



**COA APPLICATION MATERIALS
PROPOSED CONSTRUCTION**



SHEEP SHED AND GARAGE (SOUTH ELEVATION)



VIEW TOWARDS STREET



SHEEP SHED AND GARAGE, AERIAL



DRIVEWAY ENTRANCE



VIEW FROM STREET (SOUTH ELEVATION)



EXISTING SHED, LOCATED IN NE CORNER OF SITE

EXISTING SITE PHOTOS (1/1)

121 OCEAN AVENUE | NEWPORT, RHODE ISLAND
JUNE 02, 2020



123 OCEAN AVE



123 OCEAN AVE



111 OCEAN AVE



223 CARROLL AVE



211 CARROLL AVE



119 CARROLL AVE

EXISTING NEIGHBOR CONTEXT

121 OCEAN AVENUE | NEWPORT, RHODE ISLAND
JUNE 02, 2020



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 NEWPORT RI 02840
 O. 401 619-0562
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AP 41 LOT 354
 N/F PIERRE & KATHERINE E. IRVING
 D.B. 2216 PG. 211

FETNER RESIDENCE
 121 OCEAN AVENUE
 NEWPORT, RI

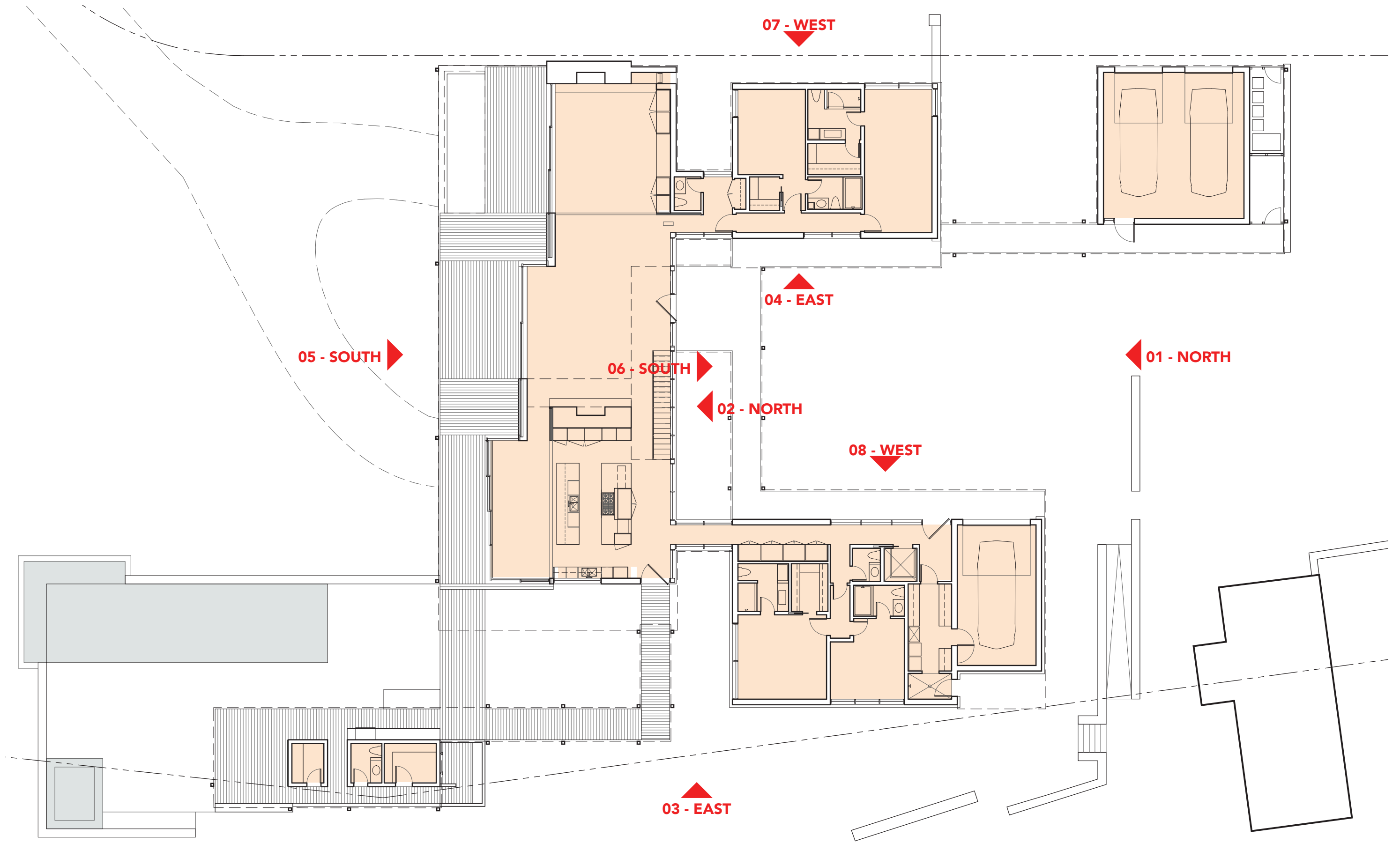
PROJECT NUMBER: 20.012
 DRAWN BY: KD
 CHECKED BY: PSR
 SCALE: 1/4"=1'-0"
 DATE: 02.26.2020

