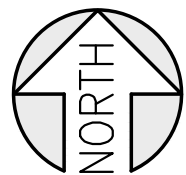
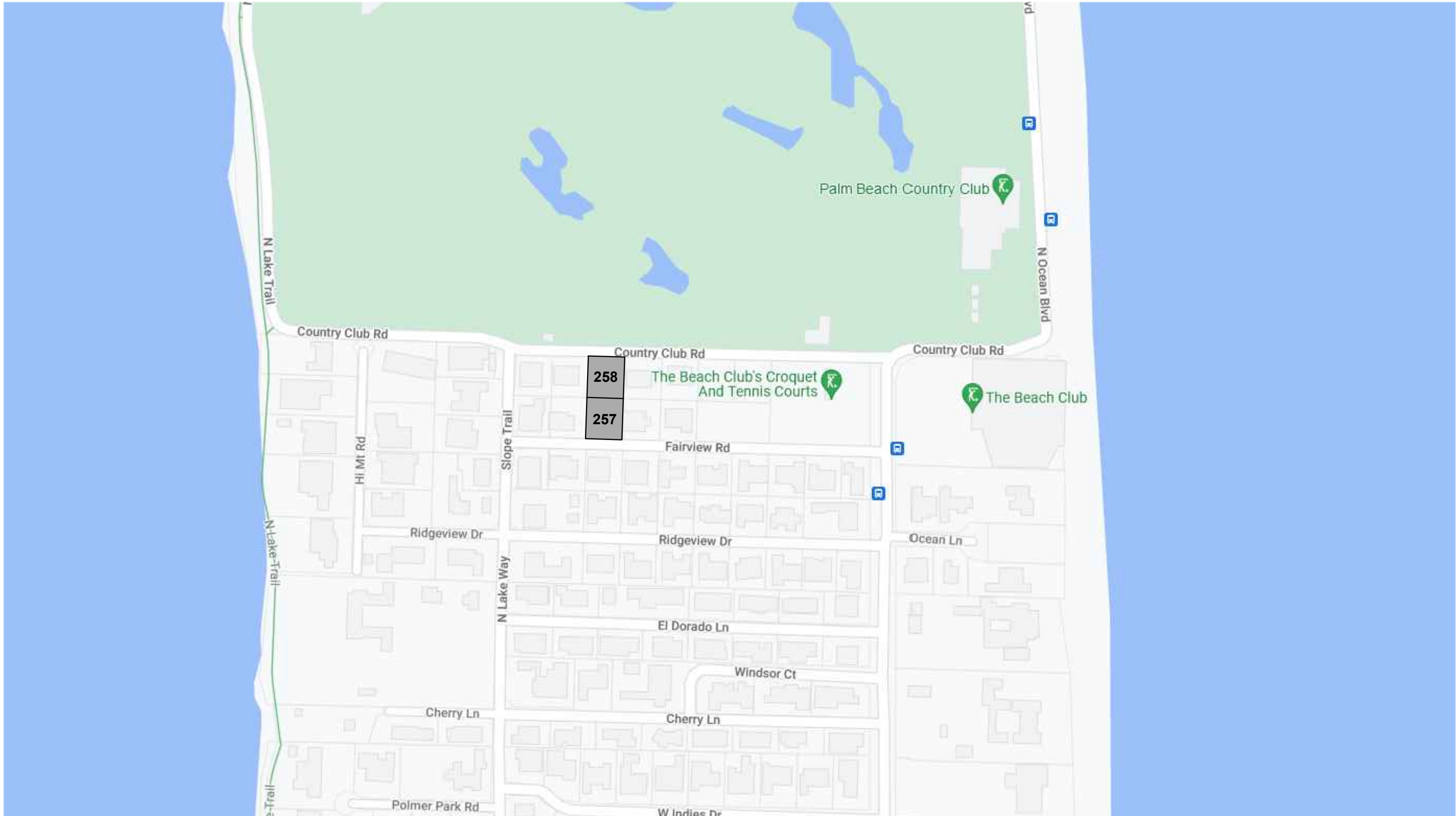
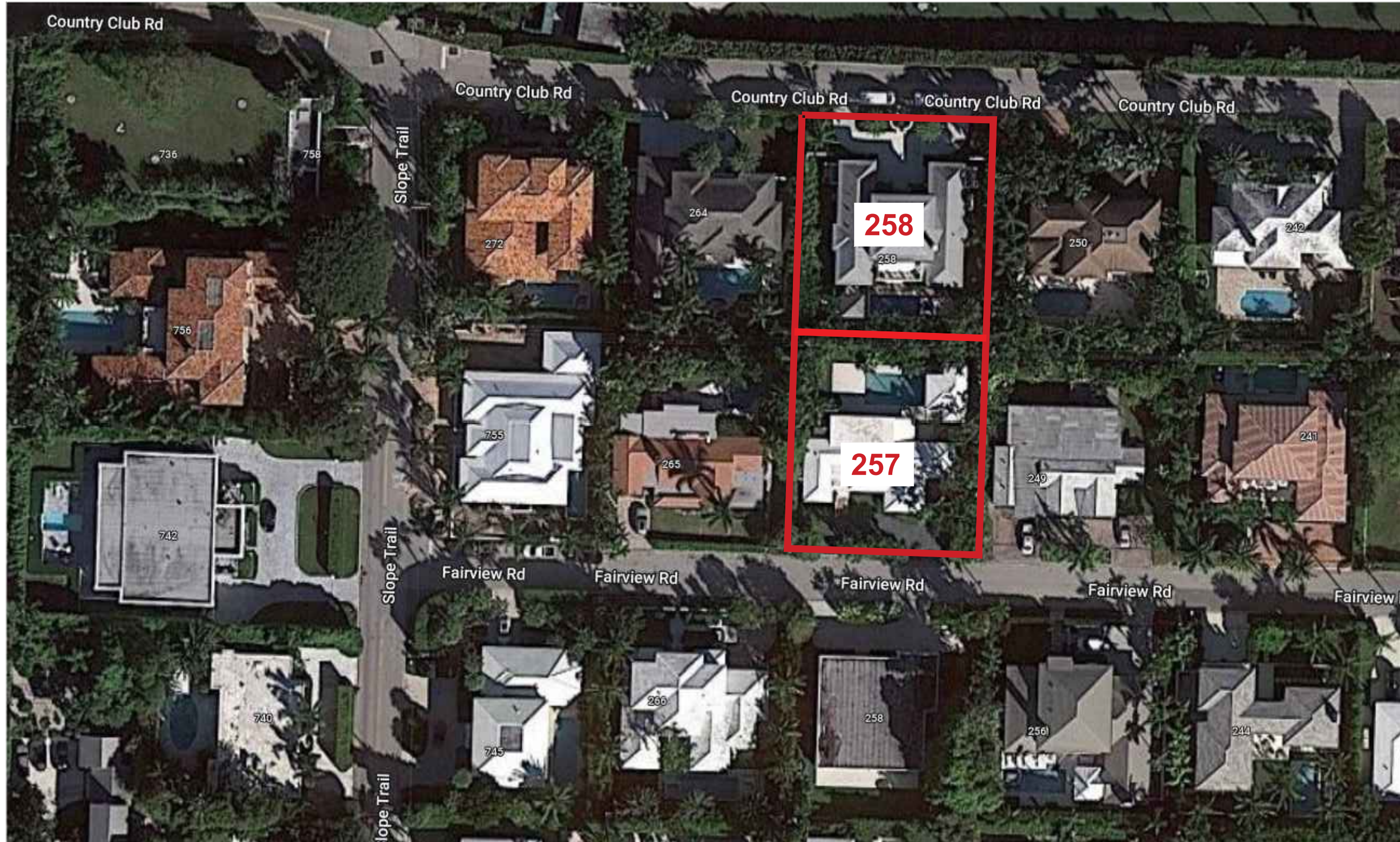


fieger staff house

town of palm beach - drop off
258 country club rd & 257 fairview rd. palm beach, fl 33480

SCOPE OF WORK

- THE SCOPE OF WORK REQUESTED FROM THE APPLICANT IS FOR PROPERTY LOCATED 257 FAIRVIEW RD. THIS PROPERTY HAS AN EXISTING 2,778 SF RESIDENCE CONSISTING OF A NON-LANDMARKED MAIN HOUSE BUILT IN 1951, GUEST HOUSE, POOL AND HARDSCAPES. THESE ARE TO BE DEMOLISHED.
- BOTH 257 FAIRVIEW RD. AND 258 COUNTRY CLUB RD. LOTS ARE TO BE UNIFIED, AND A NEW STAFF HOUSE BUILT ON THE 257 FAIRVIEW RD. PROPERTY, DESIGNED TO EMULATE THE EXISTING RESIDENCE AT 258 COUNTRY CLUB RD. ALL MATERIALS AND COLORS SHALL MATCH EXISTING 258 COUNTRY CLUB RD. RESIDENCE.
- NEW HARDSCAPES AND LANDSCAPING PER ATTACHED LANDSCAPING PLANS
- EXISTING 258 COUNTRY CLUB RD. REAR PROPERTY WALL SHALL BE PARTIALLY REMOVED TO ALLOW ACCESS TO 257 FAIRVIEW RD. REAR PROPERTY, STEPS AND HARDSCAPES ADDED PER ATTACHED LANDSCAPE PLANS



2 NEIGHBORHOOD MAP
1.0 NO SCALE



1 LOCATION MAP
1.0 NO SCALE

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941.391.5980

mep engineer

florida engineering, llc
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port charlotte, florida 33952
flengineeringllc.com
941.391.5980

