FL 33480





• COMMENT 1: REGULARIZE ROOF SLOPES	—————→	STUDIED AND FULLY INCORPORATED	—————→	SHEET A1.02
• COMMENT 2: REDUCE DOOR TO 42” WIDE	—————→	FULLY INCORPORATED	—————→	SHEET A2.00 & A5.00
• COMMENT 3: REDUCE ENTRY GATE TO ONE DOOR	—————→	FULLY INCORPORATED	—————→	SHEET A5.01
• COMMENT 4: REDUCE THE DRIVEWAY	—————→	FULLY INCORPORATED	—————→	SHEET A0.07
• COMMENT 5: STUDY WINDOW SCALE AND PLACEMENTS ON NORTH FACADE	—————→	STUDIED	—————→	SHEET A2.00

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RESEARCH AND PRECEDENTS

“ BY THE EARLY 19TH CENTURY WHEN HIP ROOFS HAD LARGELY REPLACED GABLE ENDED ROOFS, THERE WAS MUCH LESS NEED FOR THE END BUTTRESSING OF A CHIMNEY... THESE CHANGES MEANT THAT THERE WAS ALSO AN ATTENDANT LOWERING OF THE PITCH OF THE ROOF FROM A 10/12 TO A 6/12 PITCH OR EVEN LESS.”

- “UNDERSTANDING THE BERMUDA ROOF” BY THE BERMUDA NATIONAL TRUST



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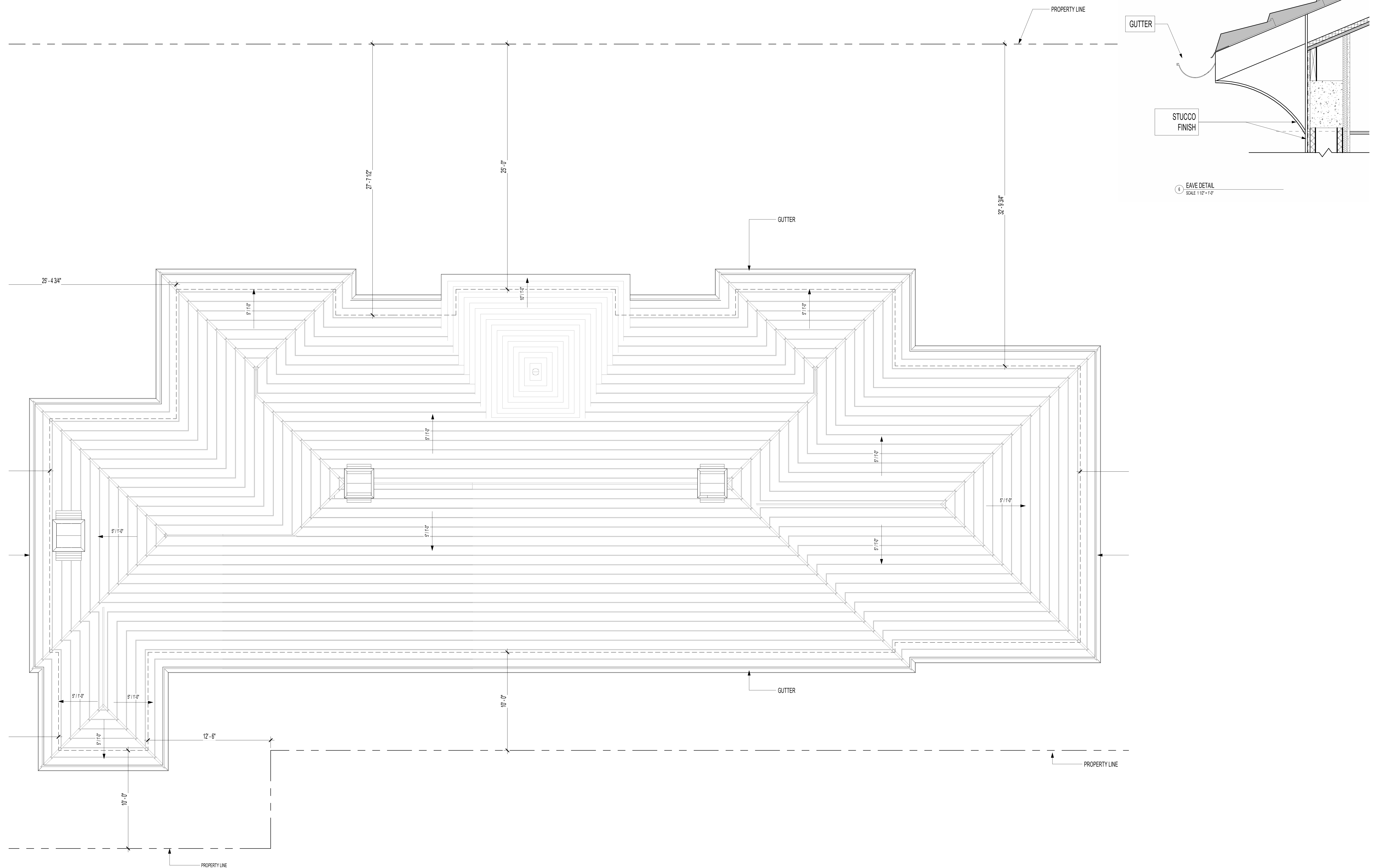
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RESPONSE: WE HAVE DONE A SERIES OF ROOF STUDIES AND BELIEVE THAT A 10/12 SLOPE AT THE ENTRY WITH A 5/12 SLOPE FOR THE REMAINDER OF THE ROOF IS THE BEST VERSION



NEW PROPOSED ROOF PLAN

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COMMENTS 2 AND 3- REDUCE DOOR TO 42" AND REDUCE ENTRY GATE TO ONE DOOR