LANDSCAPE CONCEPT PLAN



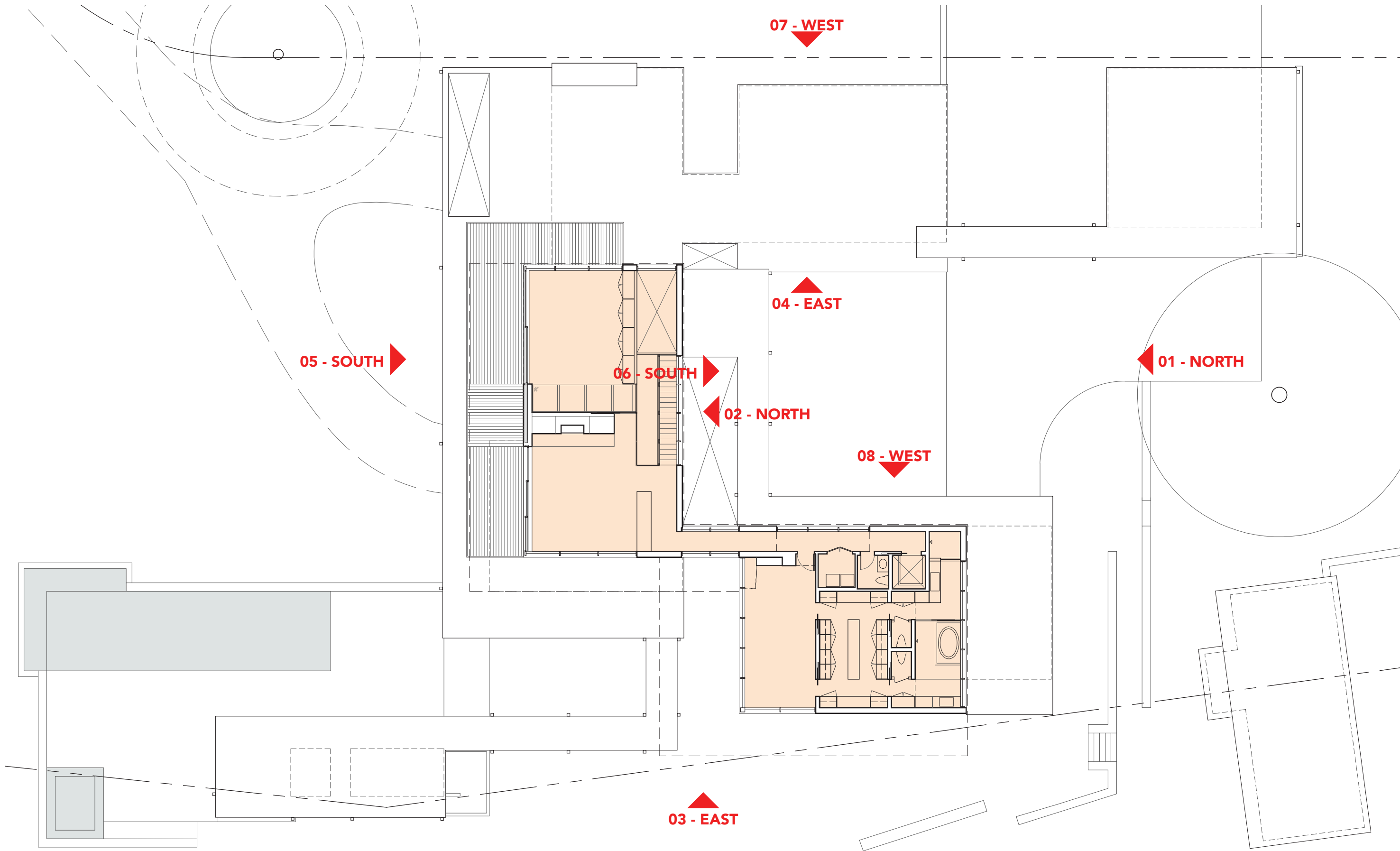
SCALE: 1:30
PROPOSED SITE PLAN