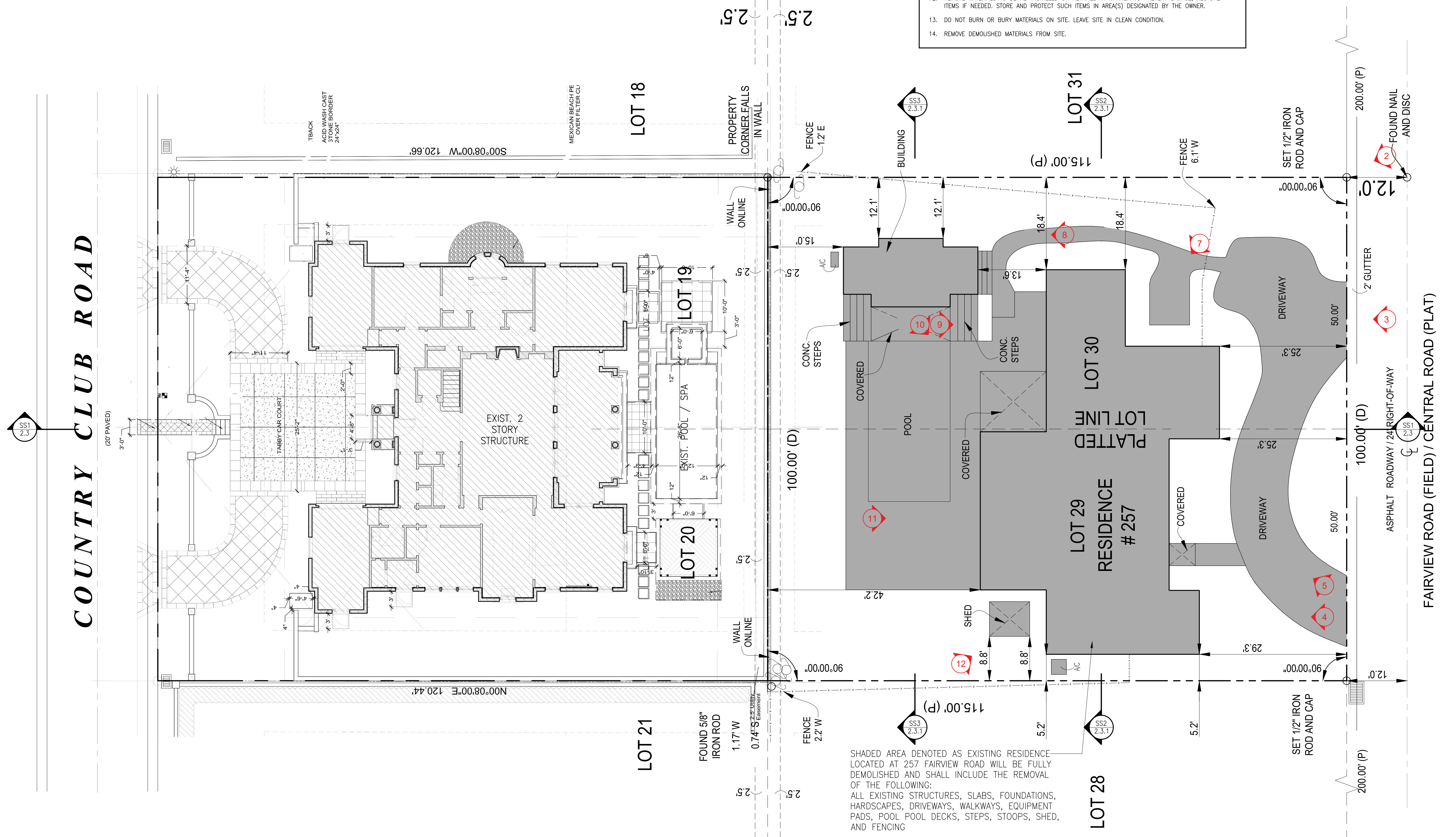
general contractor

big bear developers, llc
1334 s. killian drive, unit 5
lake park, florida 33403
admin@bigbeardevelopers.com
561.275.5955

drawing index

1.0	cover sheet	2.6	258 exterior photos	4.4	257 proposed exterior elevations
2.0	existing site plan	3.0	first floor plan	4.5	257 proposed exterior elevations
2.1	proposed site plan	3.1	second floor plan	5.0	building sections
2.2	cubic content diagram	3.2	roof plan	5.1	details
2.3	site sections	4.0	258 existing exterior elevations	5.2	details
2.3.1	site sections	4.1	258 existing exterior elevations	5.3	details
2.4	exterior lighting	4.2	258 existing exterior elevations	5.4	details
2.5	257 existing exterior photos	4.3	257 proposed exterior elevations	6.0	renderings





SCOPE OF WORK

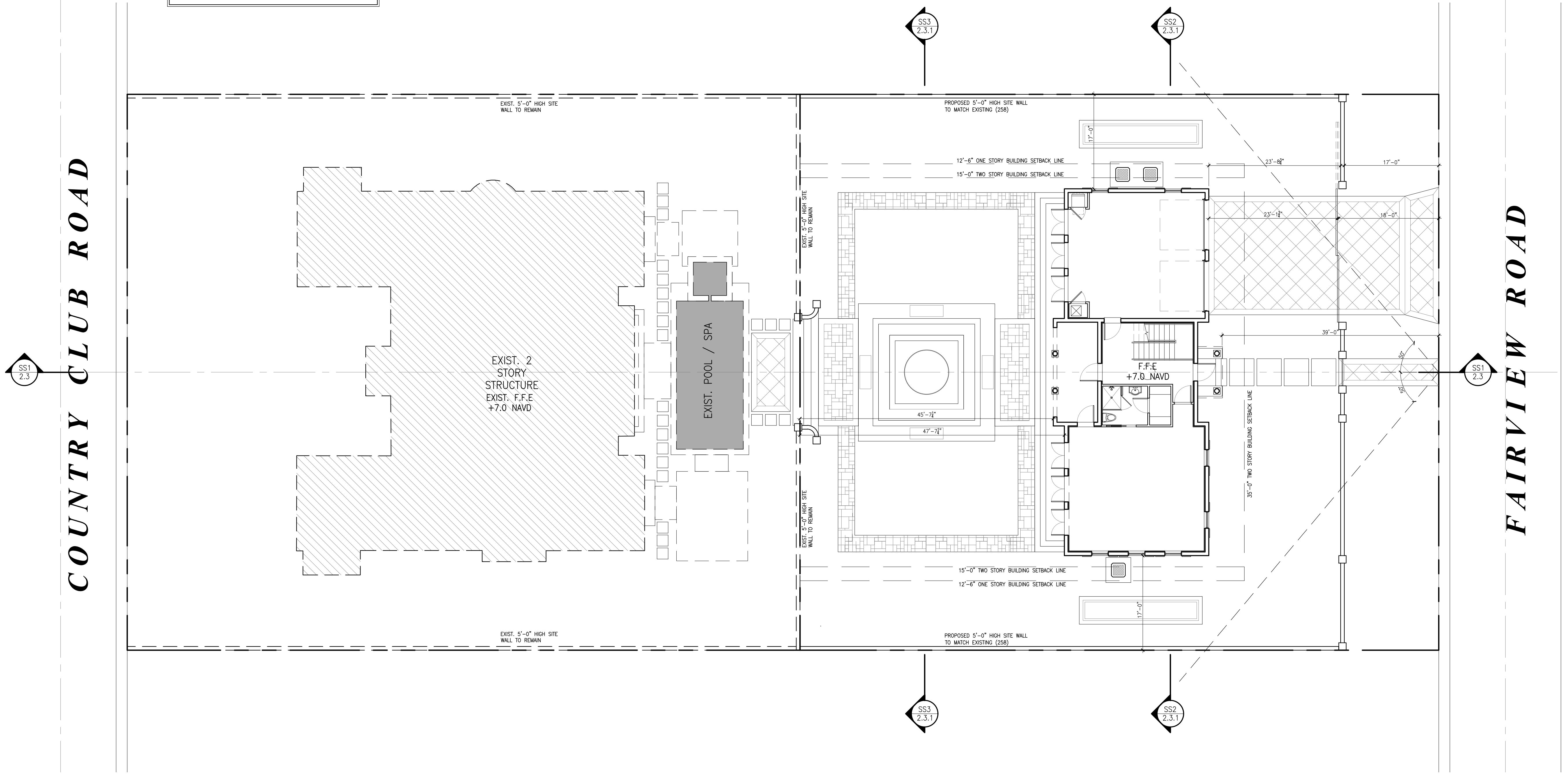
• THE SCOPE OF WORK REQUESTED FROM THE APPLICANT IS FOR PROPERTY LOCATED 257 FAIRVIEW RD. THIS PROPERTY HAS AN EXISTING 2,778 SF RESIDENCE CONSISTING OF A NON-LANDMARKED MAIN HOUSE BUILT IN 1951, GUEST HOUSE, POOL AND HARDSCAPES. THESE ARE TO BE DEMOLISHED.

• BOTH 257 FAIRVIEW RD. AND 258 COUNTRY CLUB RD. LOTS ARE TO BE UNIFIED, AND A NEW STAFF HOUSE BUILT ON THE 257 FAIRVIEW RD. PROPERTY, DESIGNED TO EMULATE THE EXISTING RESIDENCE AT 258 COUNTRY CLUB RD. ALL MATERIALS AND COLORS SHALL MATCH EXISTING 258 COUNTRY CLUB RD. RESIDENCE.

• NEW HARDSCAPES AND LANDSCAPING PER ATTACHED LANDSCAPING PLANS

• EXISTING 258 COUNTRY CLUB RD. REAR PROPERTY WALL SHALL BE PARTIALLY REMOVED TO ALLOW ACCESS TO 257 FAIRVIEW RD. REAR PROPERTY, STEPS AND HARDSCAPES ADDED PER ATTACHED LANDSCAPE PLANS

- DEMOLITION NOTES**
1. NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS.
 2. CONFORM TO APPLICATION CODE FOR DEMOLITION OF STRUCTURE, SAFETY OF ADJACENT STRUCTURE, DUST CONTROL.
 3. DURING DEMOLITION CONTRACTOR SHALL NO OBSTRUCT ANY ACCESS PATHS (CORRIDORS, HALLWAYS, DRIVEWAYS, STREETS, SIDEWALKS, HYDRANTS ETC...).
 4. CONFORM TO PROCEDURES APPLICABLE WHEN DISCOVERING HAZARDOUS OR CONTAMINATED MATERIALS (MOLD, ASBESTOS, LEAD PAINT ETC...).
 5. TEST SOILS AROUND BURIED TANKS FOR CONTAMINATION BEFORE DEMOLITION.
 6. REMOVE AND PROMPTLY DISPOSE OF CONTAMINATED, VERMIN INFESTED, OR DANGEROUS MATERIALS ENCOUNTERED.
 7. PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS, AND SECURITY DEVICES AT DEMOLITION AREAS.
 8. CONDUCT DEMOLITION TO MINIMIZE INTERFERENCE WITH ADJACENT STRUCTURES AND OR OCCUPANCIES.
 9. CEASE OPERATION IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER. NOTIFY AUTHORITIES HAVING JURISDICTION (ARCHITECT OR ENGINEER OF RECORD).
 10. CONDUCT OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESSSES. MAINTAIN PROTECTED EGRESS AND ACCESS AT ALL TIMES.
 11. DISCONNECT, REMOVE, CAP AND IDENTIFY DESIGNATED UTILITIES WITHIN DEMOLITION AREAS.
 12. REMOVE MATERIALS TO BE RE-INSTALLED OR RETAINED IN MANNER TO PREVENT DAMAGE, RESTORE ITEMS IF NEEDED. STORE AND PROTECT SUCH ITEMS IN AREA(S) DESIGNATED BY THE OWNER.
 13. DO NOT BURN OR BURY MATERIALS ON SITE. LEAVE SITE IN CLEAN CONDITION.
 14. REMOVE DEMOLISHED MATERIALS FROM SITE.



1
2.1

PROPOSED SITE PLAN
SCALE: 1" = 10'