RESPONSE: DOOR HAS BEEN REDUCED TO 42" AND GATE HAS BEEN REDUCED TO ONE DOOR



PREVIOUSLY PROPOSED ELEVATION

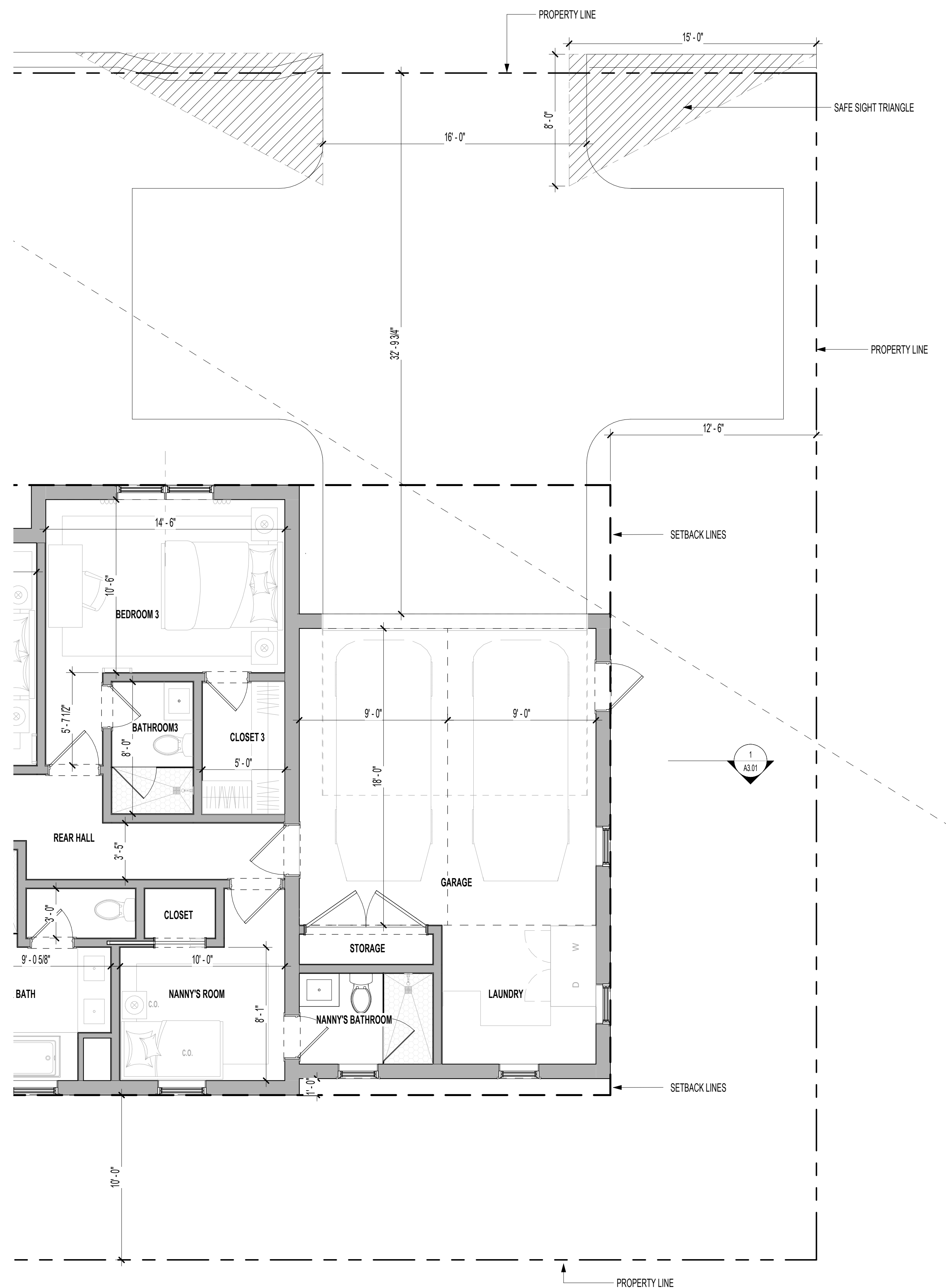


NEW PROPOSED ELEVATION

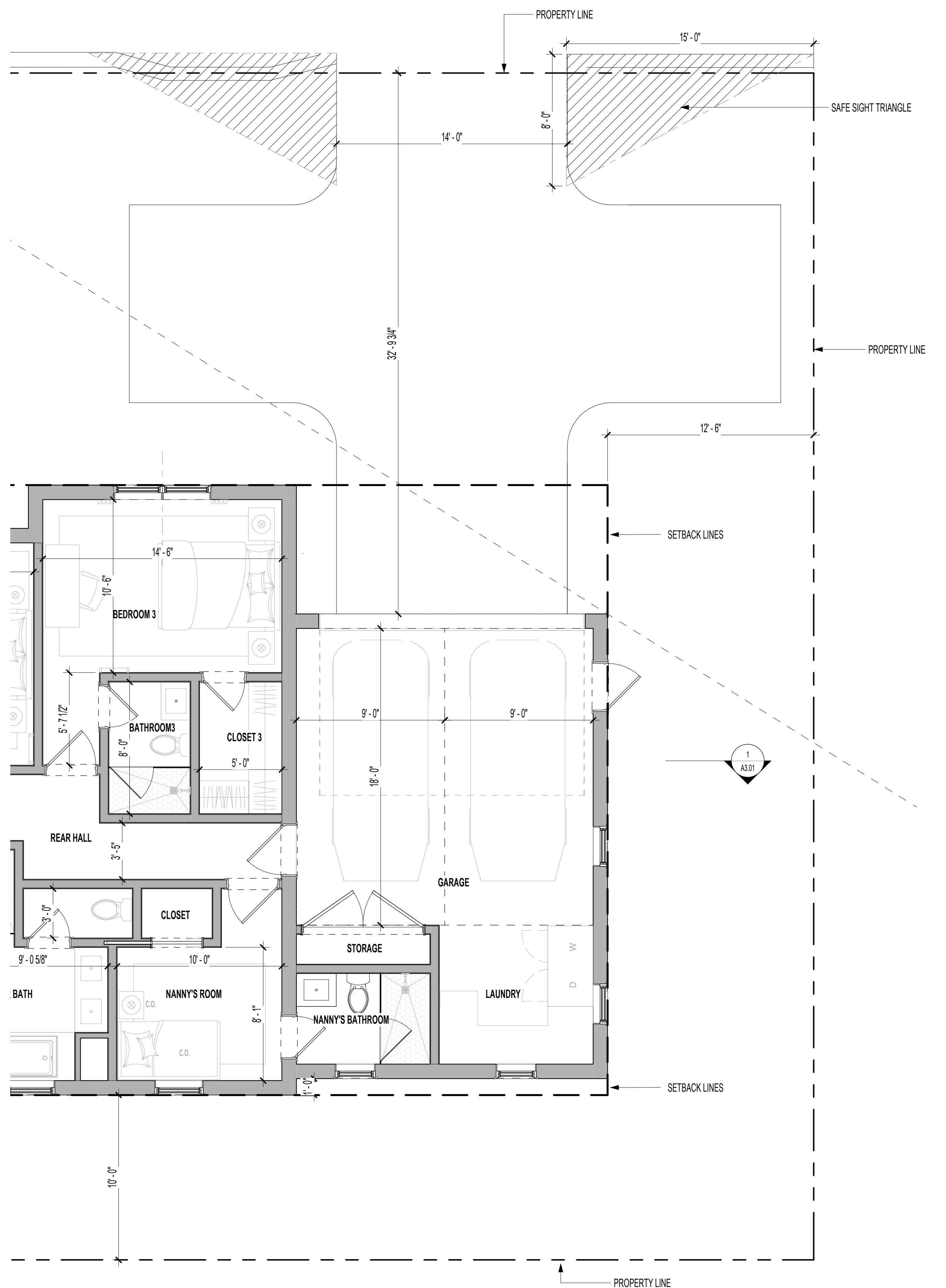


COMMENT 4- REDUCE DRIVEWAY SIZE

RESPONSE: THE DRIVEWAY HAS BEEN REDUCED BY 1 FOOT ON EVERY SIDE



PREVIOUSLY PROPOSED DRIVEWAY



NEW PROPOSED DRIVEWAY

COMMENT 5- STUDY WINDOW SCALE AND PLACEMENTS ON NORTH FACADE

RESPONSE: WE HAVE STUDIED THE DIVISIONS ON THE WINDOWS AND MADE SURE THEY ARE THE SAME SCALE. WE ALSO STUDIED THE PLACEMENT OF THE WINDOWS BUT BELIEVE THAT THE PREVIOUSLY PROPOSED LOCATION WORKS BEST.