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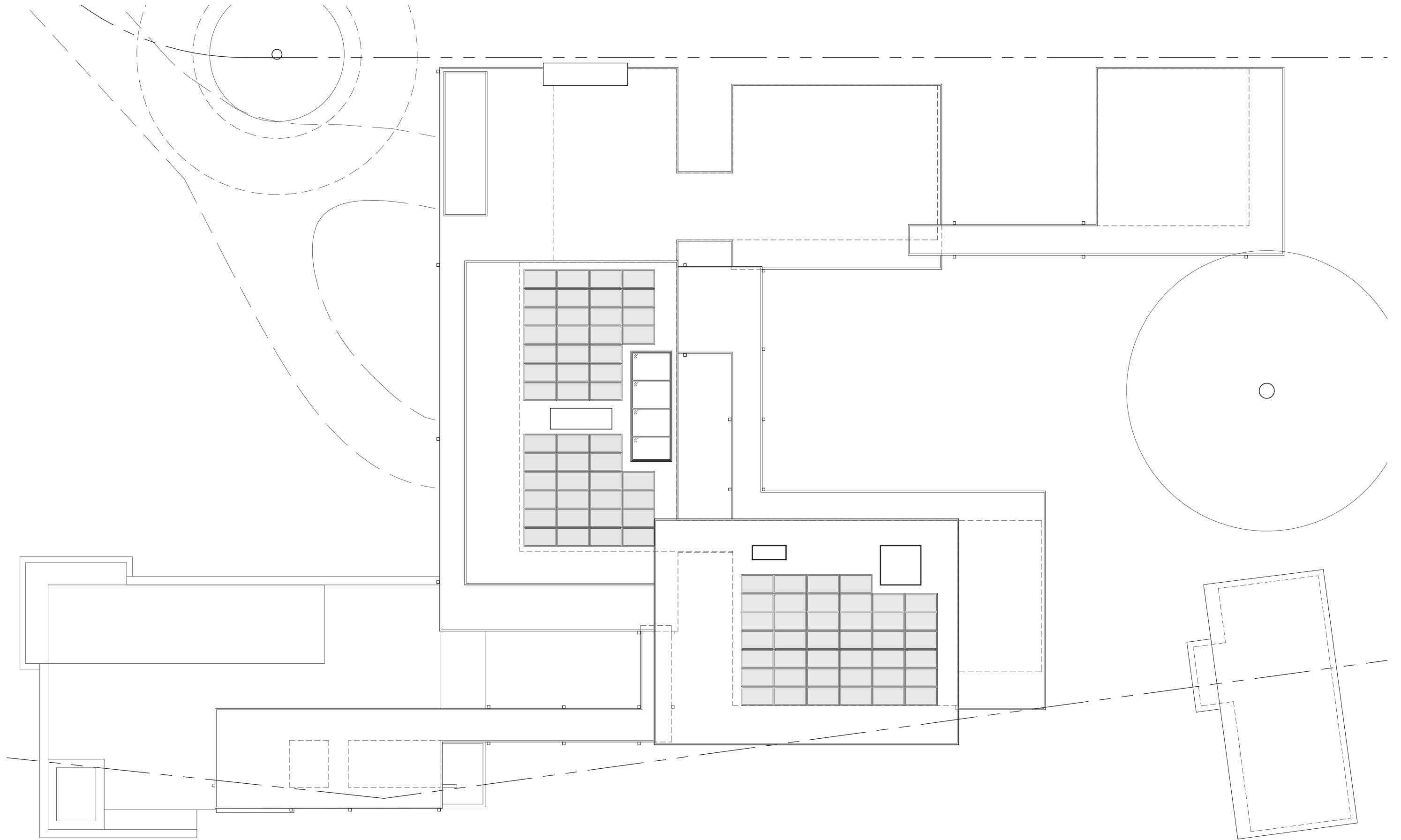
MAIN HOUSE - PROPOSED FIRST FLOOR PLAN