proposed site plan

plot date: 02.09.23

ToPB - drop off

2.1

fieger staff house

258 country club rd. & 257 fairview rd. palm beach, fl 33480

Clint Larkan Architect

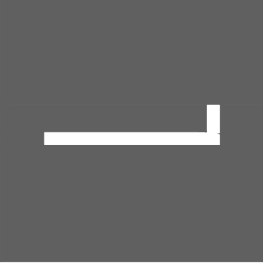
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Architect
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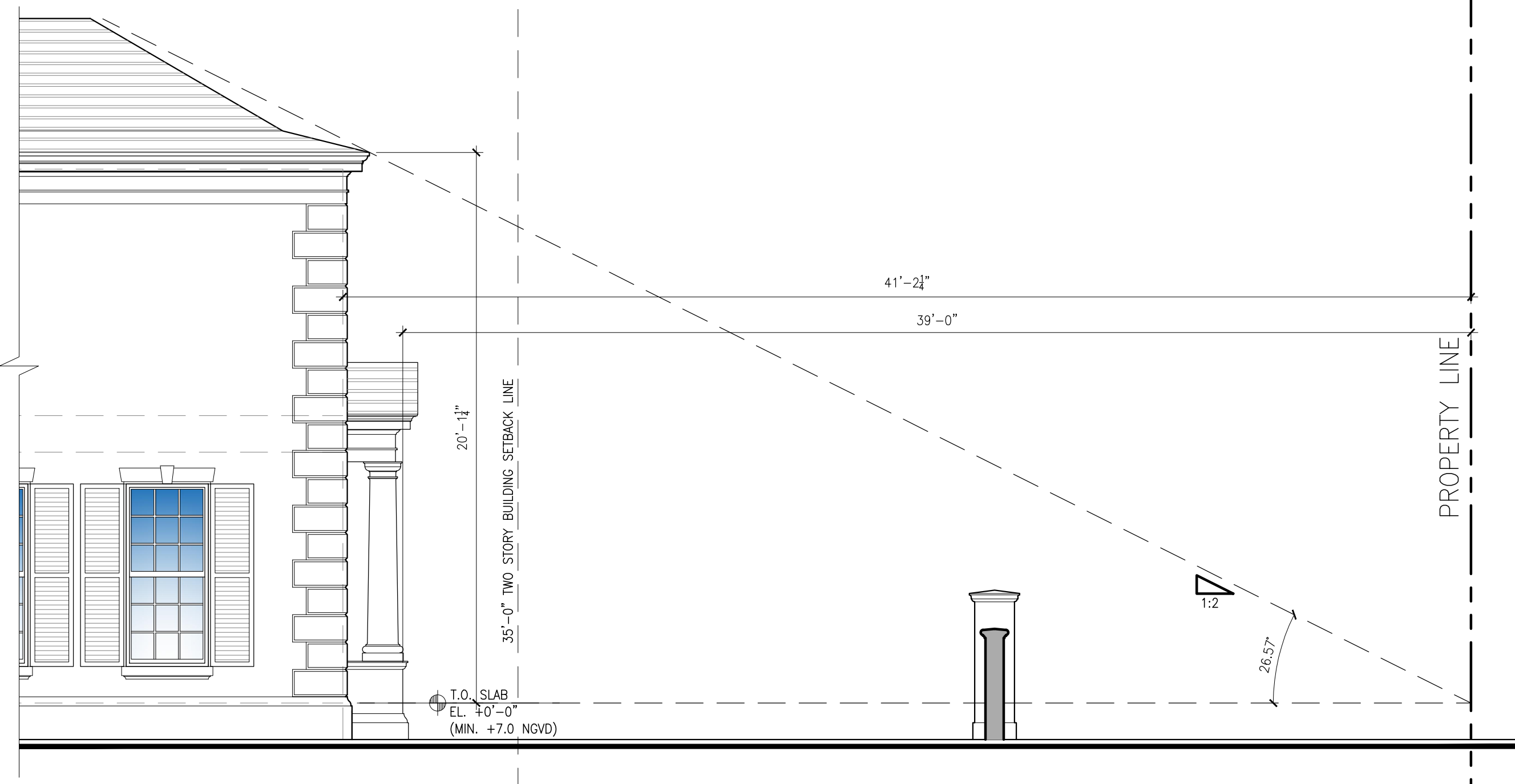
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FL: AR 95275

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2 BUILDING HEIGHT PLANE REQUIREMENT
2.2 SCALE: 1/4" = 1'-0"



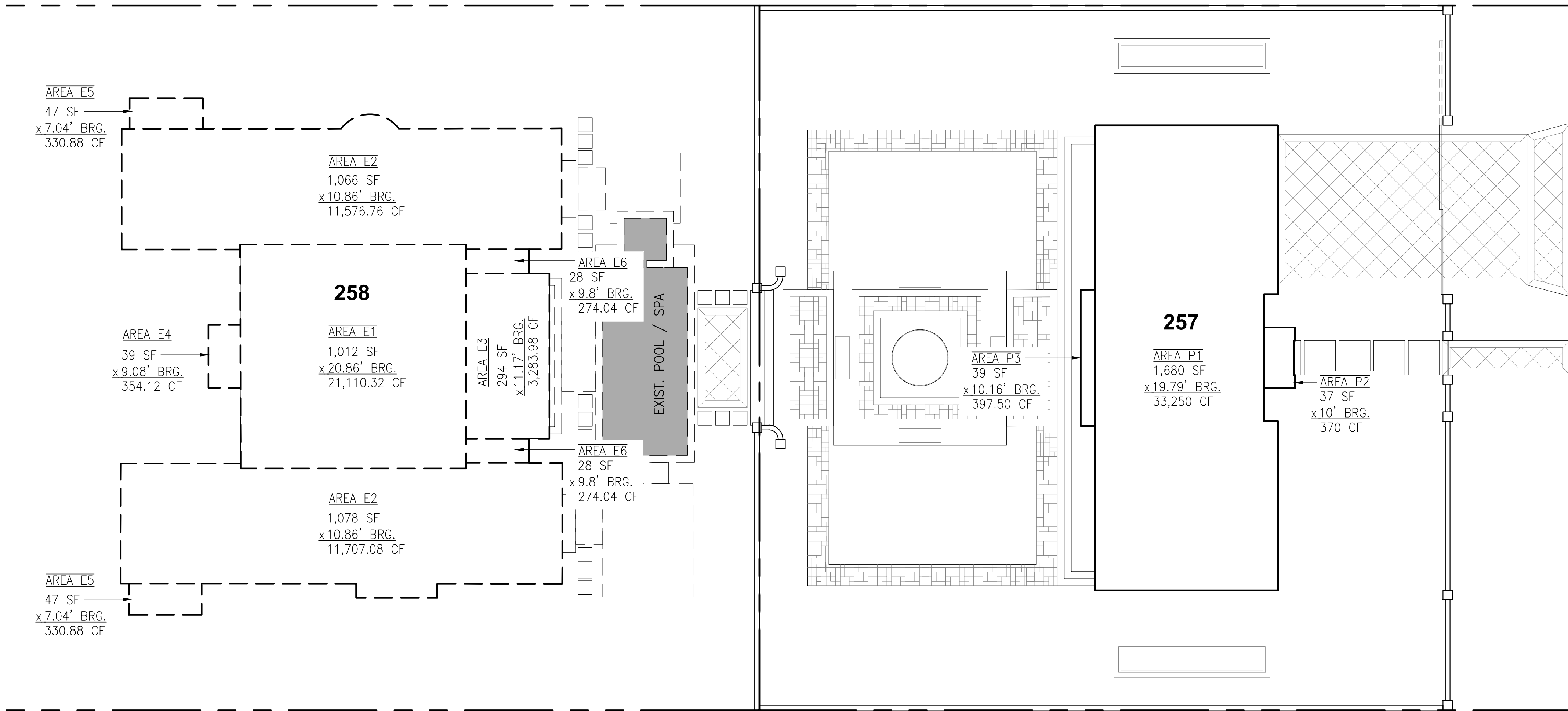
3 CUBIC CONTENT AXONOMETRIC
2.2 SCALE: 1/4" = 1'-0"

Zoning Legend			
1	Property Address: 257 Fairview Rd. (unified w/ 258 Country Club Rd.)		
2	Zoning District: R-B		
3	Structure Type: New construction		
4		Required/Allowed	Existing
5	Lot Size (sq Ft)	10,000 sf	11,568 sf (257) + 12,111 sf (258)
6	Lot Depth	100'	121.1'
7	Lot Width	100'	100'
8	Lot Coverage (Sq Ft and %)	5,902.75 sf (25%)	3,058 sf (27%) (257) 3,010 sf (25%) (258)
9	Enclosed Square Footage		4,167 sf
10	Cubic Content Ratio (CCR) (R-B ONLY)	3.864	3.5
11	*Front Yard Setback (Ft.)	25	30
12	*Side Yard Setback (1st Story) (Ft.)	12.5'	13.2'
13	*Side Yard Setback (2nd Story) (Ft.)	15'	17'
14	*Rear Yard Setback (Ft.)	35'	38'
15	Angle of Vision (Deg.)	100 degrees	N/A
16	Building Height (Ft.)	22'	20.86'
17	Overall Building Height (Ft.)	30'	30'
18	Crown of Road (COR) (NAVD)	N/A	2.13'
19	Max. Amount of Fill Added to Site (Ft.)	See civil plans	See civil plans
20	Finished Floor Elev. (FFE)(NAVD)	7.0'	2.72'
21	Zero Datum for point of meas. (NAVD)	0.0'	0.0'
22	FEMA Flood Zone Designation	6.0' (NAVD 88)	6.0' (NAVD 88)
23	Base Flood Elevation (BFE)(NAVD)	6.0'	6.0'
24	Landscape Open Space (LOS) (Sq Ft and %)	5,750 sf (50%)	5,362 sf (46%)
25	Perimeter LOS (Sq Ft and %)	See landscape plans	See landscape plans
26	Front Yard LOS (Sq Ft and %)	1,575 sf (45%)	717 sf (20%)
27	**Native Plant Species %	See landscape plans	See landscape plans

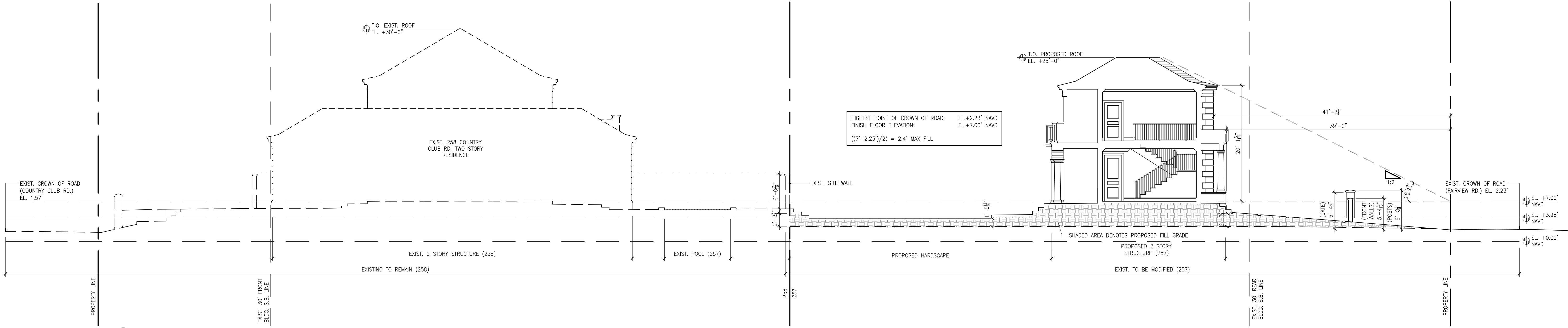
ZONING TABULATIONS				
THE FOLLOWING CALCULATIONS ARE BASED ON UNIFIED LOT 258 COUNTRY CLUB RD. & 257 FAIRVIEW RD.				
LOT DESCRIPTION AND SIZE		LOT COVERAGE *		EXISTING AREA TABULATION
ADDRESS: 257 FAIRVIEW RD.		MAXIMUM ALLOWED 25% (5,902.75 SF)		AREA UNDER AIR
ZONING: R-B LOW DENSITY RESIDENTIAL		EXISTING 3,058 SF		FIRST FLOOR AREA: 2,724 SF
ALONG WITH THE FOLLOWING REQUIREMENTS:		PROPOSED 5,366 SF		SECOND FLOOR AREA: 913 SF
* LOT AREA SUBJECT TO THE MAX. COVERAGE AND MIN. OPEN SPACE PROVISIONS OF R-A DISTRICT		MINIMUM LANDSCAPE OPEN SPACE **		TOTAL AREA UNDER AIR: 3,637 SF
** LOT DEPTH SUBJECT TO THE FRONT AND REAR SETBACKS PROVISION OF R-A DISTRICT		MAXIMUM REQUIRED 50% (11,805.5 SF)		COVERED AREA NOT UNDER AIR
ZONING R-B ALLOWED/PERMITTED		EXISTING 23,611 SF (#257)		GARAGE AREA: 530 SF
LOT AREA 10,000 SF		PROPOSED 23,611 SF		COVERED LANAI AREA: 338 SF
LOT WIDTH 100 FT		100 FT		COVERED ENTRY: 39 SF
LOT DEPTH 100 FT		121.10 FT		TOTAL AREA UNDER ROOF: 4,544 SF
SETBACKS		PERIMETER LANDSCAPE OPEN SPACE (NOT APPLICABLE, LOT SIZE EXCEEDS 10,000 SF)		TOTAL BUILDING FOOTPRINT: 3,621 SF
LOCATION		FRONT YARD LANDSCAPE OPEN SPACE MAXIMUM REQUIRED 45% (10,624.95 SF)		SEE LANDSCAPE PLANS
MINIMUM EXISTING PROPOSED		EXISTING CUBIC CONTENT RATIO		PROPOSED CUBIC CONTENT RATIO
FRONT YARD (COUNTRY CLUB RD.) 1 STY. 25 FT 30 FT N/A		MAXIMUM CCR FOR 23,611 SF LOT IS AS FOLLOWS:		
FRONT YARD (COUNTRY CLUB RD.) 2 STY. 35 FT 47.5 FT N/A		3.50+(((60,000-23,611)/50,000)*0.5) = 3.864 x 23,611 = 91,232.9 CF		
SIDE YARD 1 STY. 12.5 FT. 13.2 FT. N/A		EXISTING STRUCTURE (SQUARE FEET)		PROPOSED STRUCTURE (SQUARE FEET)
SIDE YARD 2 STY. 15 FT. 34.3 FT. 17 FT.		EXISTING MAIN HOUSE		PROPOSED STAFF HOUSE
REAR YARD (FAIRVIEW RD.) 1 STY. 35 FT. N/A 39 FT.		HEIGHT x SQ. FT. AREA = CUBIC FEET		HEIGHT x SQ. FT. AREA = CUBIC FEET
REAR YARD (FAIRVIEW RD.) 2 STY. 35 FT. N/A 41.4 FT.		BUILDING HEIGHTS		
BUILDING HEIGHTS		ALLOWED EXISTING PROPOSED		
1 STORY WALL HEIGHT 14 FT. 10.96 FT. 10.16 FT.		1 STORY WALL HEIGHT 22 FT. 20.86 FT. 19.79 FT.		AREA P1 19.79' 1,680 33,250
2 STORY WALL HEIGHT 22 FT. 20.86 FT. 19.79 FT.		1 STORY MAX. OVERALL HEIGHT 22 FT. N/A N/A		AREA P2 10' 37 370
2 STORY MAX. OVERALL HEIGHT 30 FT. 30 FT. 25 FT.		2 STORY MAX. OVERALL HEIGHT 30 FT. 30 FT. 25 FT.		AREA P3 10.16' 39 397.50
				SUBTOTAL: 34,017.5 CF
				GRAND TOTAL (EXISTING & PROPOSED): 83,259.6 CF / 23,611 = 3.50