PREVIOUSLY PROPOSED ELEVATION



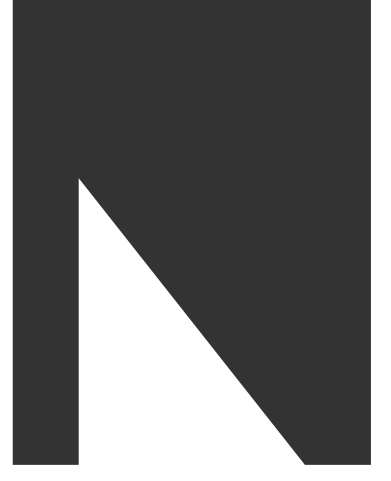
WINDOW PLACEMENT STUDY



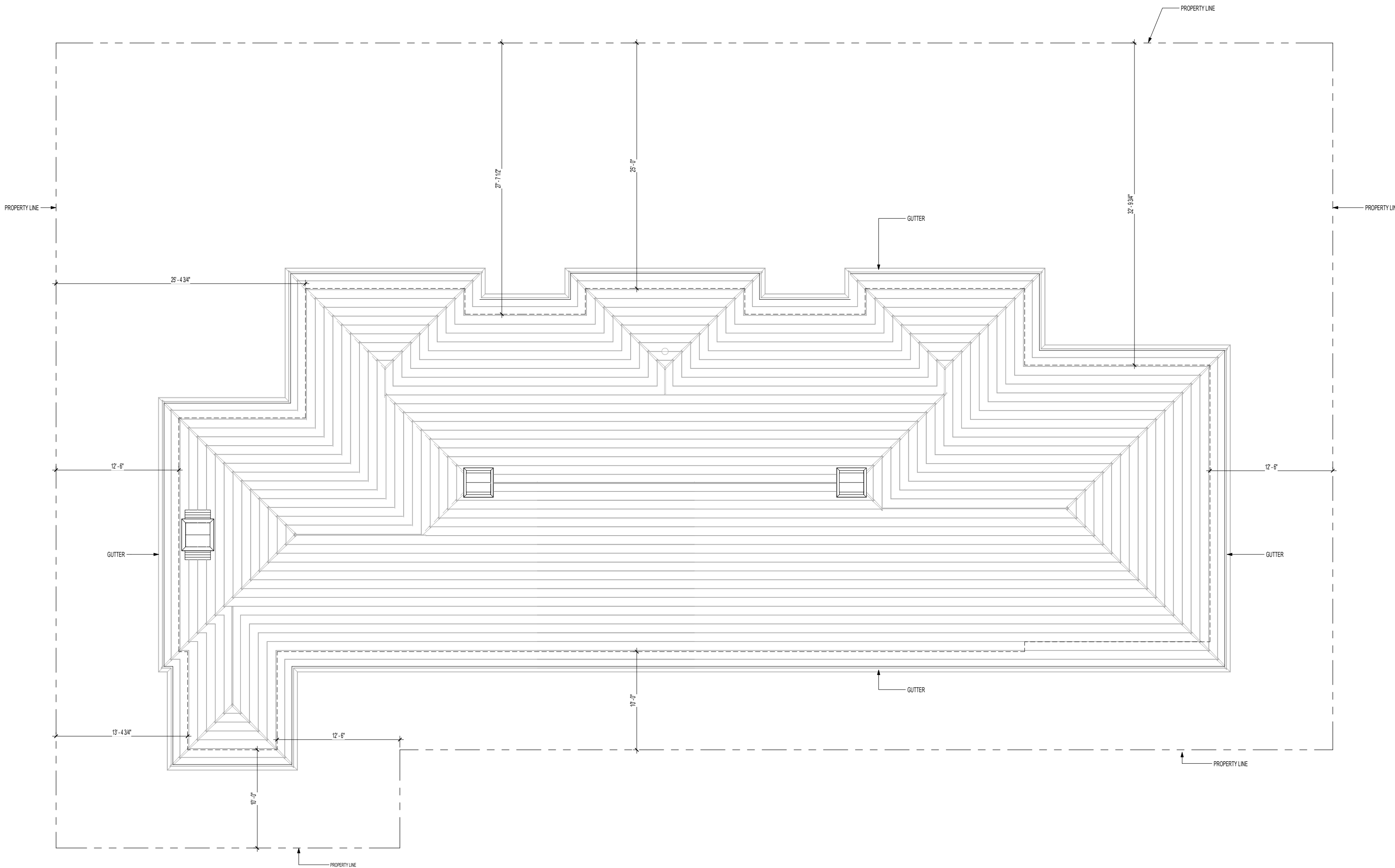
NEW PROPOSED ELEVATION



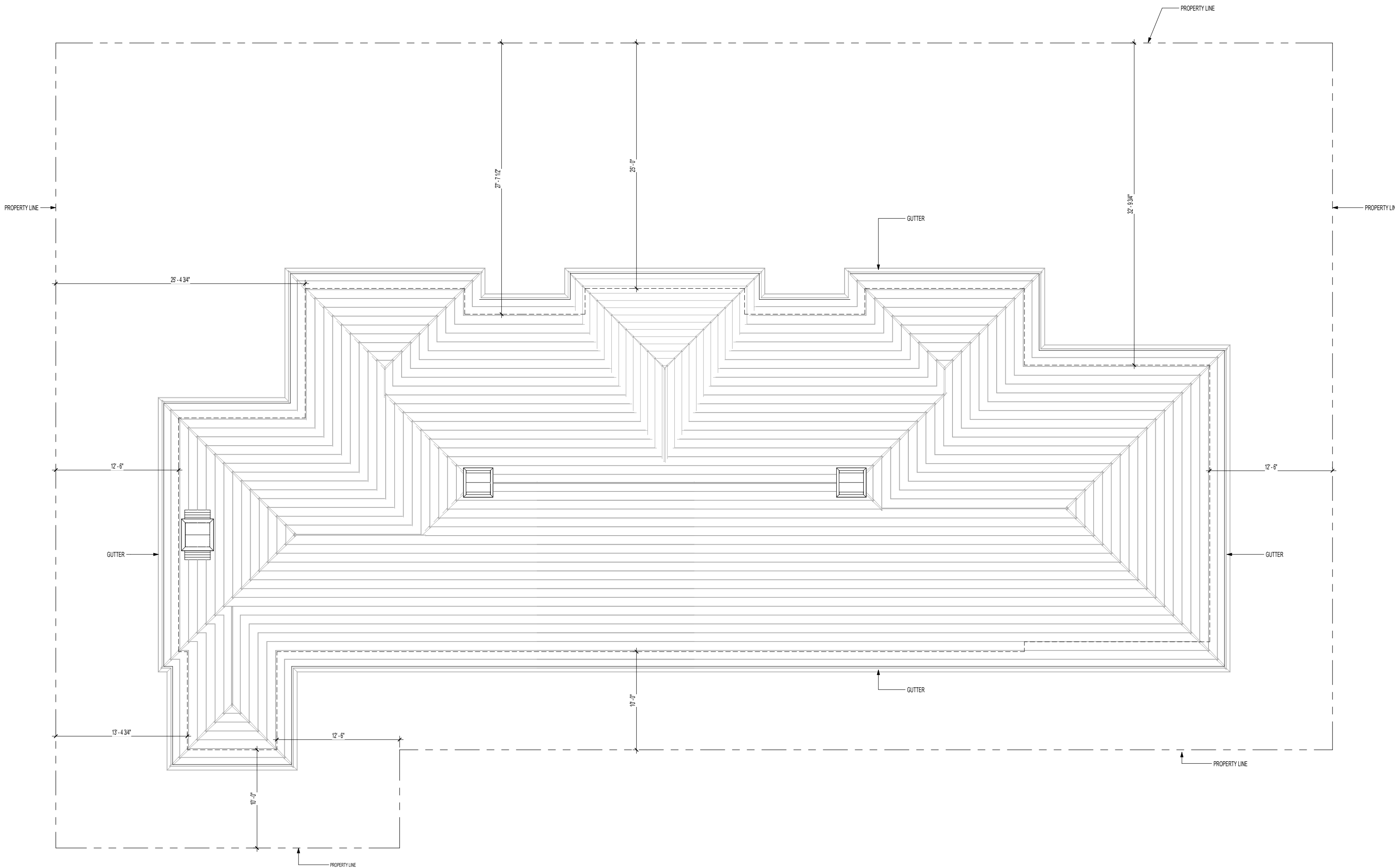




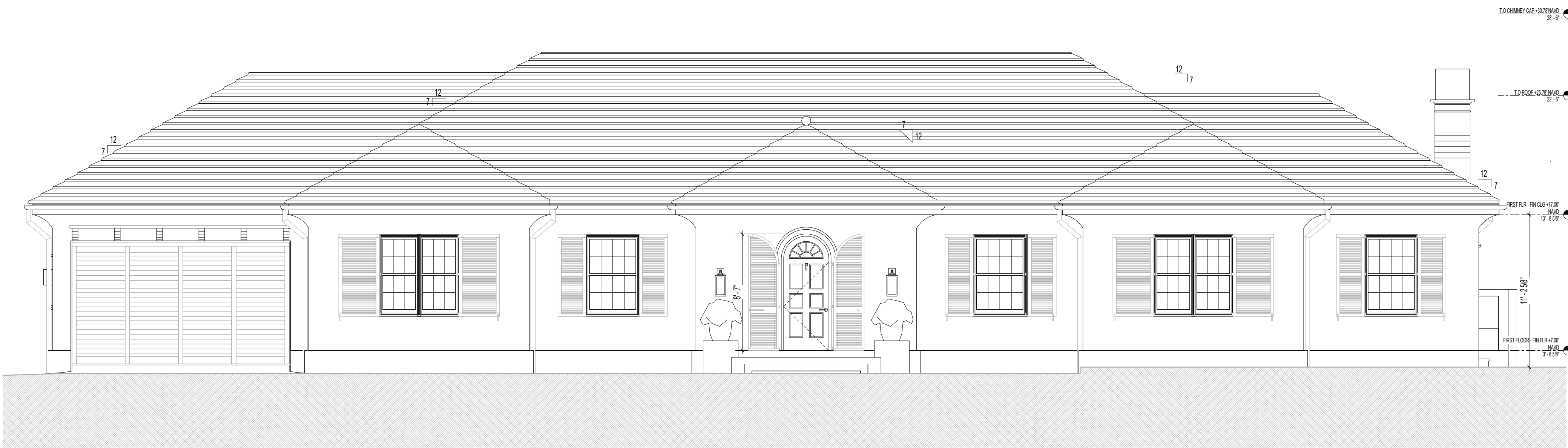