257 FAIRVIEW RD.				
COLOR	MARK	AREA	HEIGHT	VOLUME
	AREA P1	1,680 SF	19.79'	33,250 CF
	AREA P2	37 SF	10'	370 CF
	AREA P3	39 SF	10.16'	397.50 CF

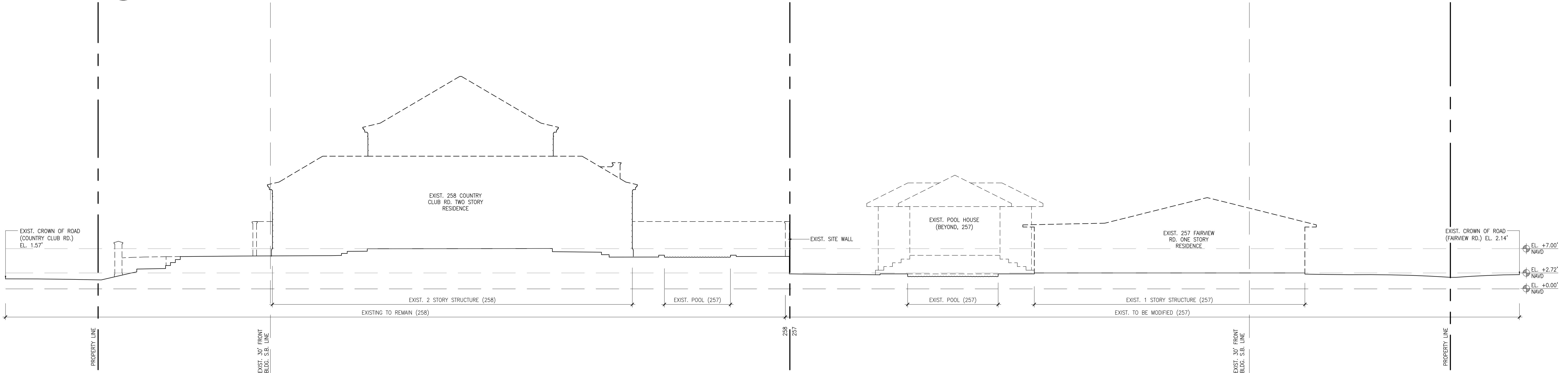
258 COUNTRY CLUB RD.				
COLOR	MARK	AREA	HEIGHT	VOLUME
	AREA E1	1,012 SF	20.86'	21,110.32 CF
	AREA E2	2,144 SF	10.86'	23,283.84 CF
	AREA E3	294 SF	11.17'	3,283.98 CF
	AREA E4	39 SF	9.08'	354.12 CF
	AREA E5	94 SF	7.04'	661.76 CF
	AREA E6	56 SF	9.8'	548.08 CF



1 CUBIC CONTENT DIAGRAM
2.2 SCALE: 1" = 10'



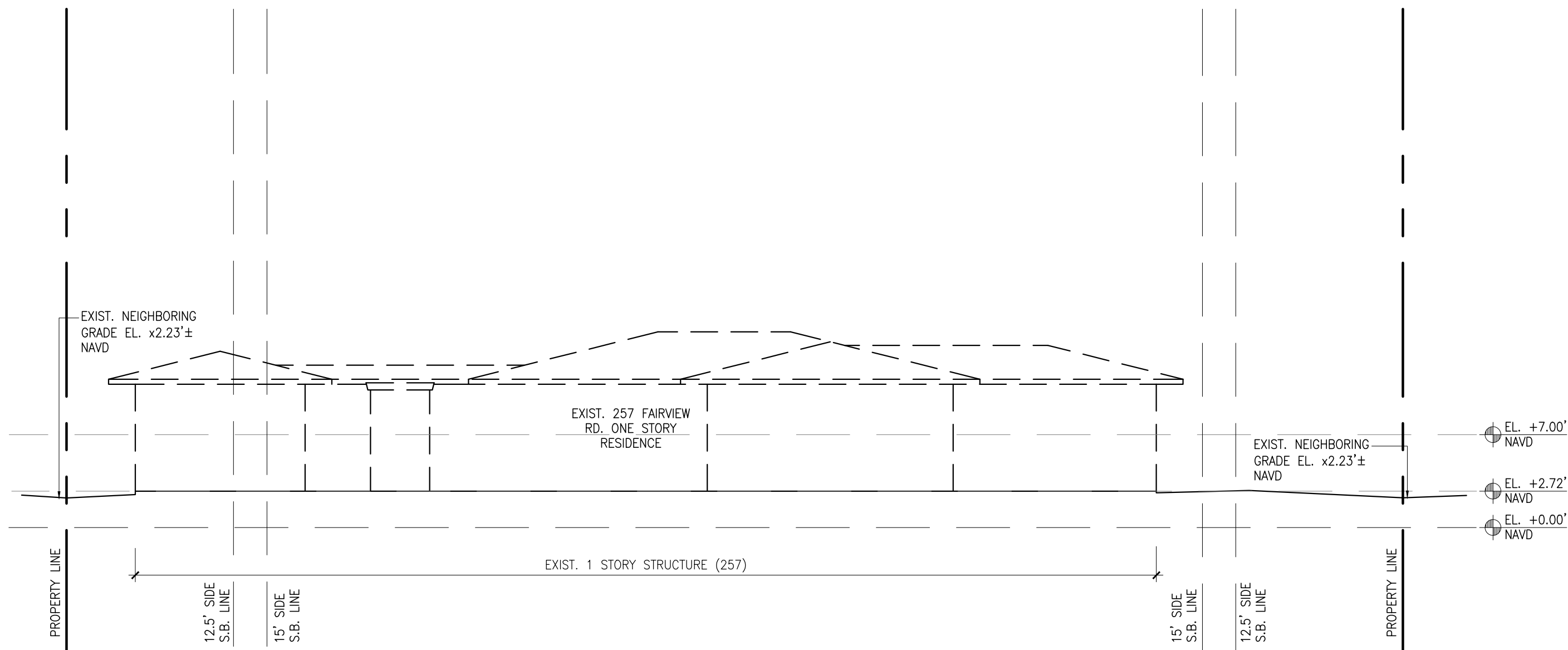
SS1
2.3
PROPOSED SITE SECTION
SCALE: 1/8" = 10'



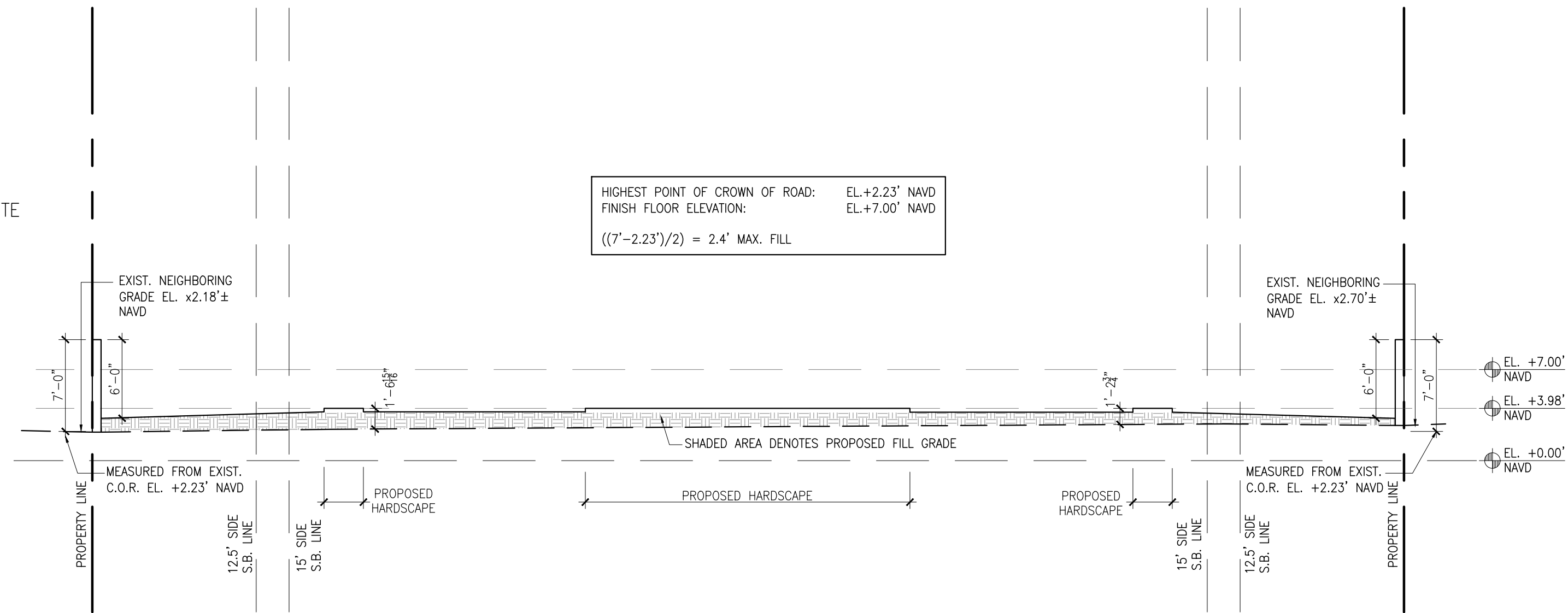
SS1
2.3
EXIST. SITE SECTION
SCALE: 1/8" = 10'



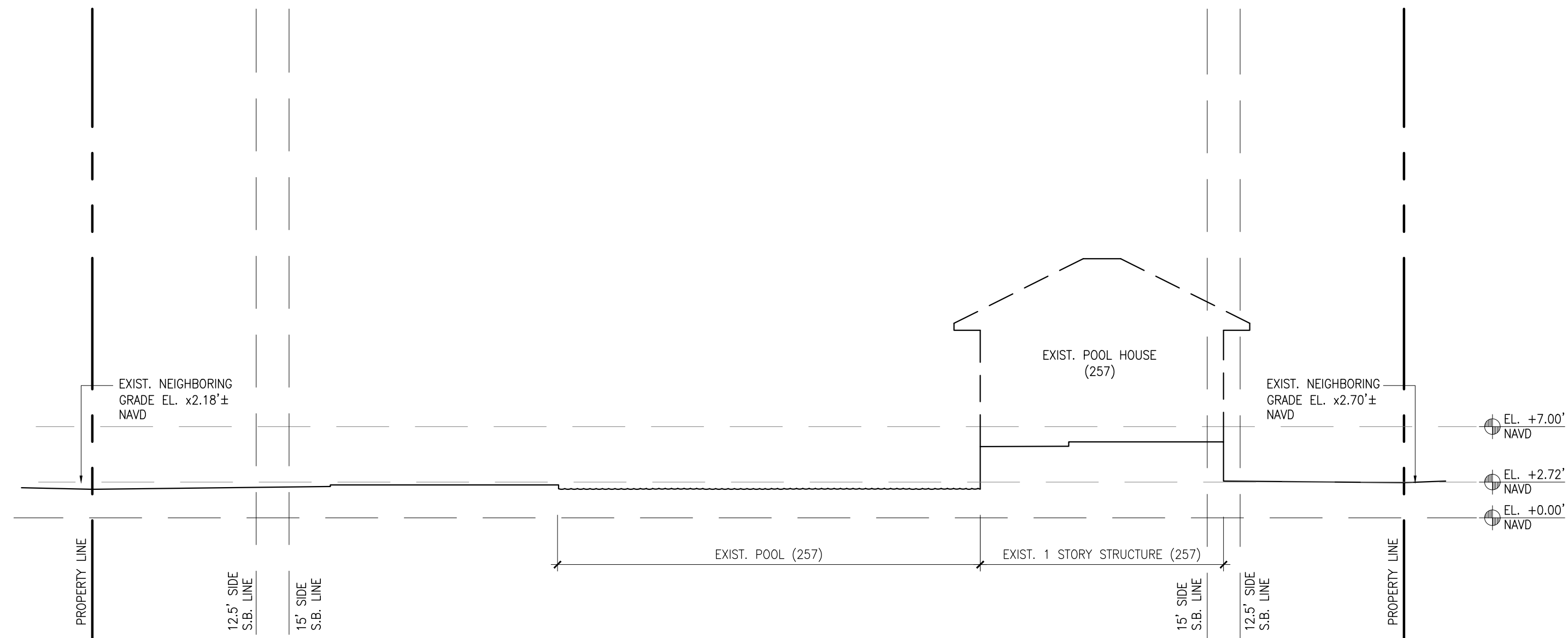
SS2 PROPOSED SITE SECTION
2.3.1 SCALE: 1/8" = 10'



SS2 EXIST. SITE SECTION
2.3.1 SCALE: 1/8" = 10'



SS3 PROPOSED SITE SECTION
2.3.1 SCALE: 1/8" = 10'



SS3 EXIST. SITE SECTION
2.3.1 SCALE: 1/8" = 10'

E8

Technical drawings of three LED module fixtures:

- E8:** Dimensions include 4.1" [10.5cm] length, 1.3" [3.4cm] width, and Ø1.6" [4.2cm] mounting hole diameter.
- E8-BGS8:** Dimensions include 5.9" [14.9cm] length.
- E8-BGS8:** Dimensions include 6.5" [13.9cm] length.

CSA Listed, # file #
10 year fixture wa
3 year Cree LED module wa

E1-S

E1-S-24

IP 66
CSA Listed, file #190030
10 year fixture warranty
3 year Cree LED module warranty

E3-SQL

Warranty: 10 year fixture, 5 year LED module, 3 year MR11 LED lamp

SHOWN WITH OPTIONAL
BRASS CONDUIT FITTING (CF)

SHOWN WITH OPTIONAL
CONCRETE FORM KIT (CFK)

2.125" [5.40cm]

0.1" [0.30cm]

4.9" [11.4cm]

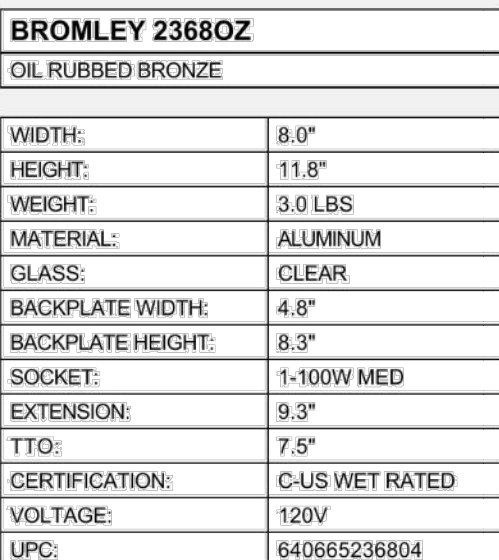
0.1" [0.30cm]

5.0" [12.7cm]

CONCRETE

MADE IN USA

HINKLEY LIGHTING, INC. 33000 PIN OAK PARKWAY AVON LAKE, OHIO 44012
[PH] 440.653.5500 [F] 440.653.5555
HINKLEYLIGHTING.COM FREDRICKRAMOND.COM



lifeAGLOW®

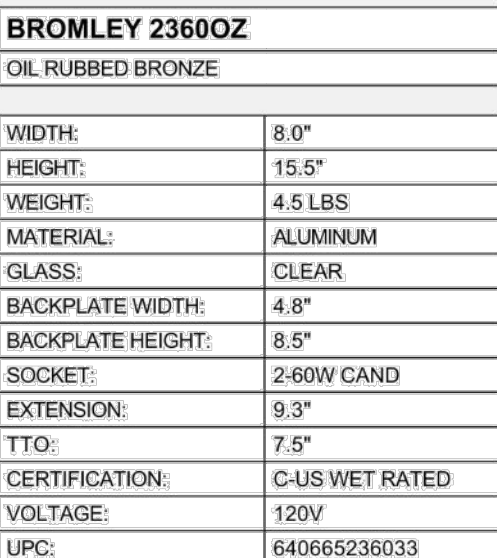
COLUMN LIGHT

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EXTERIOR WALL MOUNT LIGHT

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EXTERIOR SIDE WALL MOUNT LIGHT



3
2.5 257 FAIRVIEW ROAD - SOUTH FACADE



2
2.5 249 FAIRVIEW ROAD - SOUTH FACADE



1
2.5 249 FAIRVIEW ROAD - SOUTH FACADE



6
2.5 265 FAIRVIEW ROAD - SOUTH FACADE



5
2.5 257 FAIRVIEW ROAD - SOUTH FACADE



4
2.5 257 FAIRVIEW ROAD - SOUTH FACADE



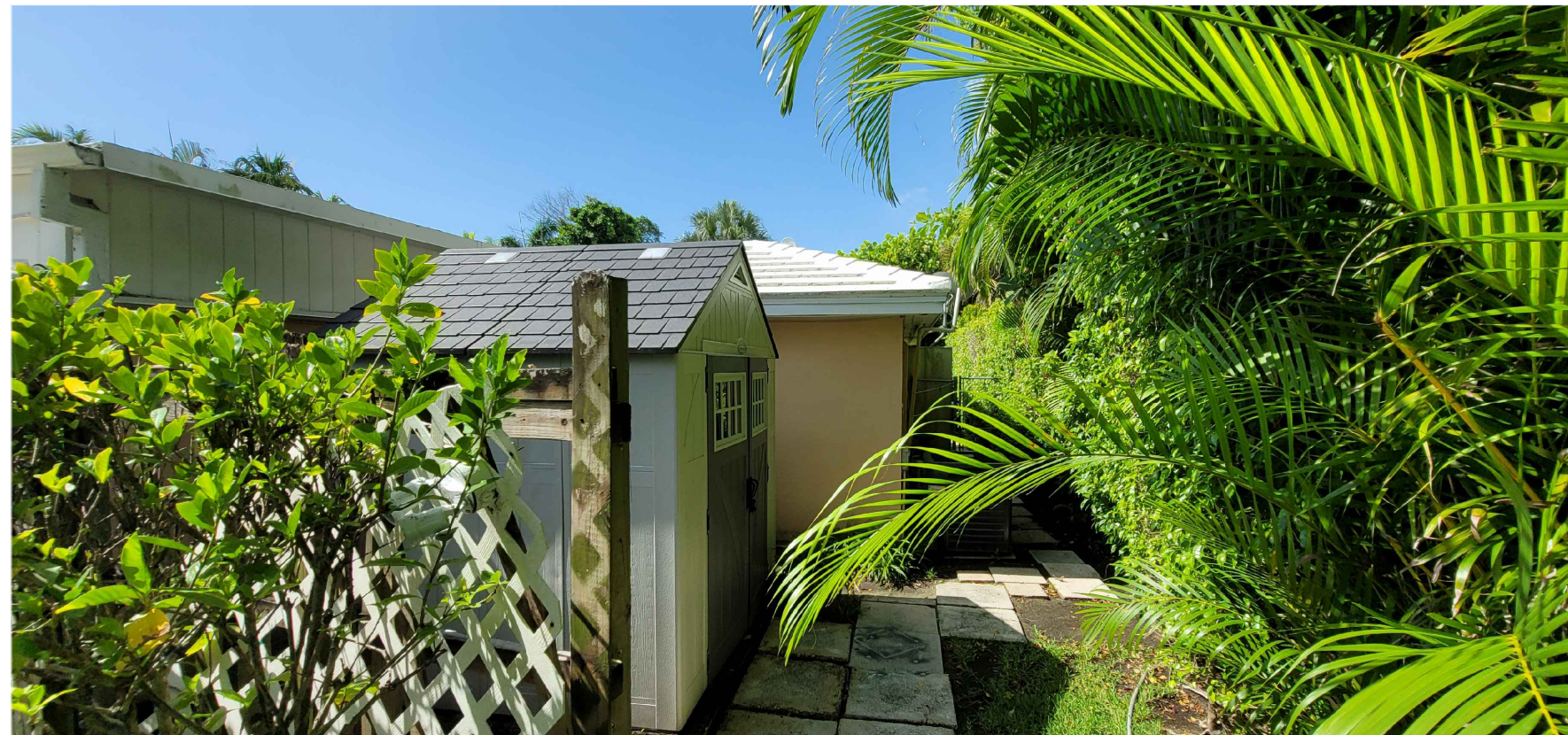
9
2.5 257 FAIRVIEW ROAD - NORTH FACADE



8
2.5 257 FAIRVIEW ROAD - POOL HOUSE S. FACADE



7
2.5 257 FAIRVIEW ROAD - ARBOR SE FACADE



12
2.5 257 FAIRVIEW ROAD - SHED NW FACADE



11
2.5 257 FAIRVIEW ROAD - NORTH FACADE



10
2.5 249 FAIRVIEW ROAD - LANAI NE FACADE



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Clint Larkan Architect
Digitally signed by Clint Larkan Architect
Date: 2023.02.21 16:21:31 -05'00'

fieger staff house
258 country club rd. & 257 fairview rd. palm beach, fl 33480

plot date: 02.09.23
ToPB - drop off

257 existing exterior photos
2.5



- TYP. ENTRY PEDIMENT
- TYP. ENTRY DOOR, OIL RUBBED BRONZE
- TYP. ENTRY COLUMNS & PEDESTAL
- TYP. SHUTTER STYLE & COLOR



- TYP. SHUTTER STYLE & COLOR
- TYP. ROUND WINDOW DESIGN & COLOR
- TYP. CARRIAGE LIGHT FIXTURE DESIGN & COLOR
- TYP. SITE WALL, FINISH & COLOR
- TYP. ENTRY & DRIVEWAY GATE, POWDER COATED BRONZE