APPENDIX



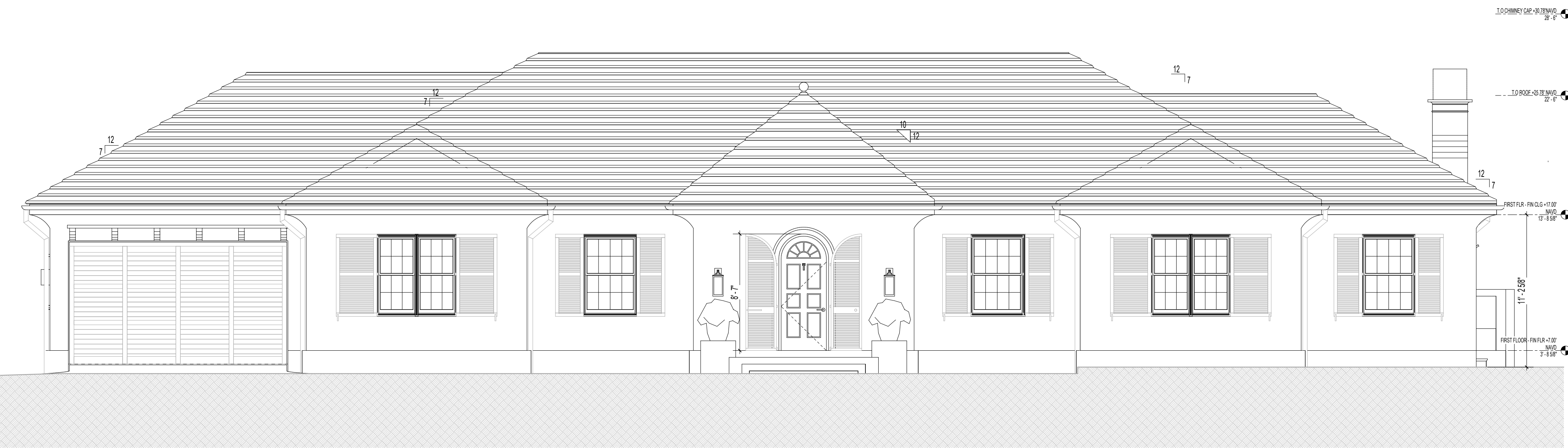
ALL 7:12S



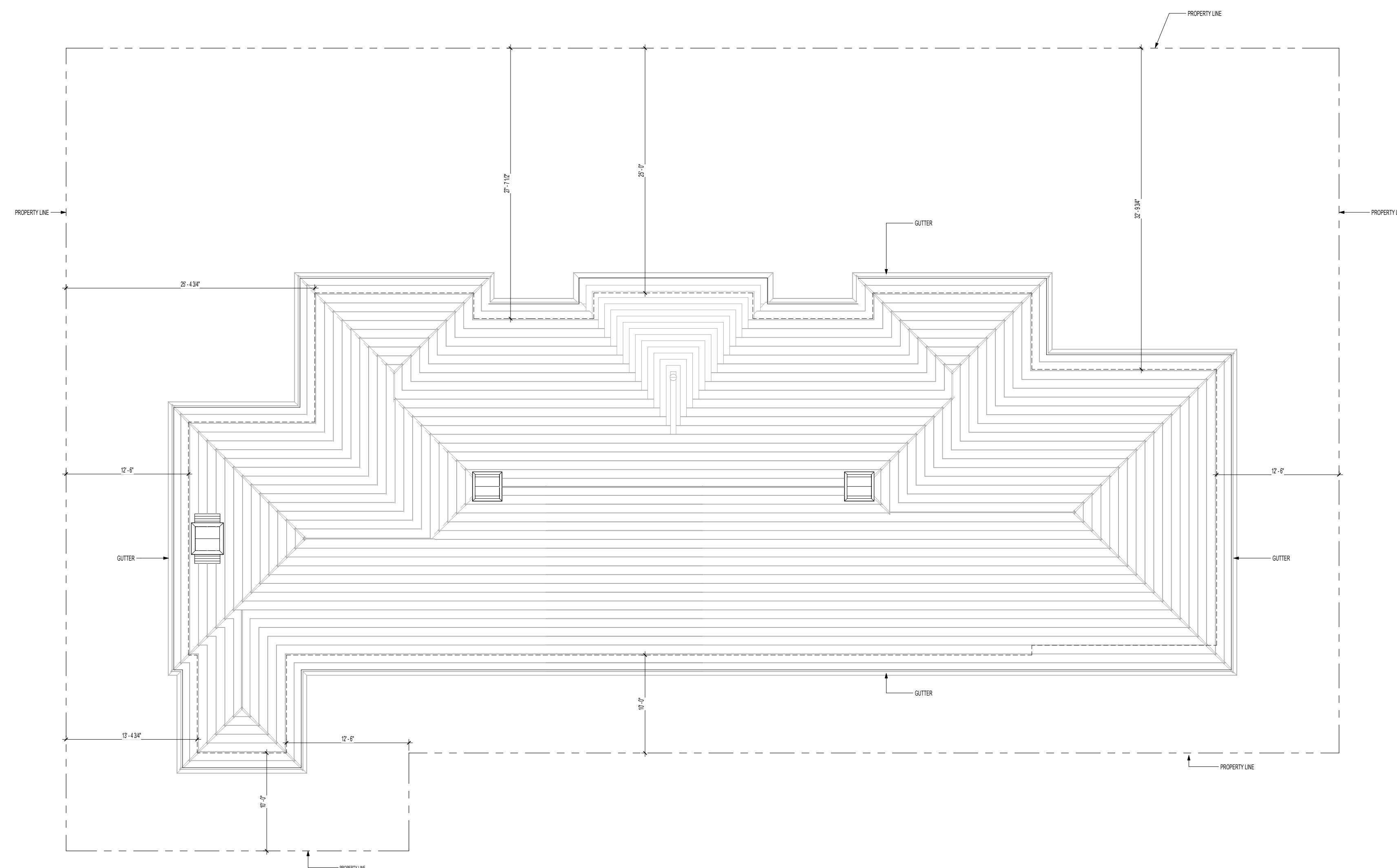
7:12S WITH 12:12 ENTRY



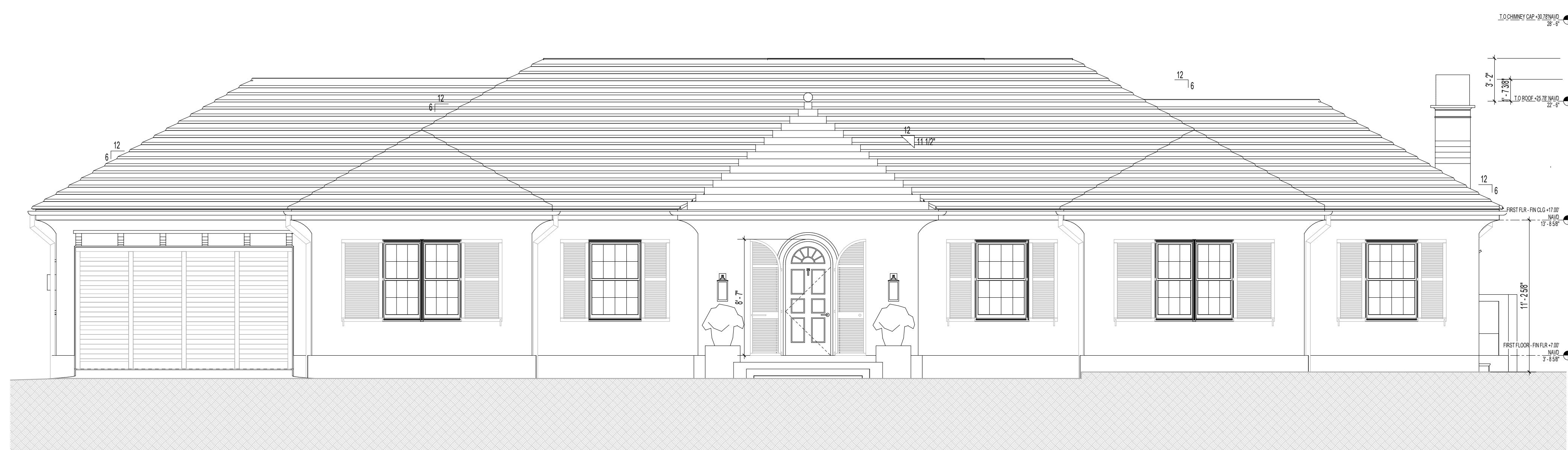
ALL 7:12



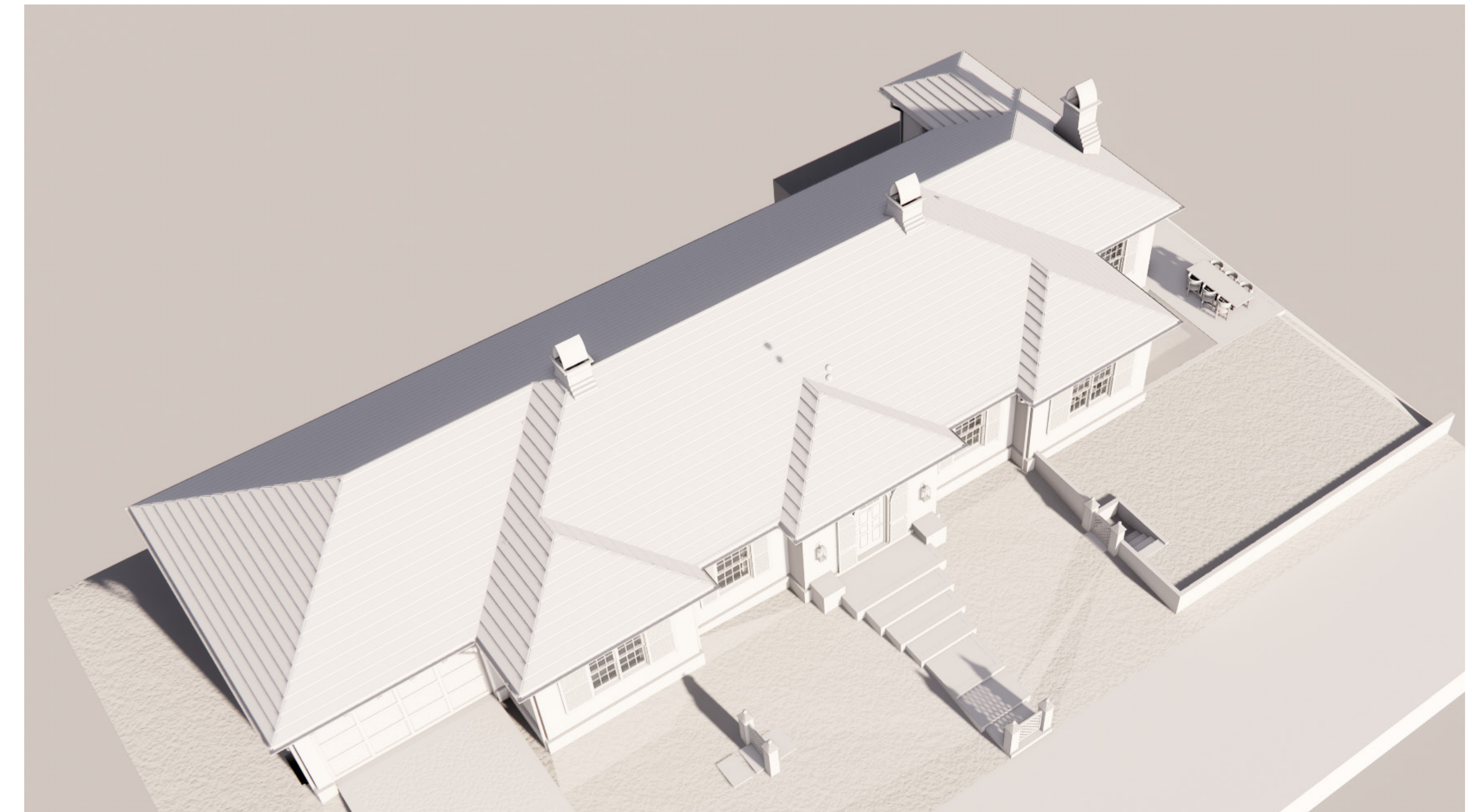