- TYP. COPPER GUTTER DESIGN & FINISH
- TYP. PRECAST QUOINS
- TYP. DRIVEWAY STONE
- TYP. SITE WALL, WALL CAPS

3 NORTH FACADE AT ENTRY
2.6

2 NORTH FACADE AT GATE / PRIVACY WALL
2.6

1 NORTH FACADE AT COURTYARD
2.6



- TYP. ELLIPSE ARCHES, FINISH & COLOR
- TYP. ROUND PRECAST COLUMNS

6 LANAI COLUMNS / ELLIPSE OPENINGS
2.6



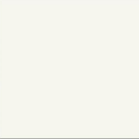
- TYP. CARRIAGE LIGHT FIXTURE DESIGN & COLOR
- TYP. CHIP & DALE BALCONY RAILING & POSTS. RAILING: POWDER COATED WHITE
- POSTS: STUCCO, BENJAMIN MOORE, OC-117 SIMPLY WHITE

5 2nd FLOOR BALCONY RAILING / POSTS
2.6



- TYP. PRECAST FRIEZE
- TYP. STUCCO FINISH & COLOR
- TYP. PRECAST QUOINS
- TYP. GARAGE DOOR DESIGN & COLOR
- TYP. DRIVEWAY STONE

4 GARAGE DOOR
2.6

COLOR PAINT LEGEND	
EXTERIOR PAINT COLORS	
	STUCCO WALLS: COLOR NAME: OC-117 SIMPLY WHITE COLLECTION: OFF WHITE COLORS MANUFACTURER: BENJAMIN MOORE
	SHUTTERS: COLOR NAME: 2062-10 POLO BLUE COLLECTION: COLOR PREVIEW MANUFACTURER: BENJAMIN MOORE
	WINDOW & DOOR'S FAMES: COLOR NAME: CLOUD WINDOW COLLECTION: ULTRA SERIES WINDOW MANUFACTURER: KOLBE WINDOWS & DOORS DOOR MANUFACTURER: ULTIMATE DOOR
	ROOF CONCRETE TILE: COLOR NAME: BARRAMUNDI TILE PROFILE: HORIZON MANUFACTURER: MONIER

CONCRETE ROOF TILE
COLOR NAME: BARRAMUNDI
TILE PROFILE: HORIZON
MANUFACTURER: MONIER

CORNICE, QUOINS, COLUMNS, LINTELS, KEYSTONES & SILLS
DOMINICAN SHELL STONE

WINDOW & DOOR FRAMES
COLOR NAME: CLOUD
WINDOW COLLECTION: ULTRA SERIES
WINDOW MANUFACTURER: KOLBE WINDOWS & DOORS
DOOR MANUFACTURER: ULTIMATE DOOR

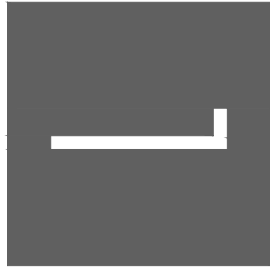
SHUTTERS
COLOR NAME: 2062-10 POLO BLUE
COLLECTION: COLOR PREVIEW
MANUFACTURER: BENJAMIN MOORE

SMOOTH STUCCO WALLS
COLOR NAME: OC-117 SIMPLY WHITE
COLLECTION: OFF WHITE COLORS
MANUFACTURER: BENJAMIN MOORE



- TYP. FRENCH DOORS DESIGN & COLOR
- TYP. WINDOWS DESIGN & COLOR

7 DOORS AND WINDOWS
2.6



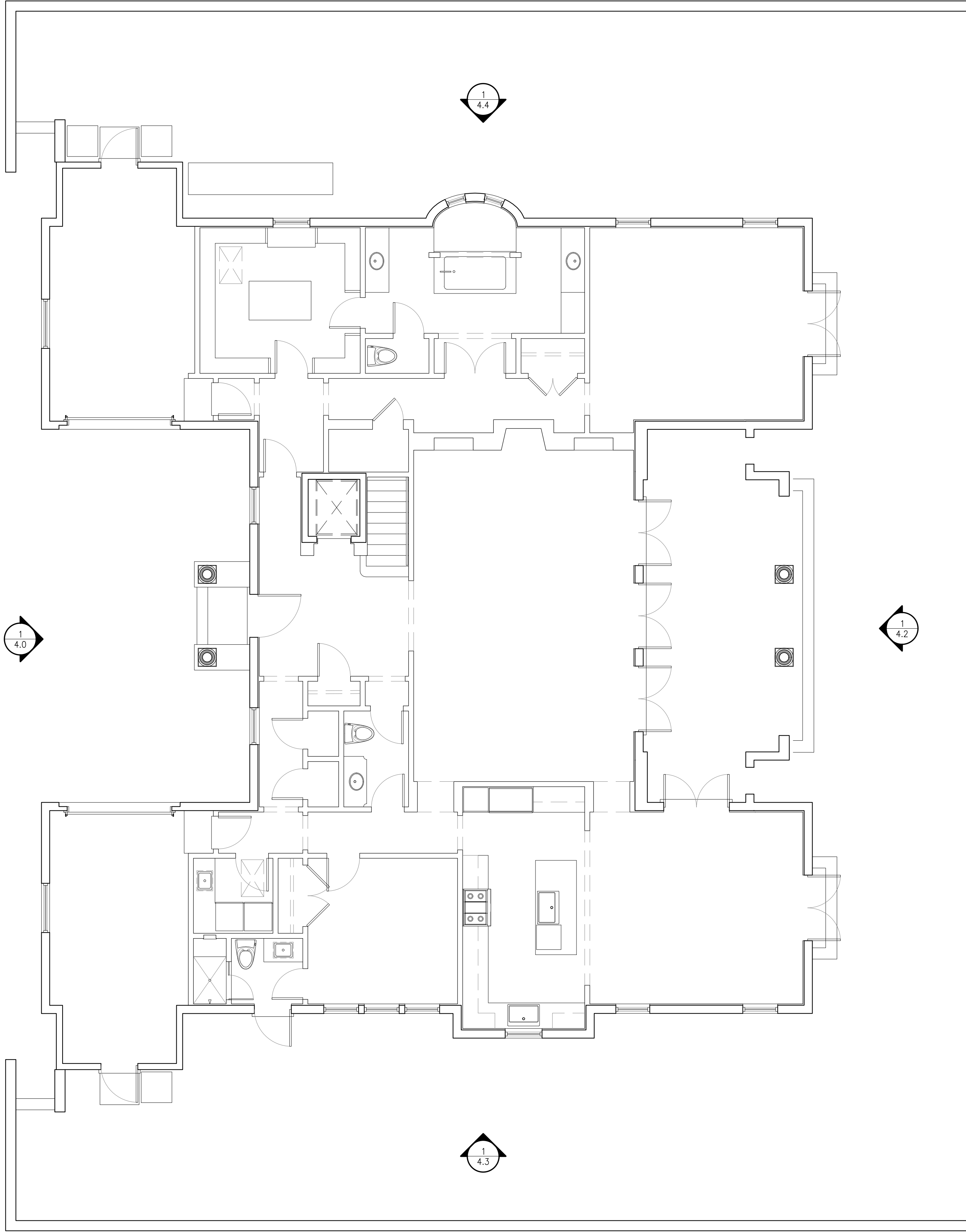
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Clint Larkan Architect
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Date: 2023.02.21 16:21:50 -05'00'

fieger staff house
258 country club rd. & 257 fairview rd. palm beach, fl 33480

plot date: 02.09.23
ToPB - drop off

258 exterior photos
2.6

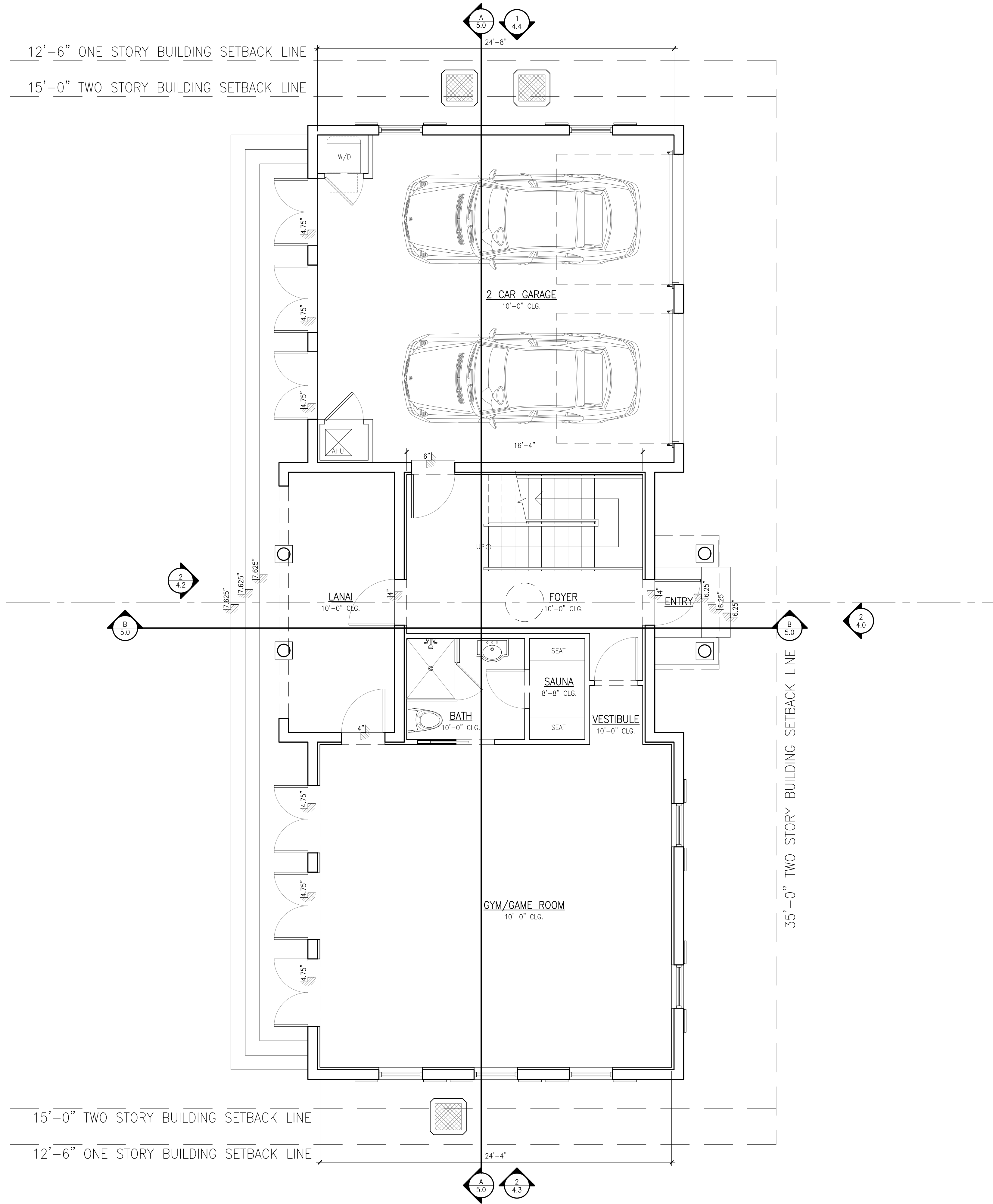


2
3.0

258 EXISTING FIRST FLOOR PLAN

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

(NOT IN SCOPE, NO WORK IN THIS AREA)