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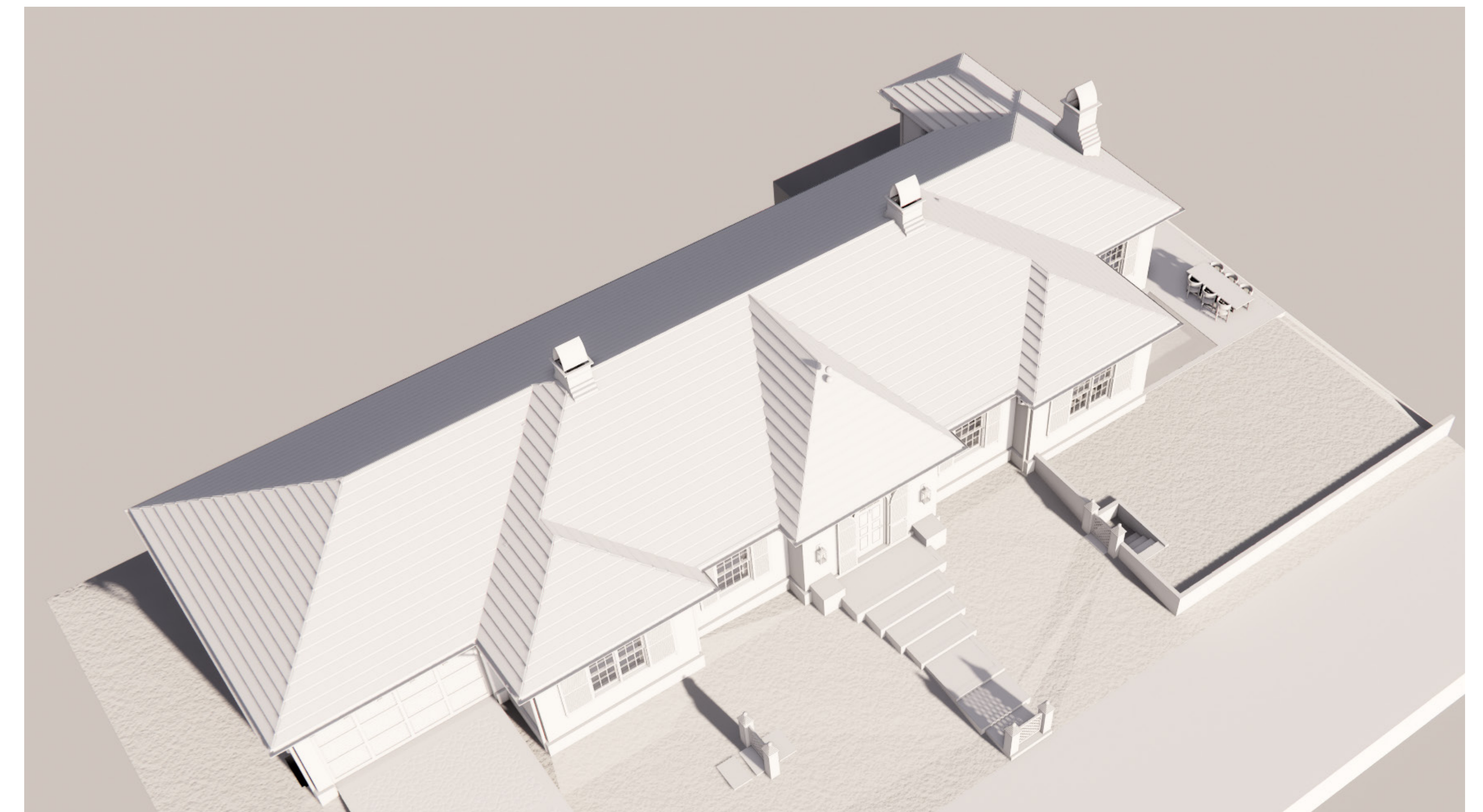
7:12 WITH 10:12 STEPPED BUTTERY ENTRY



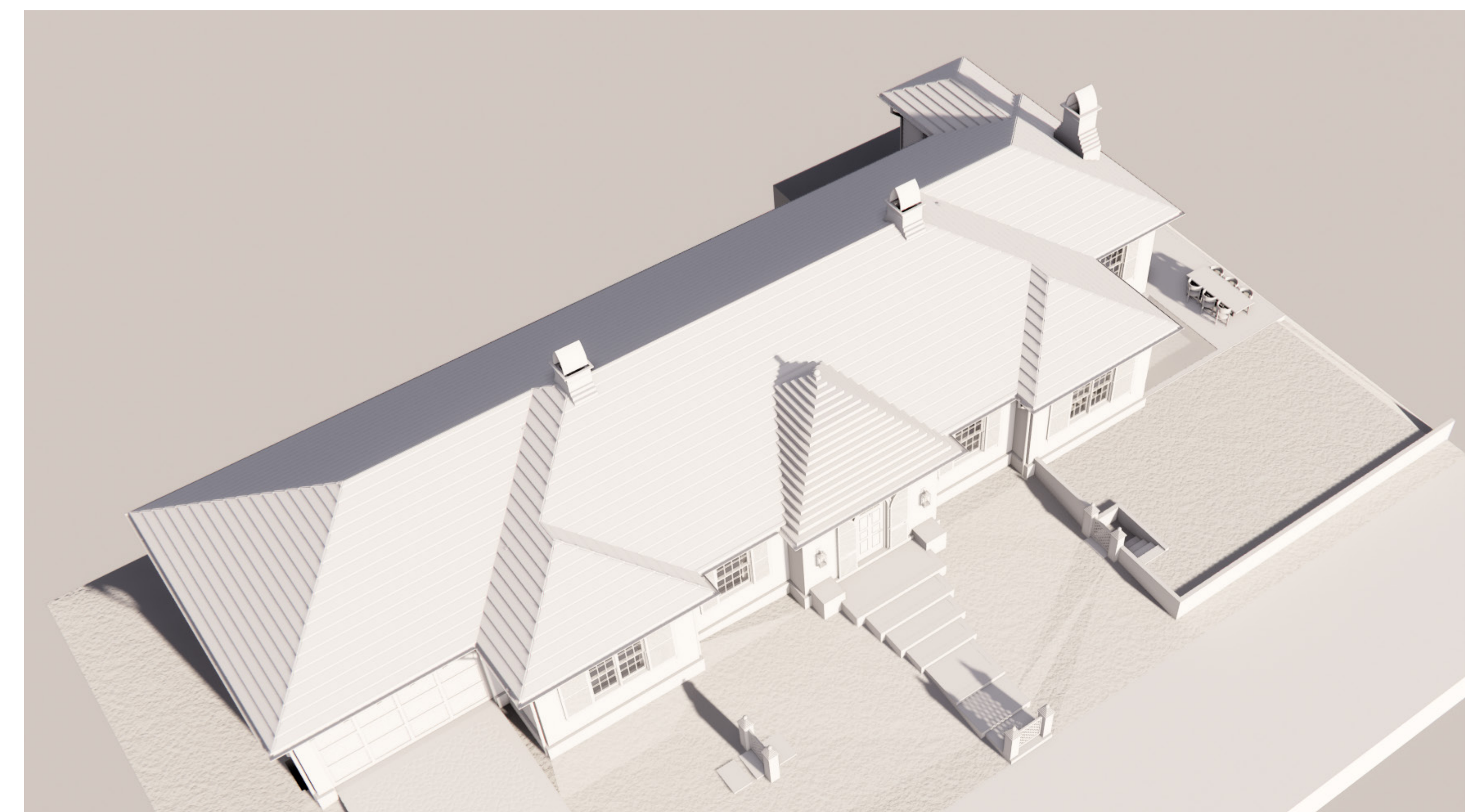
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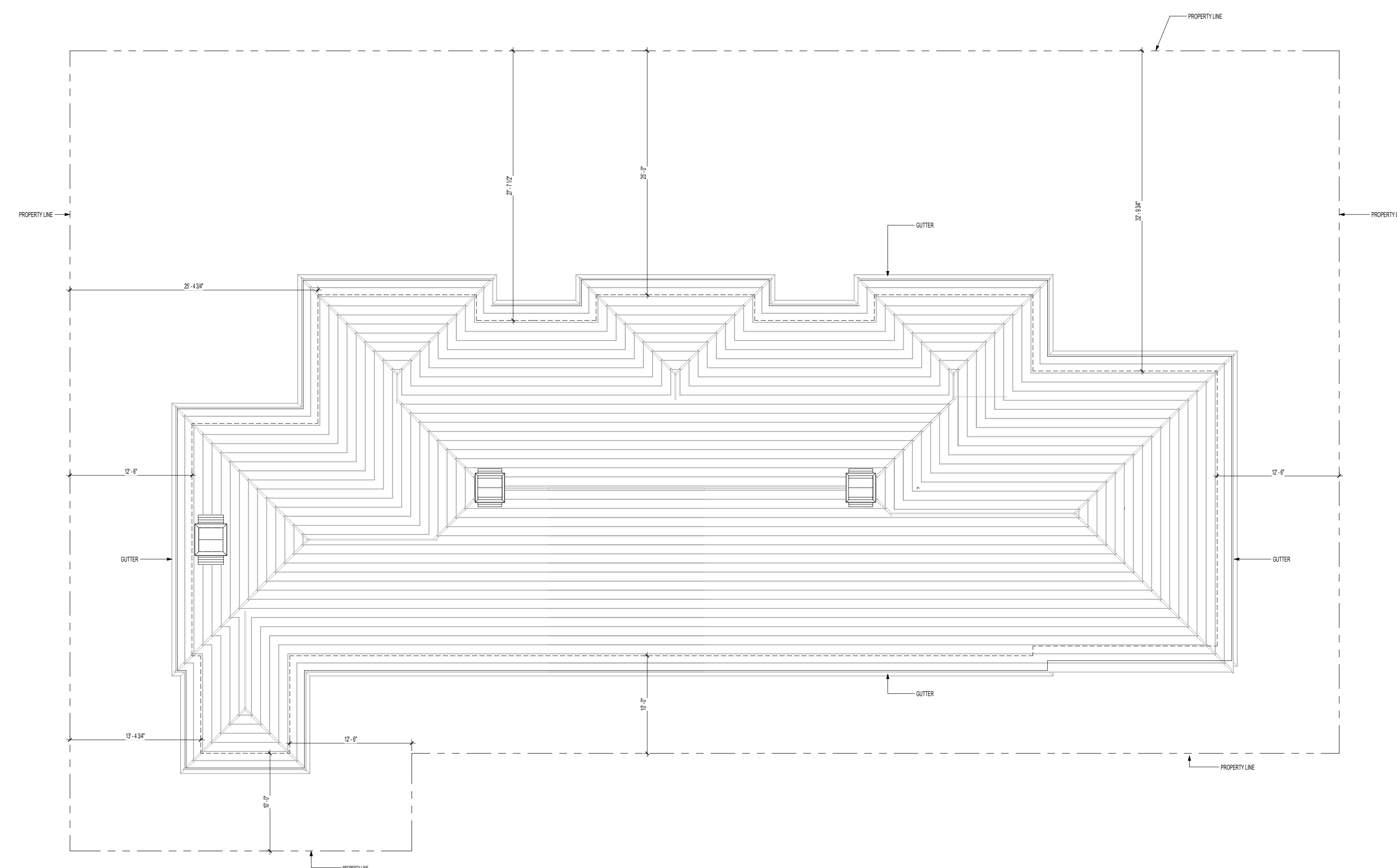
ALL 7/12



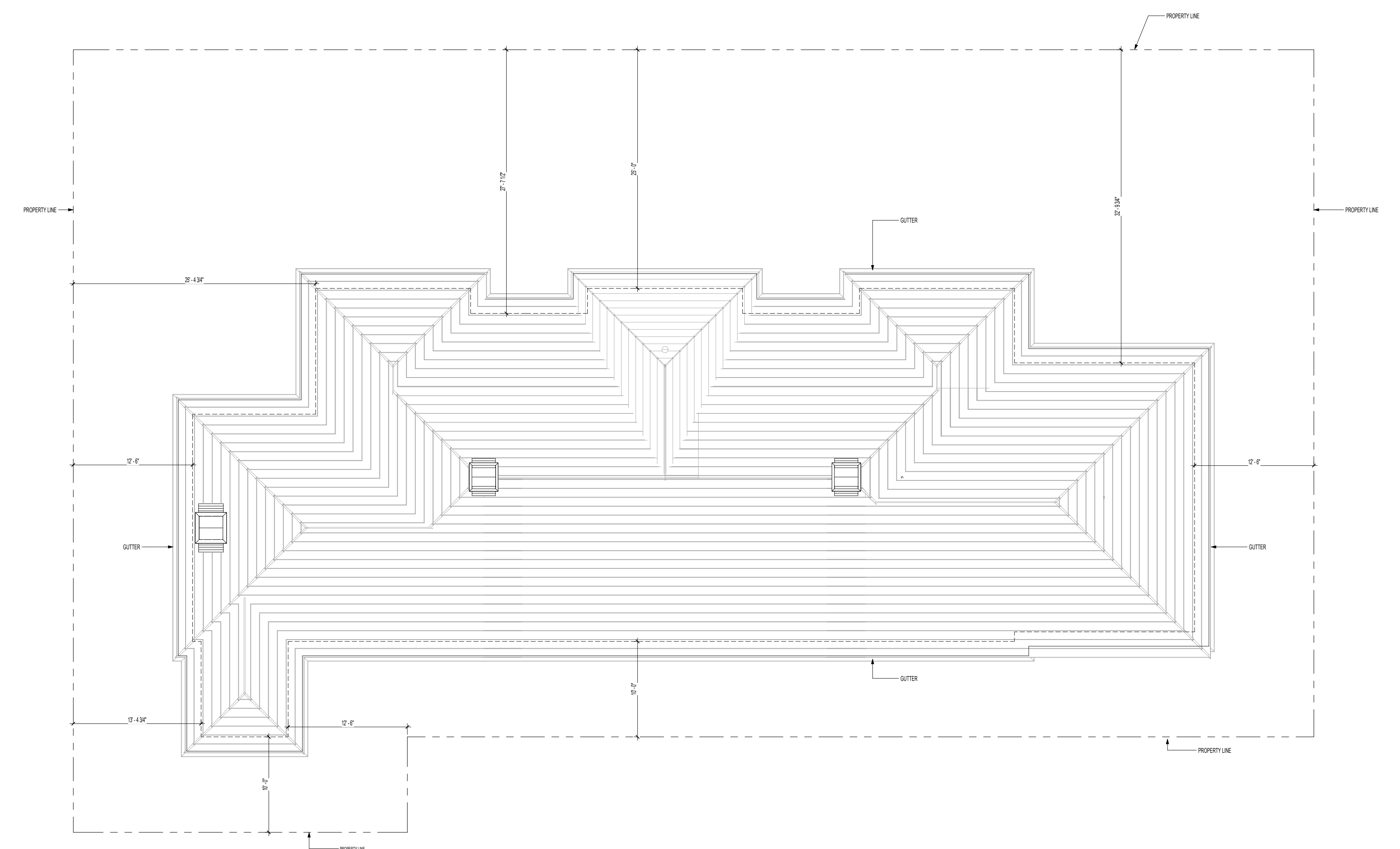
ENTRY 12/12, OTHERS 7/12



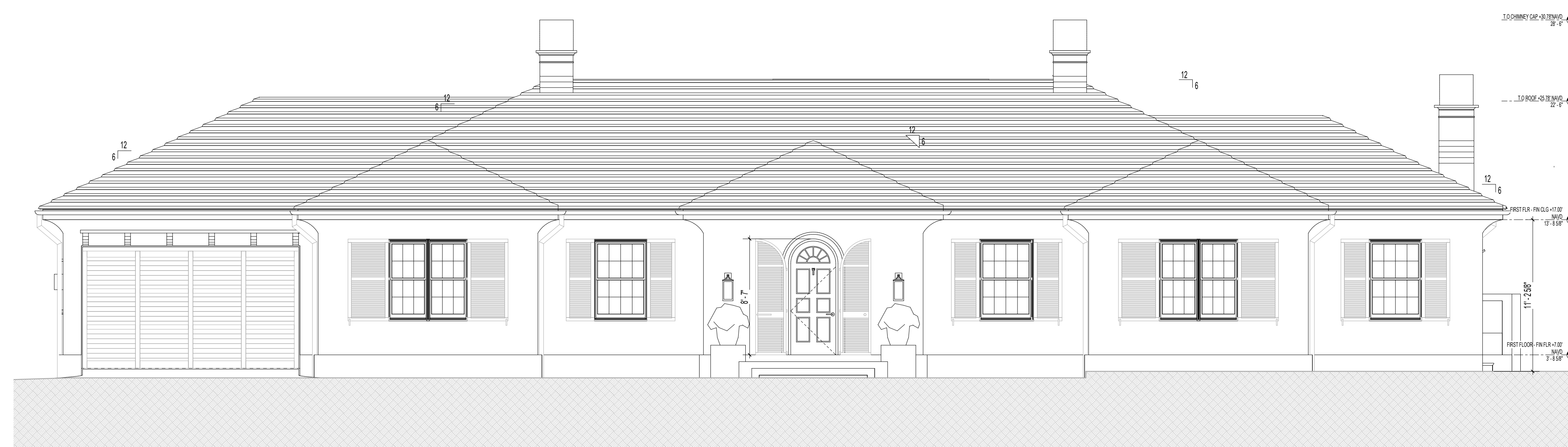
7/12 STEPPED BUTTERY ENTRY, OTHERS 7/12



ALL 6:12S



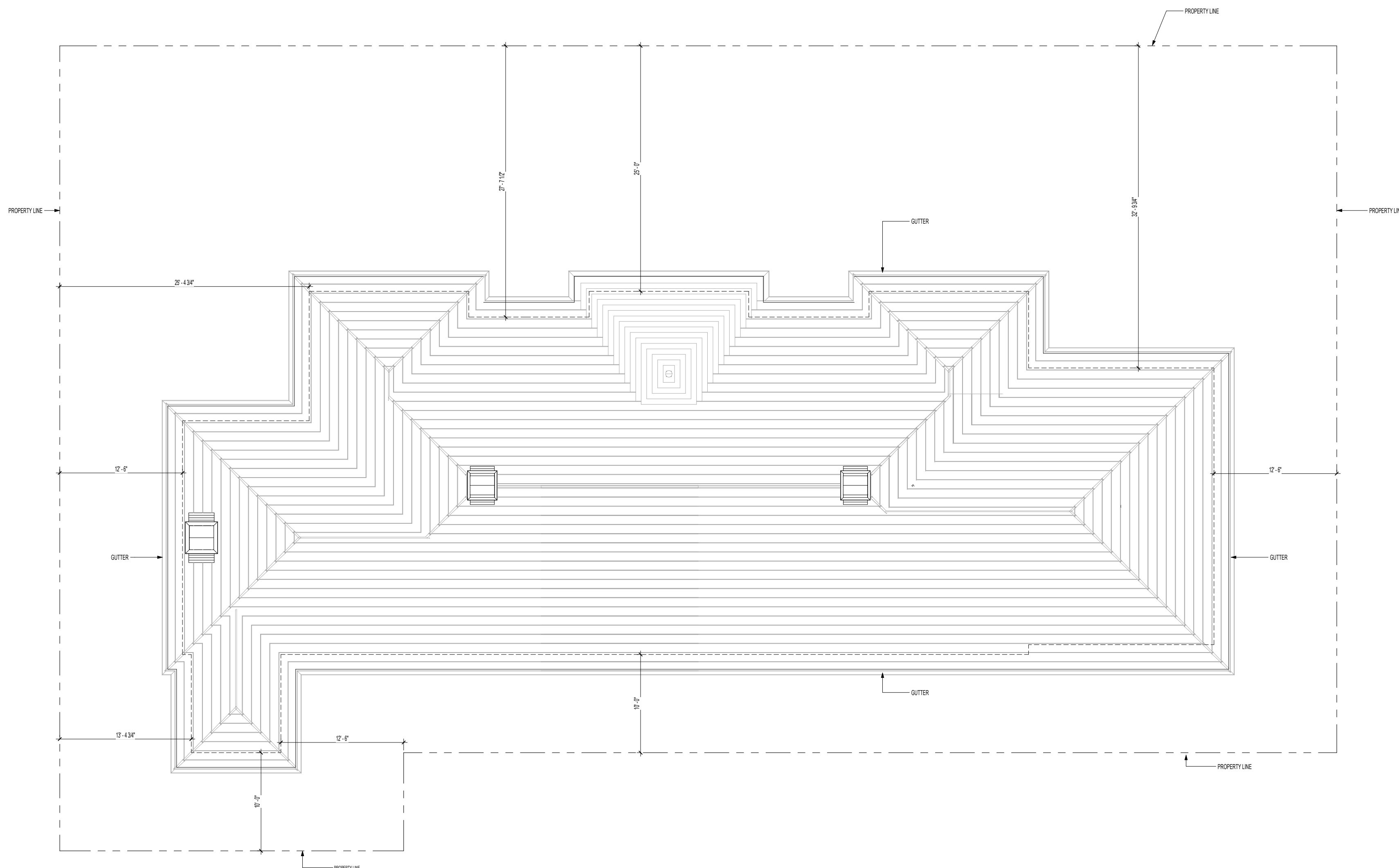
6:12S WITH 11.5:12 ENTRY



ALL 6:12S



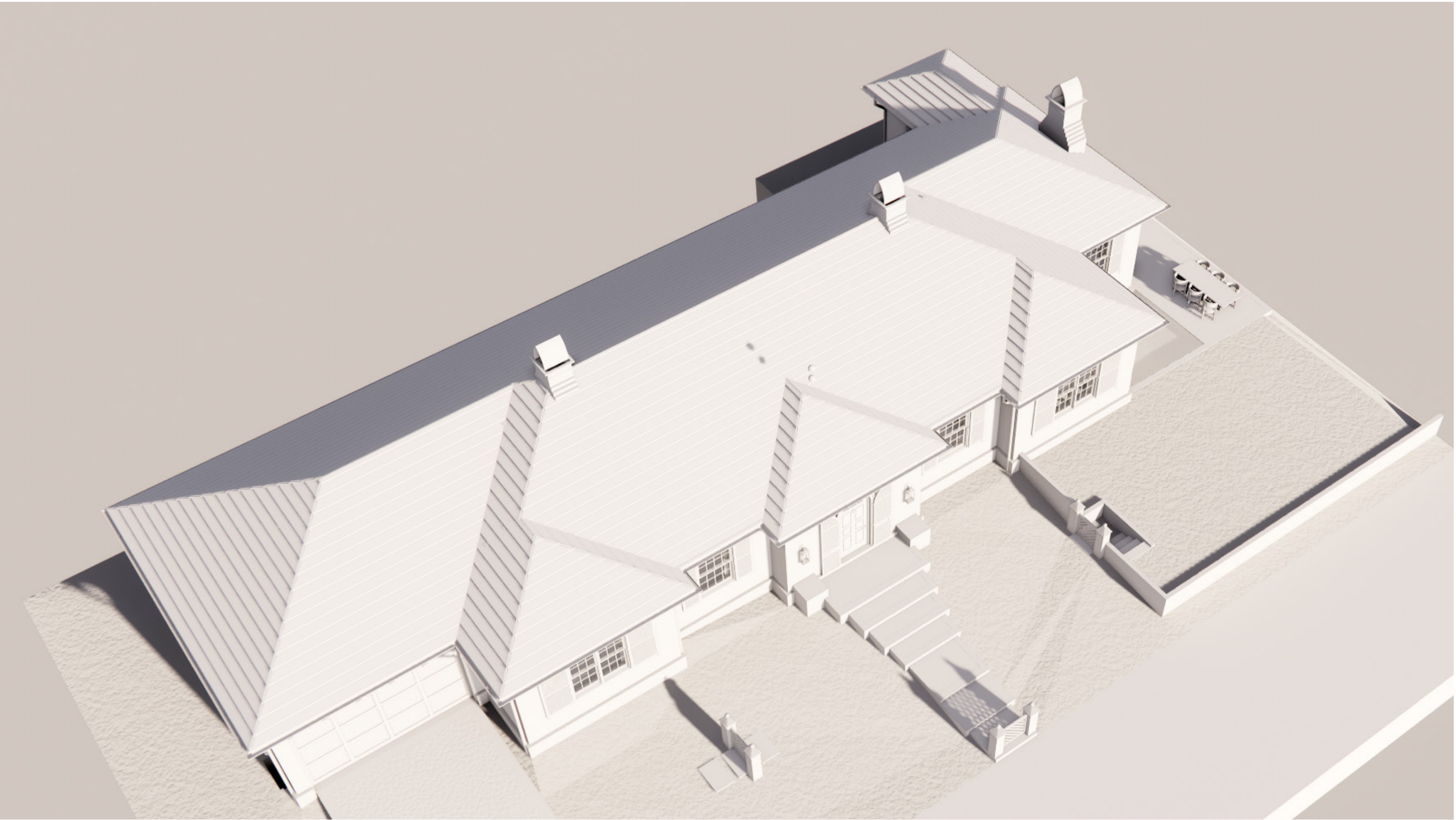
6:12S WITH 11.5:12 ENTRY



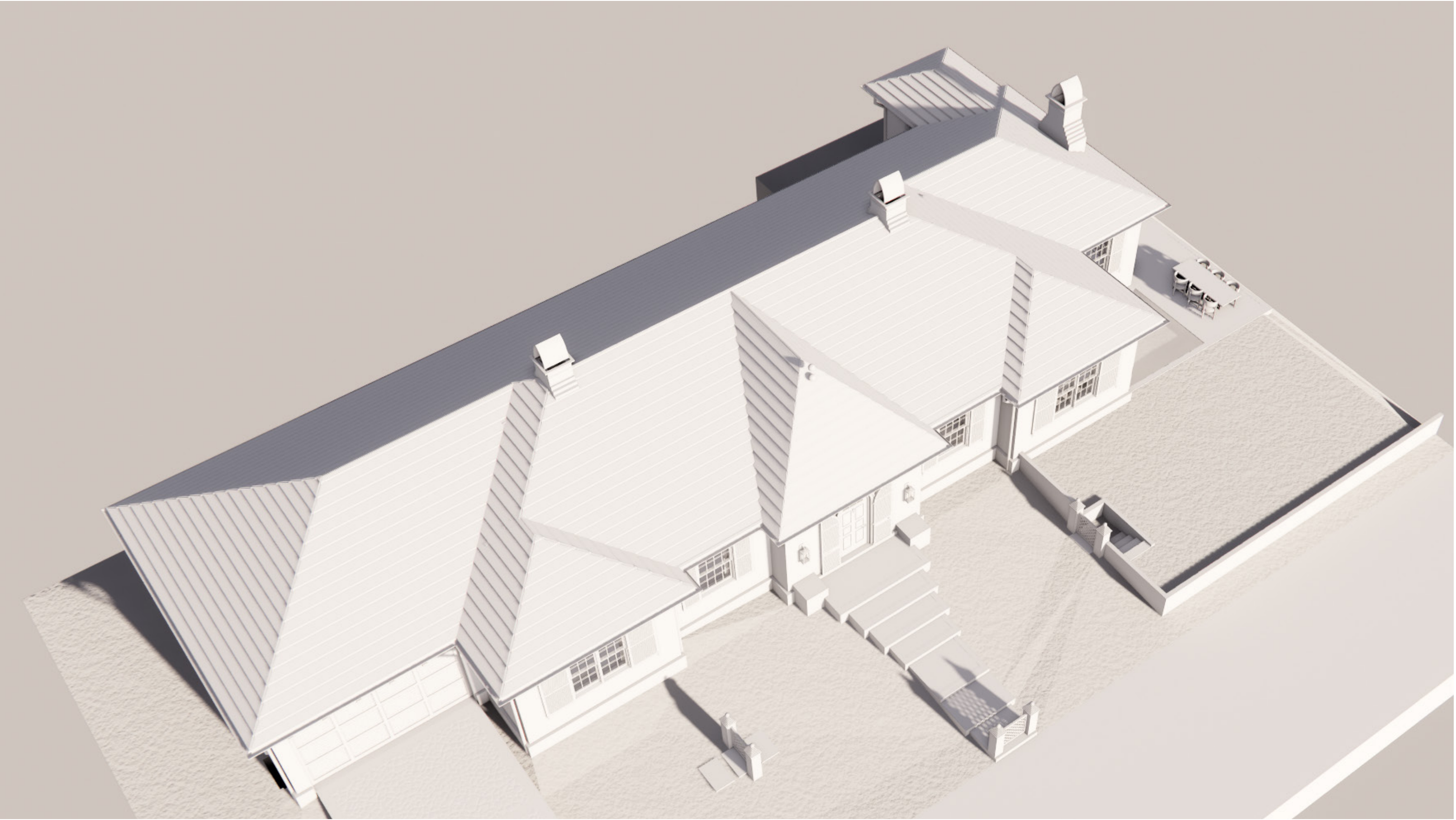