1
3.0

257 FIRST FLOOR PLAN

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

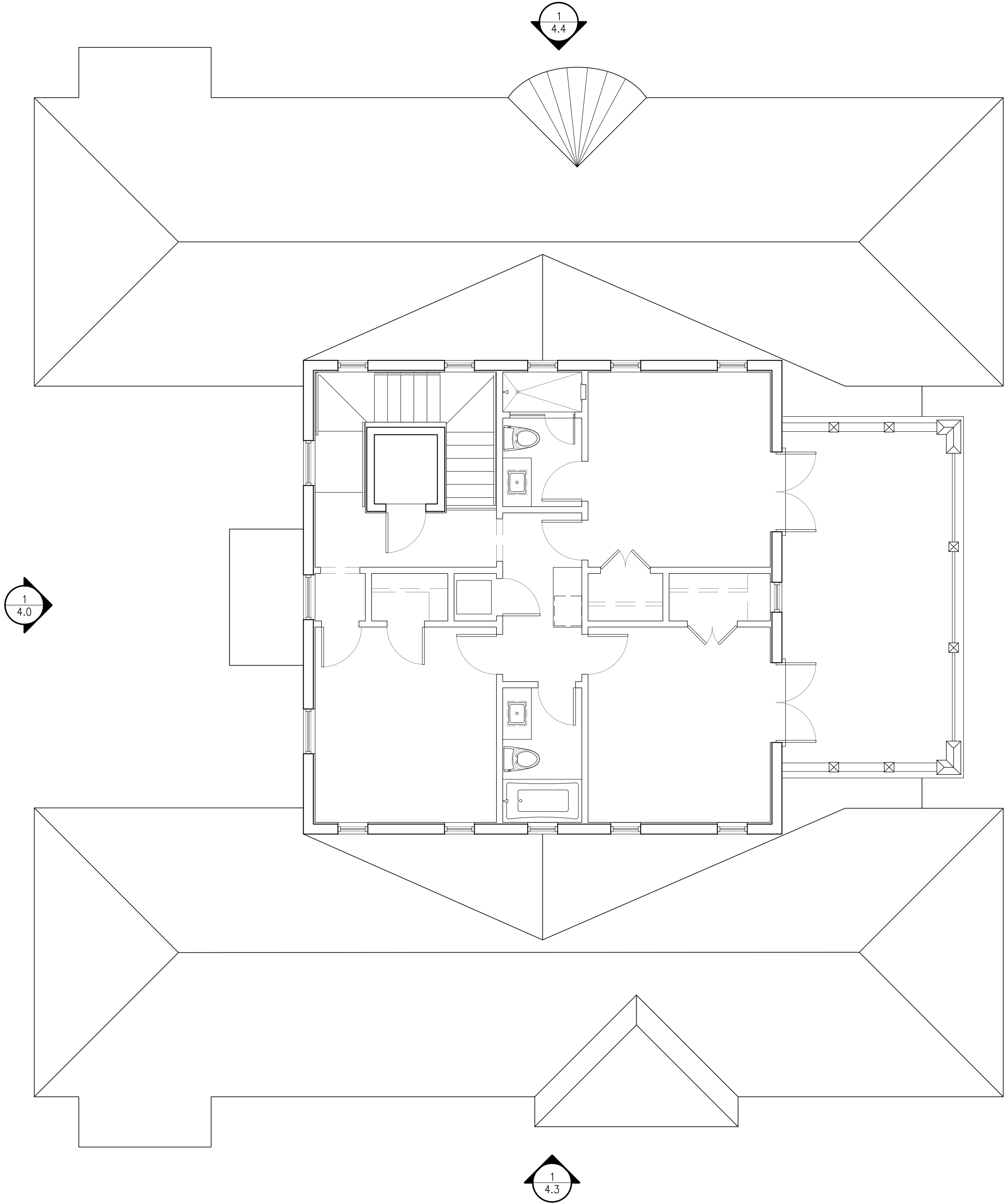


2
3.0

258 EXISTING SECOND FLOOR PLAN

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

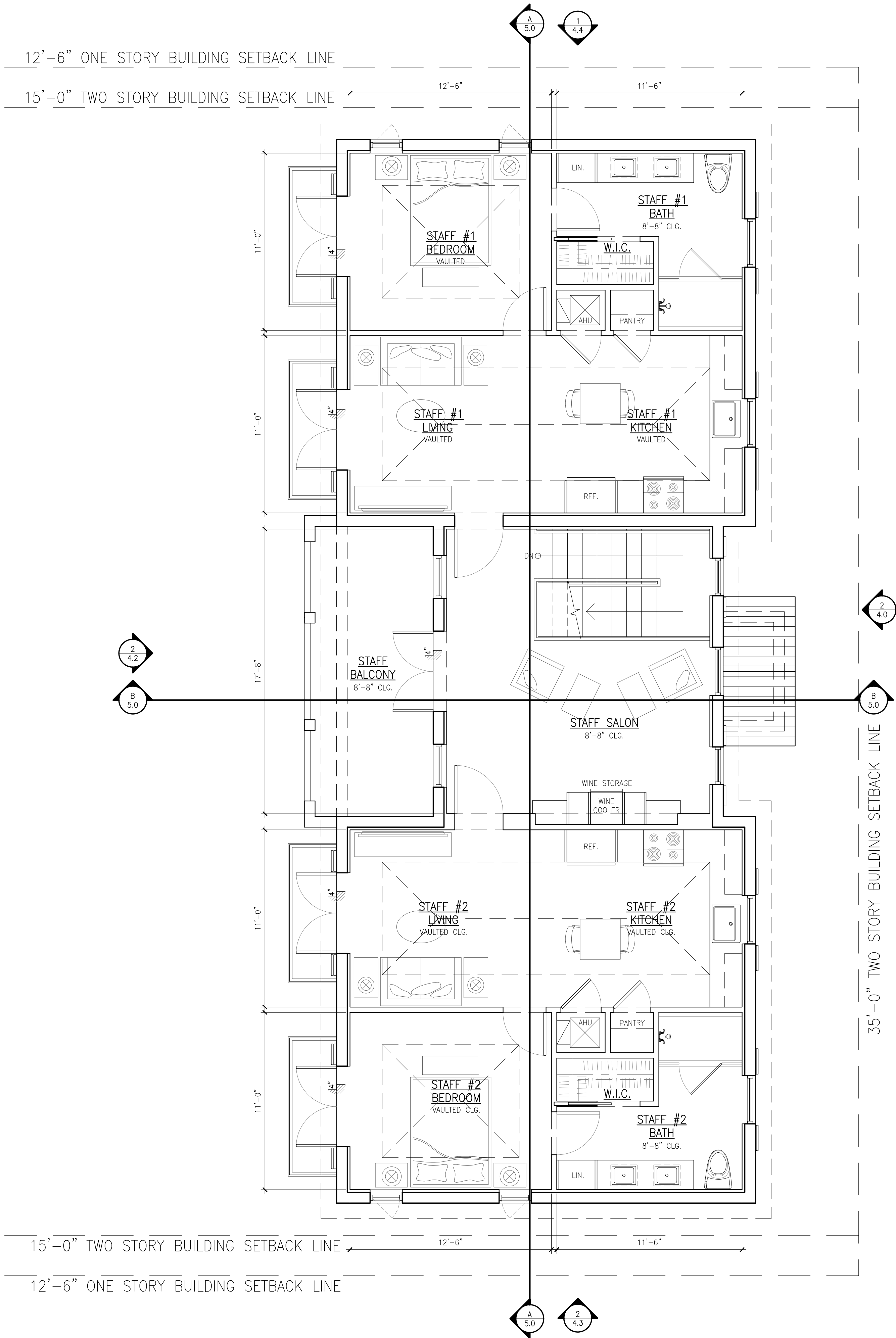
(NOT IN SCOPE, NO WORK IN THIS AREA)



1
3.1

257 SECOND FLOOR PLAN

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



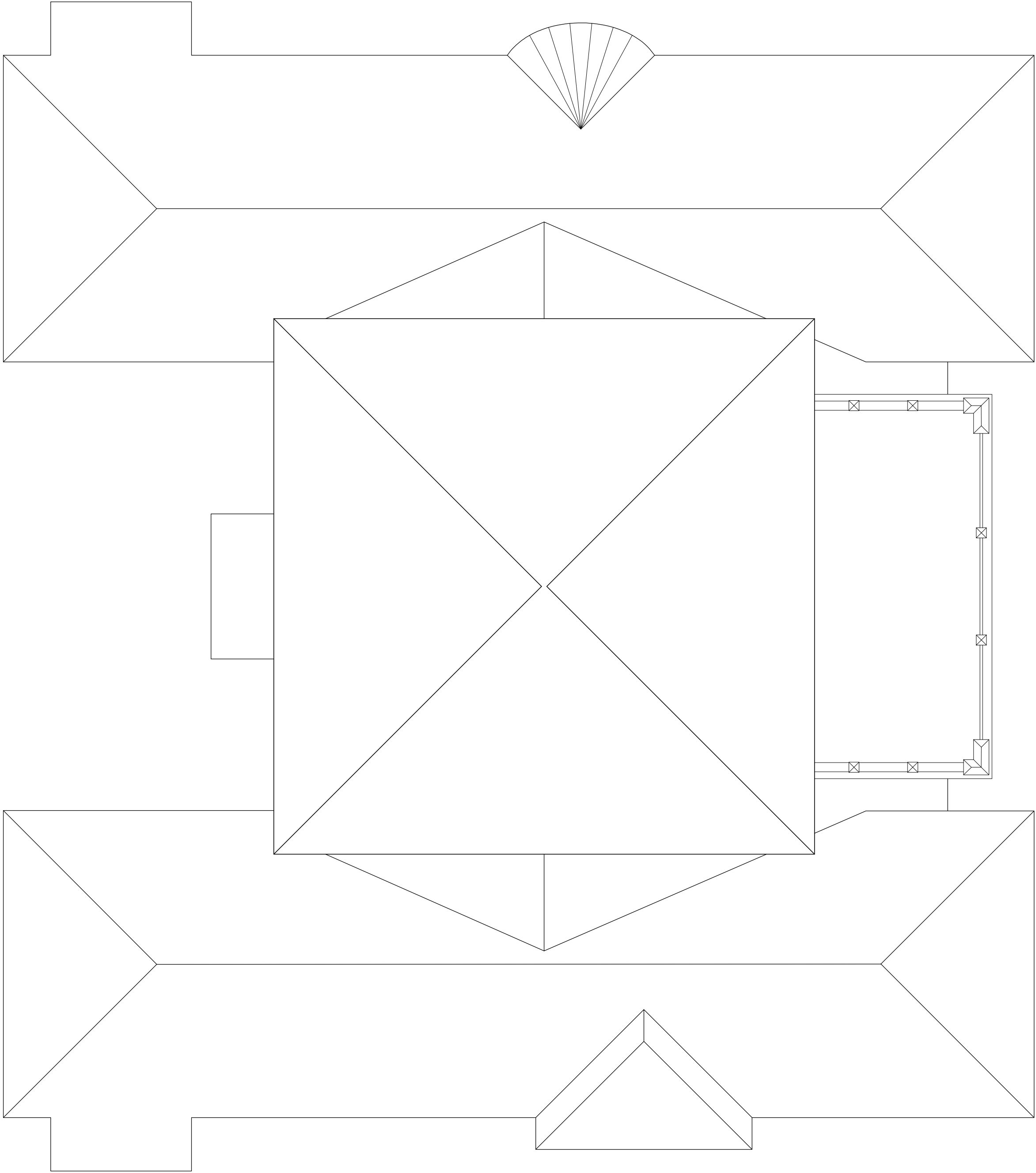


2
3.0

258 EXISTING ROOF PLAN

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

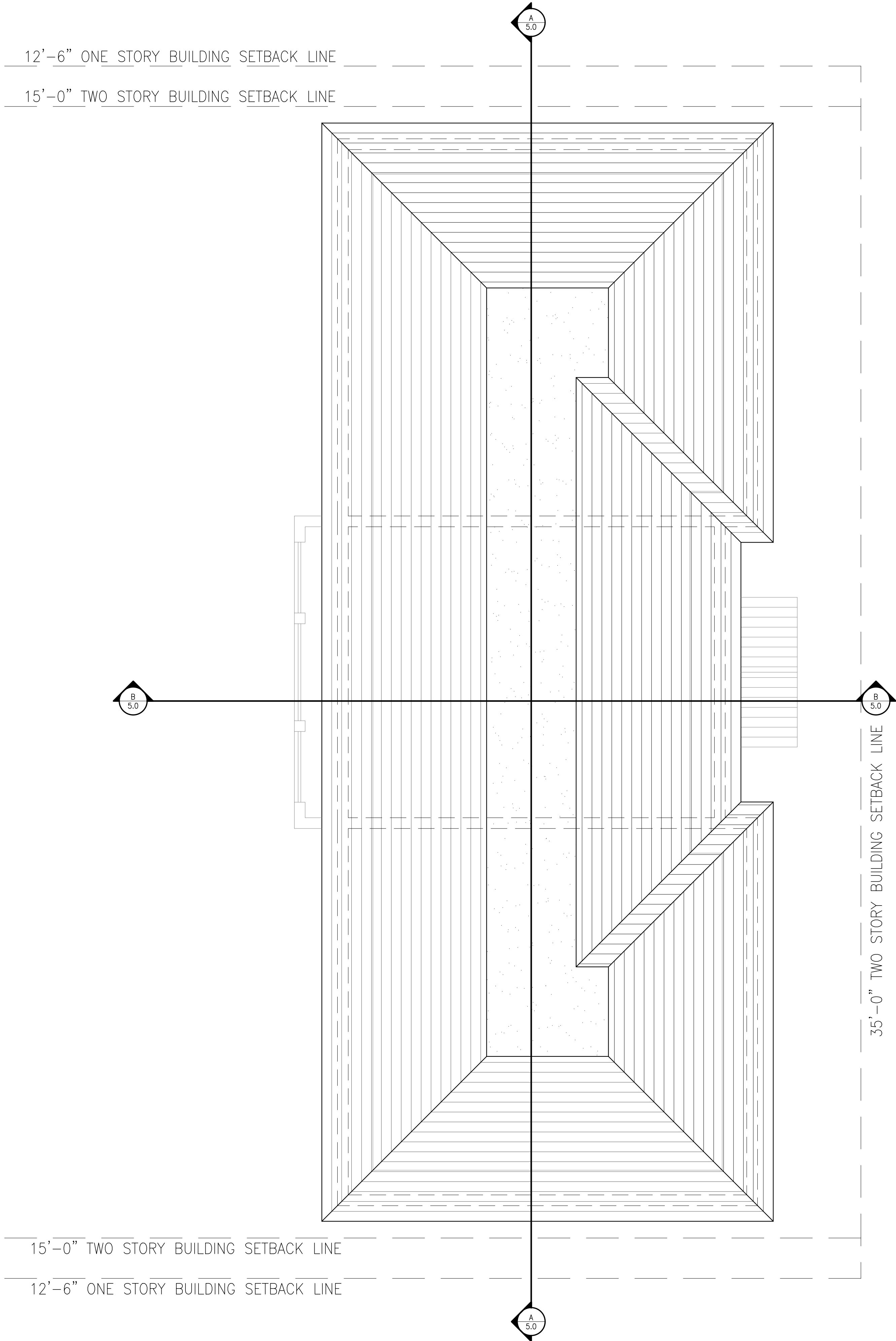
(NOT IN SCOPE, NO WORK IN THIS AREA)

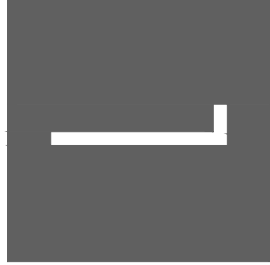


1
3.2

257 ROOF PLAN

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





clint larkan architect

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Clint
Larkan
Architect

Digitally signed
by Clint Larkan
Architect
Date: 2023.02.21
16:25:00 -05'00'

fieger staff house

258 country club rd. & 257 fairview rd. palm beach, fl 33480

258 exist. exterior elevations

plot date: 02.09.23
ToPB - drop off

4.0

MAX. BLDG. HT.
EL. +30'-0"
EL. 37.00' N.A.V.D.

T.O. BEARING
EL. +20'-4 1/2"
EL. 27.37' N.A.V.D.

WINDOW HD. HT.
EL. +18'-5"
EL. 25.42' N.A.V.D.

2nd FIN. FL.
EL. +11'-8"
EL. 18.67' N.A.V.D.

T.O. BEARING
EL. +10'-4"
EL. 17.33' N.A.V.D.

DOOR HD. HT.
EL. +7'-10 1/2"
EL. 14.87' N.A.V.D.

T.O. BEARING
EL. +7'-3 1/2"
EL. 14.04' N.A.V.D.

T.O. FIN. FLOOR
EL. +0'-0"
EL. 7.0' N.A.V.D.

CONCRETE ROOF TILE
COLOR NAME: BARRAMUNDI
TILE PROFILE: HORIZON
MANUFACTURER: MONIER



DRIVE, WALKS & PATIOS
BORDER: 8" ACID WASHED CAST STONE
FIELD: 24"x24" ACID WASHED CAST STONE



CORNICE, QUOINS, COLUMNS,
LINTELS, KEYSTONES & SILLS
DOMINICAN SHELL STONE



COLOR PAINT LEGEND

EXTERIOR PAINT COLORS

	STUCCO WALLS:
	COLOR NAME: OC-117 SIMPLY WHITE COLLECTION: OFF WHITE COLORS MANUFACTURER: BENJAMIN MOORE
	SHUTTERS:
	COLOR NAME: 2062-10 POLO BLUE COLLECTION: COLOR PREVIEW MANUFACTURER: BENJAMIN MOORE
	WINDOW & DOOR'S FAMES:
	COLOR NAME: CLOUD WINDOW COLLECTION: ULTRA SERIES WINDOW MANUFACTURER: KOLBE WINDOWS & DOORS DOOR MANUFACTURER: ULTIMATE DOOR
	ROOF CONCRETE TILE:
	COLOR NAME: BARRAMUNDI TILE PROFILE: HORIZON MANUFACTURER: MONIER

1
4.0

258 EXISTING NORTH ELEVATION

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

(NOT IN SCOPE, NO WORK IN THIS AREA)

T.O. ROOF
EL. +25'-0"

BLDG. HT.
EL. +19'-9 1/2"

T.O. BEARING
EL. +19'-6"

T.O. 2nd FLOOR
EL. +10'-10"

T.O. BEARING
EL. +9'-4"

T.O. SLAB
EL. +0'-0"
(MIN. +7.0 NAVD)

12'-6" ONE STORY
BUILDING SETBACK LINE

15'-0" TWO STORY
BUILDING SETBACK LINE

T.O. BEARING
EL. +10'-0"

7:12

3:12

CONCRETE ROOF TILE
COLOR NAME: BARRAMUNDI
TILE PROFILE: HORIZON
MANUFACTURER: MONIER

CORNICE, QUOINS, COLUMNS,
LINTELS, KEYSTONES & SILLS
DOMINICAN SHELL STONE

WINDOW & DOOR FRAMES

COLOR NAME: CLOUD
WINDOW COLLECTION: ULTRA SERIES
WINDOW MANUFACTURER: KOLBE WINDOWS & DOORS
DOOR MANUFACTURER: ULTIMATE DOOR

SHUTTERS

COLOR NAME: 2062-10 POLO BLUE
COLLECTION: COLOR PREVIEW
MANUFACTURER: BENJAMIN MOORE

SMOOTH STUCCO WALLS

COLOR NAME: OC-117 SIMPLY WHITE
COLLECTION: OFF WHITE COLORS
MANUFACTURER: BENJAMIN MOORE

15'-0" TWO STORY
BUILDING SETBACK LINE

12'-6" ONE STORY
BUILDING SETBACK LINE

DRIVE, WALKS & PATIOS

BORDER: 8" ACID WASHED CAST STONE
FIELD: 24"x24" ACID WASHED CAST STONE

NOTE: ALL FINISHES, COLORS, MATERIALS AND COMPONENTS TO
MATCH EXISTING MAIN HOUSE (258 COUNTRY CLUB RD.)

2

4.0

257 PROPOSED GUEST HOUSE SOUTH ELEVATION

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

CONCRETE ROOF TILE

COLOR NAME: BARRAMUNDI

TILE PROFILE: HORIZON

MANUFACTURER: MONIER



DRIVE, WALKS & PATIOS

BORDER: 8" ACID WASHED CAST STONE

FIELD: 24"x24" ACID WASHED CAST STONE



CORNICE, QUOINS, COLUMNS, LINTELS, KEYSTONES & SILLS

DOMINICAN SHELL STONE



COLOR PAINT LEGEND

EXTERIOR PAINT COLORS

STUCCO WALLS:

COLOR NAME: OC-117 SIMPLY WHITE

COLLECTION: OFF WHITE COLORS

MANUFACTURER: BENJAMIN MOORE

SHUTTERS:

COLOR NAME: 2062-10 POLO BLUE

COLLECTION: COLOR PREVIEW

MANUFACTURER: BENJAMIN MOORE

WINDOW & DOOR'S FAMES:

COLOR NAME: CLOUD

WINDOW COLLECTION: ULTRA SERIES

WINDOW MANUFACTURER: KOLBE WINDOWS & DOORS

DOOR MANUFACTURER: ULTIMATE DOOR

ROOF CONCRETE TILE:

COLOR NAME: BARRAMUNDI

TILE PROFILE: HORIZON

MANUFACTURER: MONIER

MAX. BLDG. HT.
EL. +30'-0"
EL. 37.00' N.A.V.D.

T.O. BEARING
EL. +20'-4 1/4"
EL. 27.37' N.A.V.D.

WINDOW HD. HT.
EL. +18'-5"
EL. 25.42' N.A.V.D.

2nd FIN. FL.
EL. +11'-8"
EL. 18.67' N.A.V.D.

T.O. BEARING
EL. +10'-4"
EL. 17.33' N.A.V.D.

DOOR HD. HT.
EL. +7'-10 1/2"
EL. 14.87' N.A.V.D.

T.O. BEARING
EL. +7'-3 1/2"
EL. 14.04' N.A.V.D.

T.O. FIN. FLOOR
EL. +0'-0"
EL. 7.0' N.A.V.D.



1 258 EXISTING NORTH ELEVATION @ STREET

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

(NOT IN SCOPE, NO WORK IN THIS AREA)



2 257 PROPOSED GUEST HOUSE NORTH ELEVATION @ STREET

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