6:12S WITH 10:12 STEPPED BUTTERY ENTRY



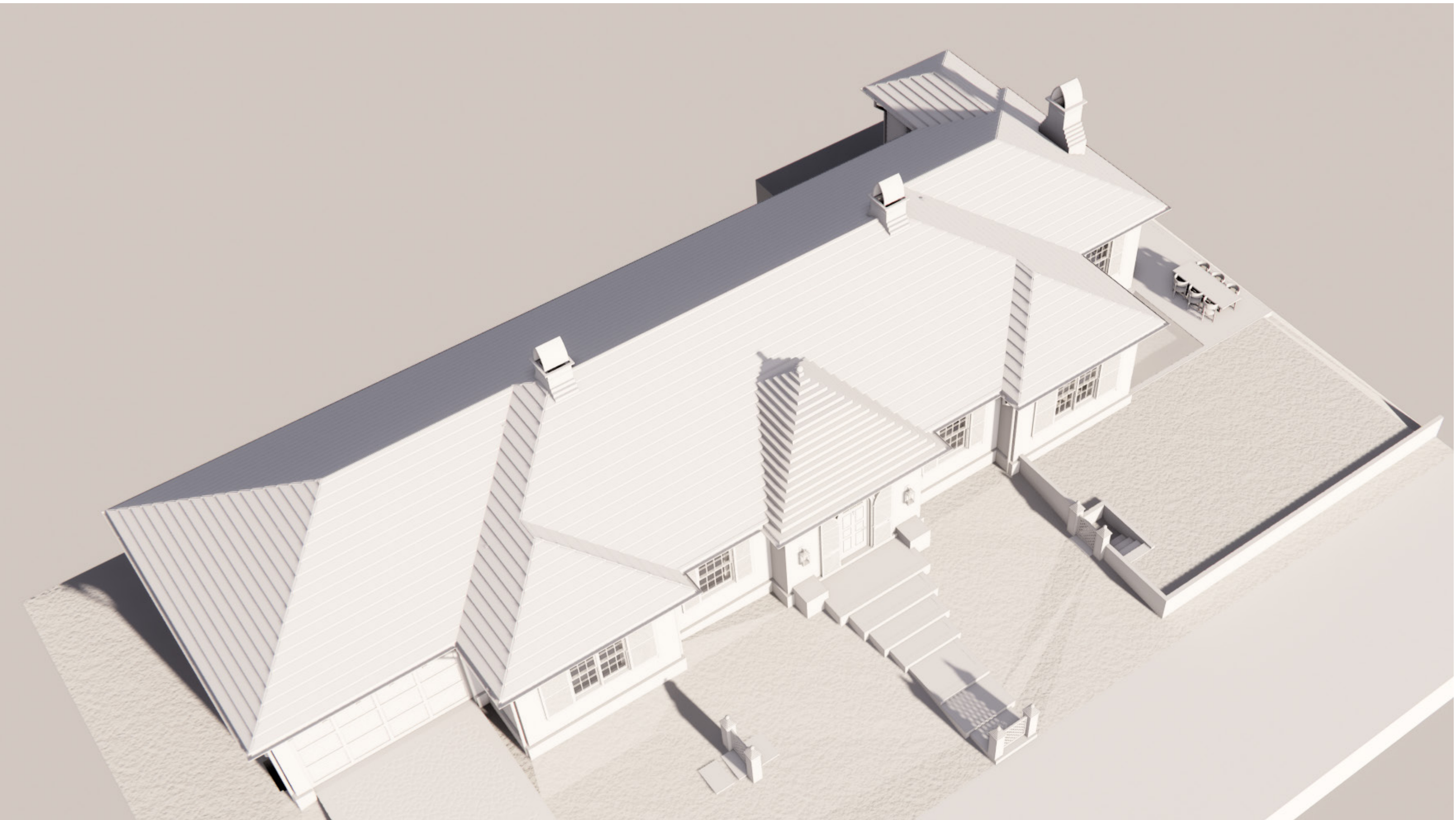
6:12S WITH 10:12 STEPPED BUTTERY ENTRY



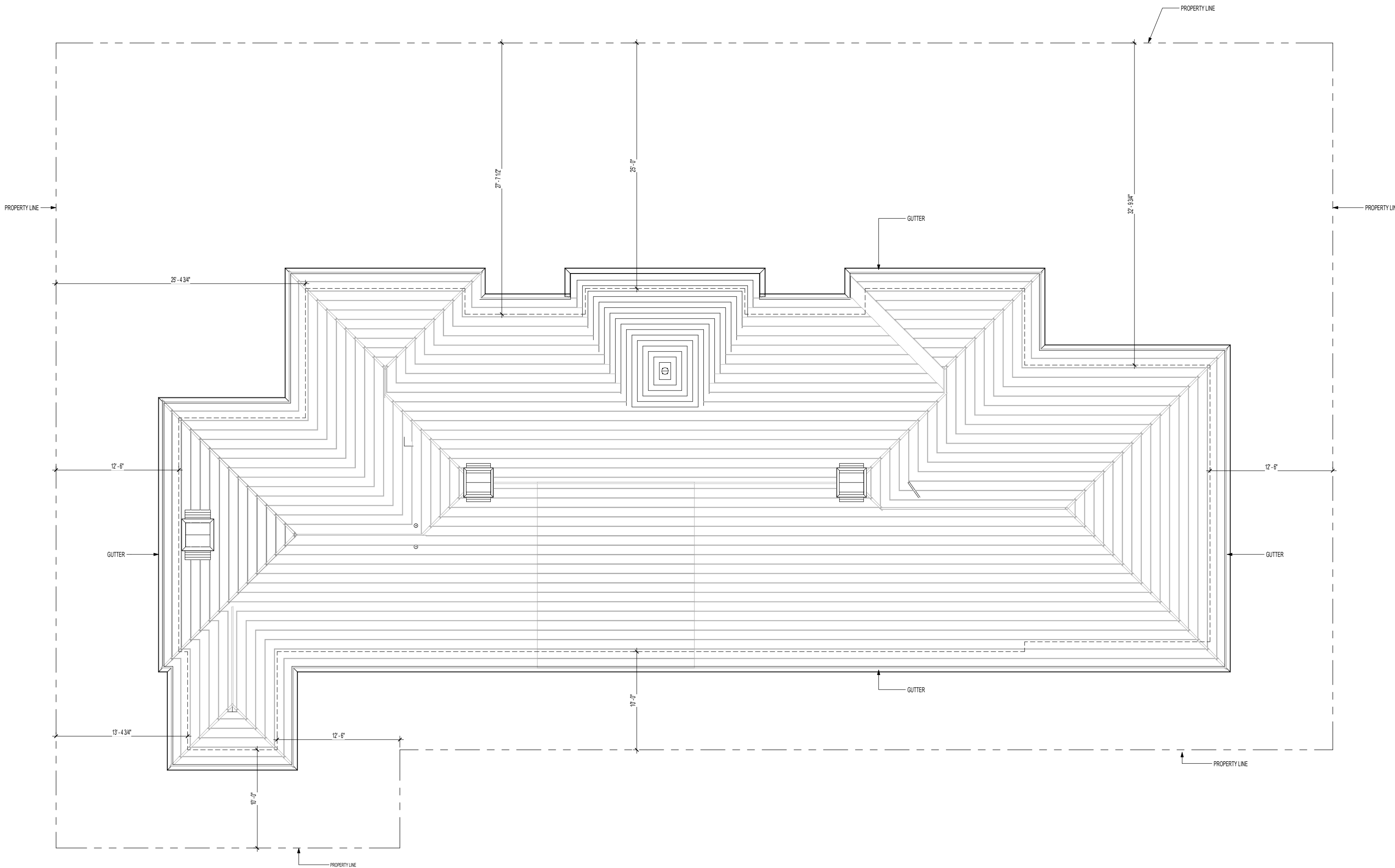
ALL 6:12



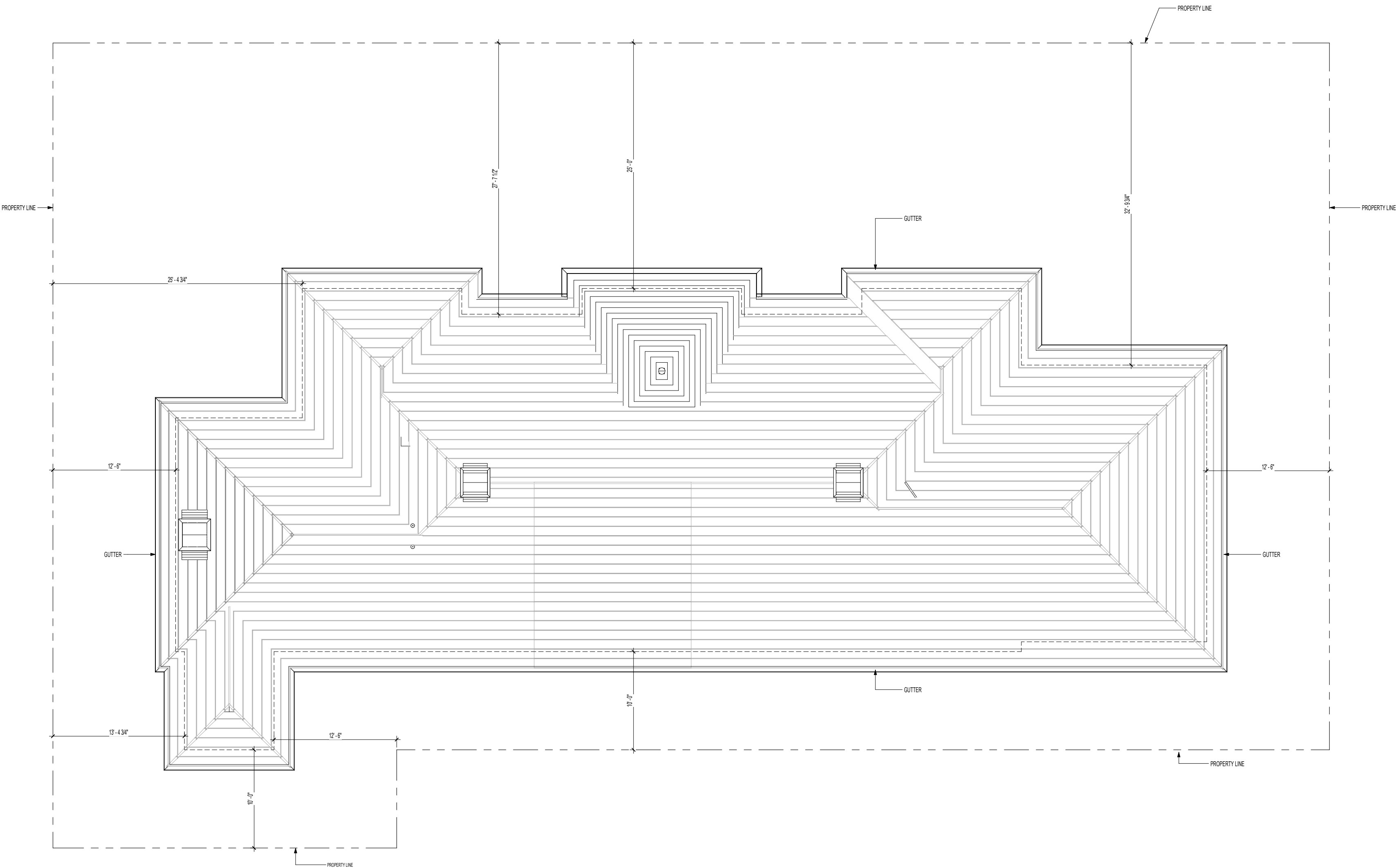
6:12 WITH 11.5:12 ENTRY



6:12 WITH 10:12 STEPPED BUTTERY ENTRY



5:12S WITH 10/12 STEPPED BUTTERY ENTRY



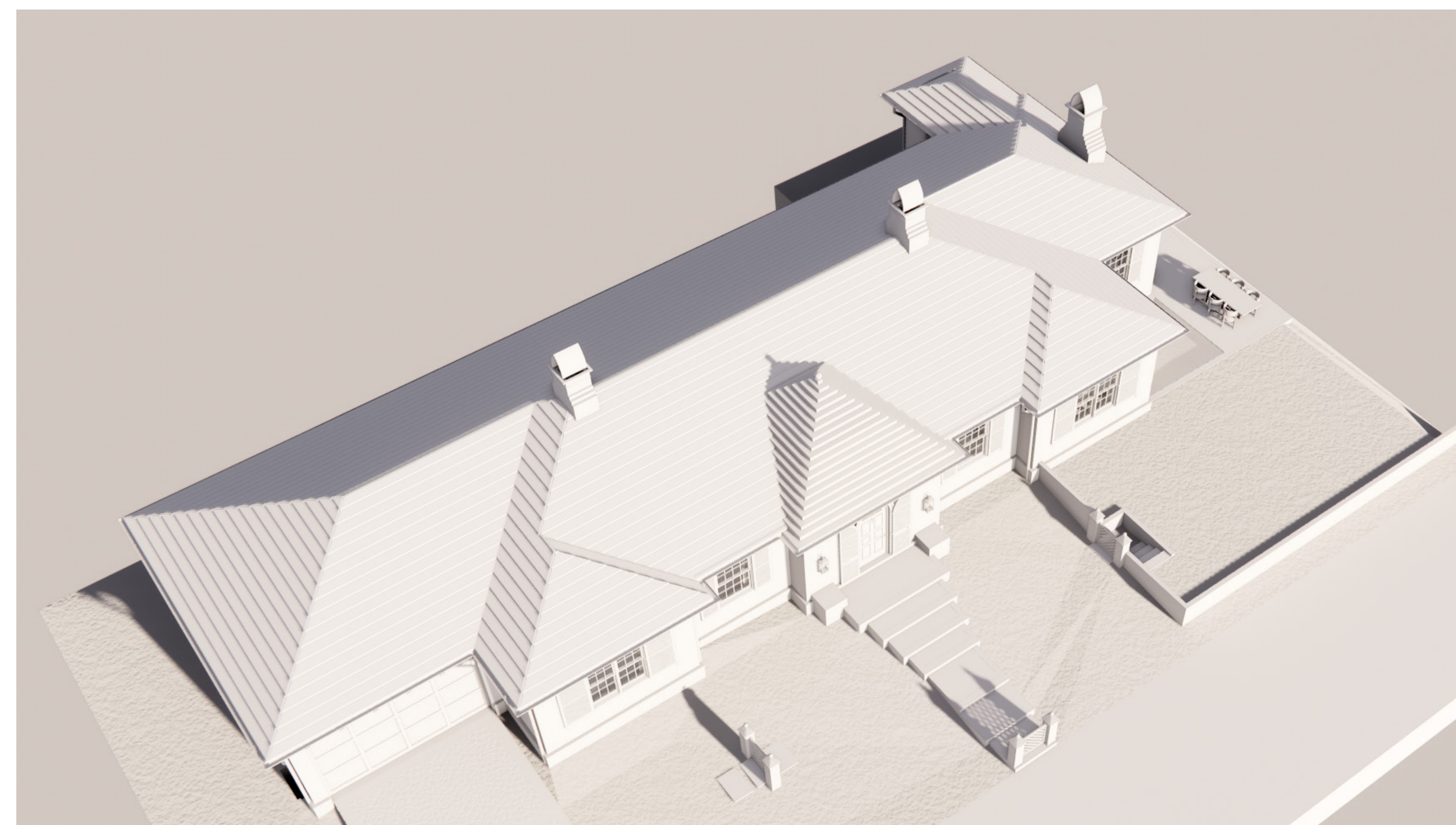
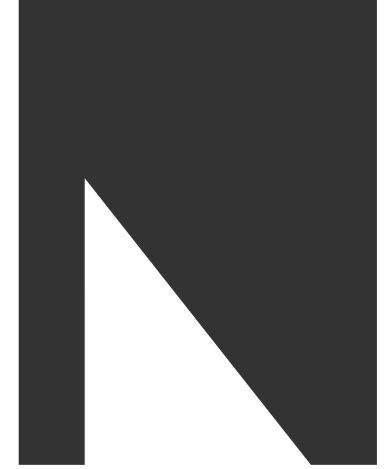
5:12S WITH 10/12 ELEVATED STEPPED BUTTERY ENTRY



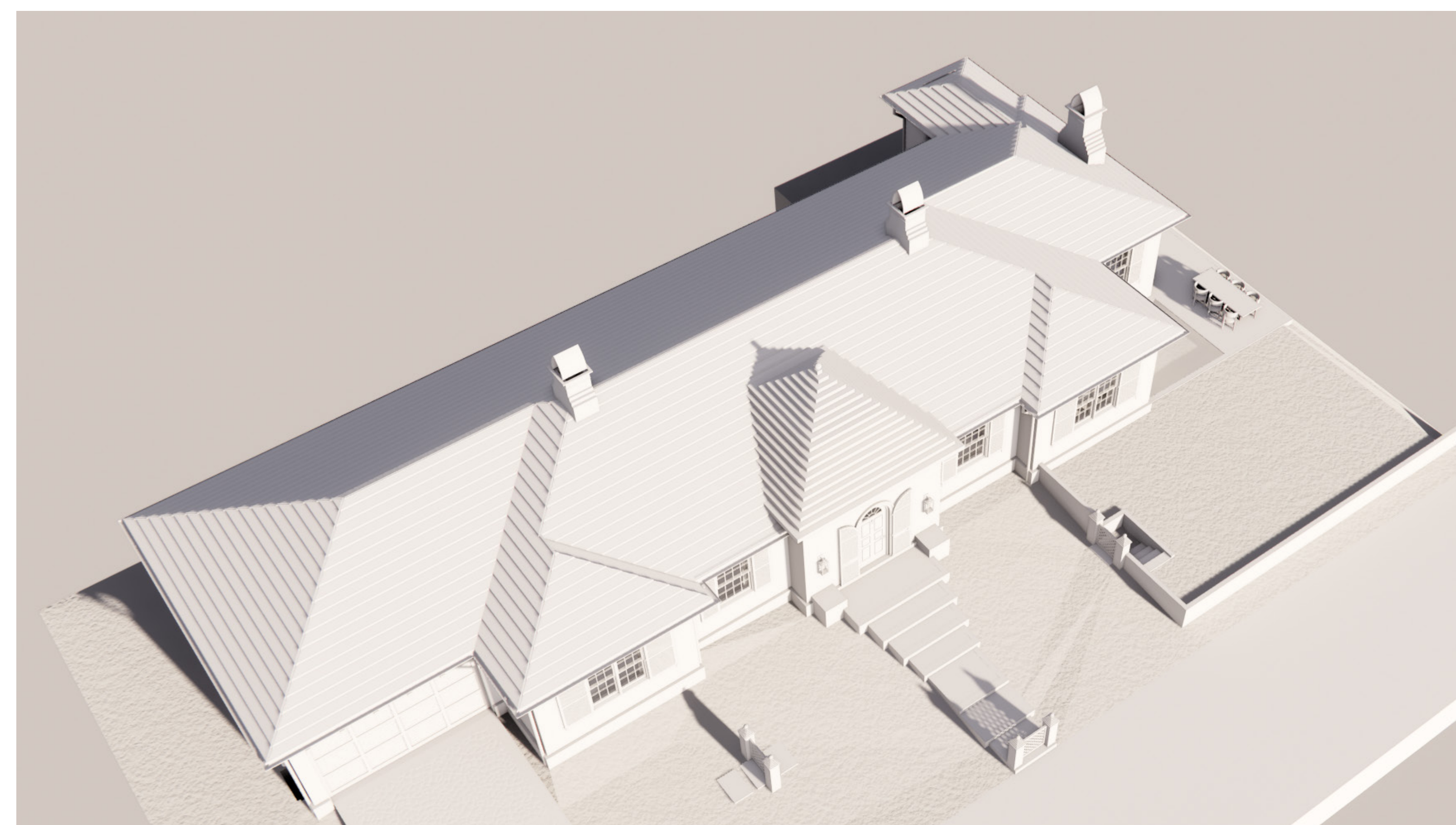
5:12S WITH 10:12 BUTTERY ENTRY



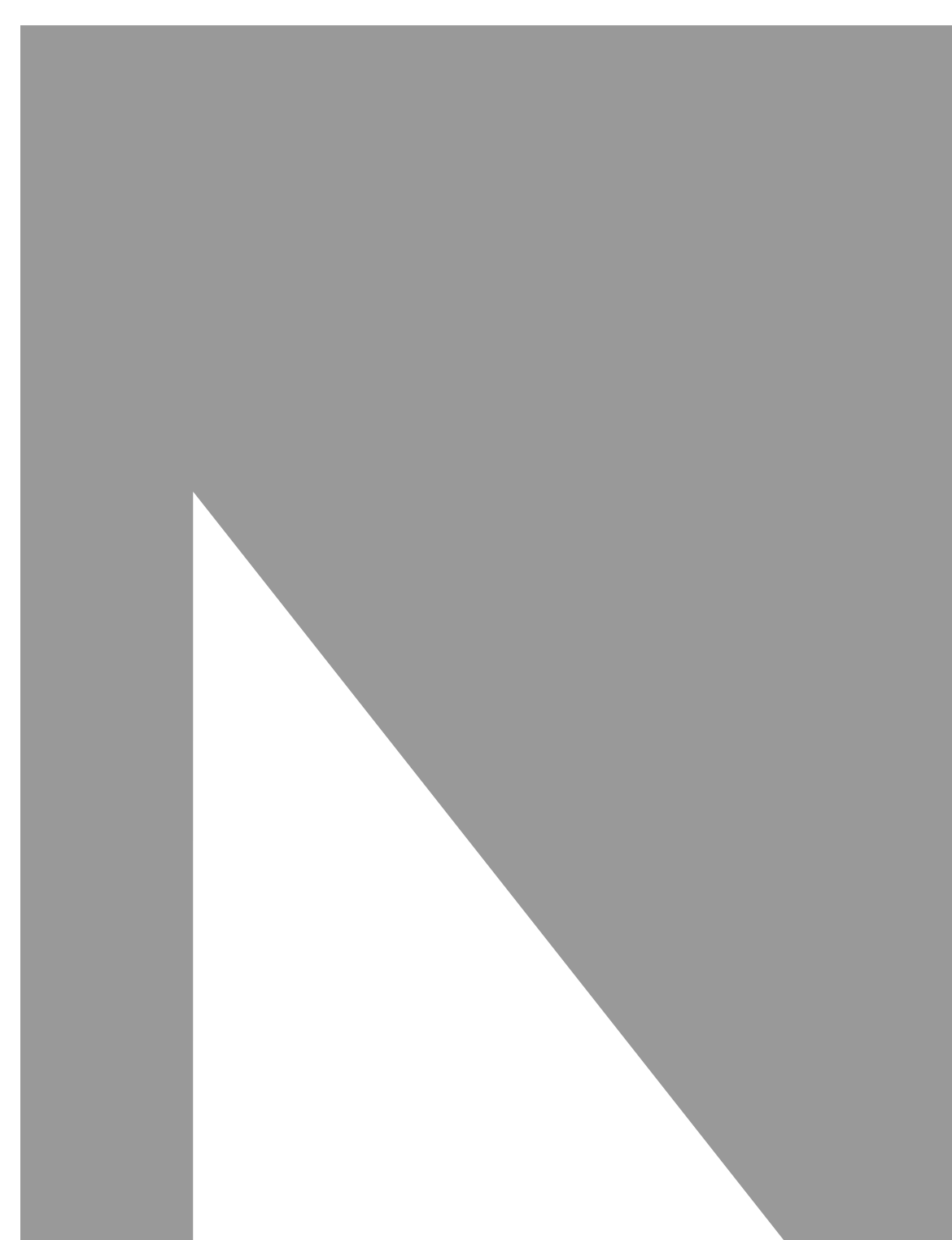
5:12S WITH 10:12 ELEVATED STEPPED BUTTERY ENTRY



5:12S WITH 10:12 STEPPED BUTTERY ENTRY



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NORTHWORKS