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MAIN HOUSE - PROPOSED SECOND FLOOR PLAN

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MAIN HOUSE - PROPOSED ROOF PLAN

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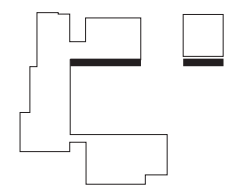
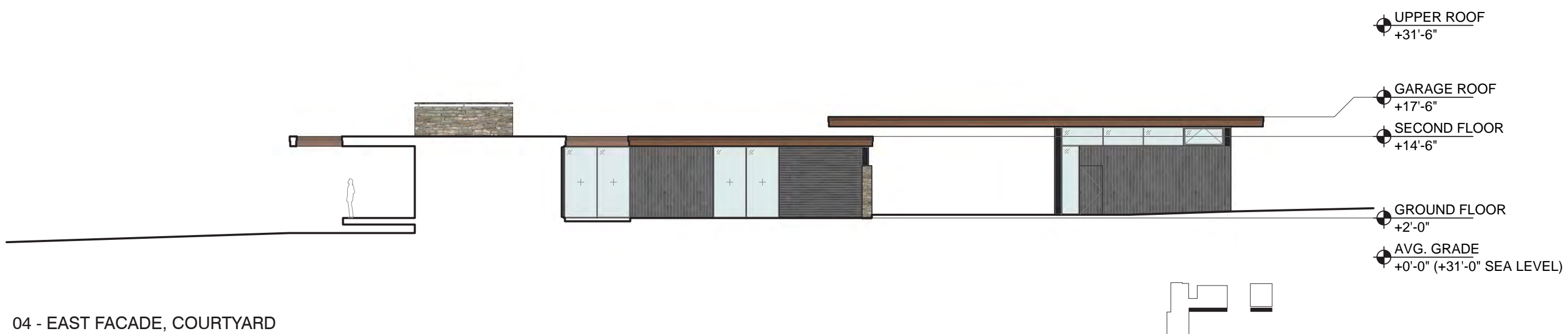
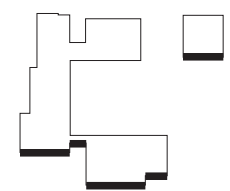
01 - NORTH FACADE, OVERALL



02 - NORTH FACADE, COURTYARD

MAIN HOUSE - PROPOSED ELEVATIONS (1/4)

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 JUNE 02, 2020

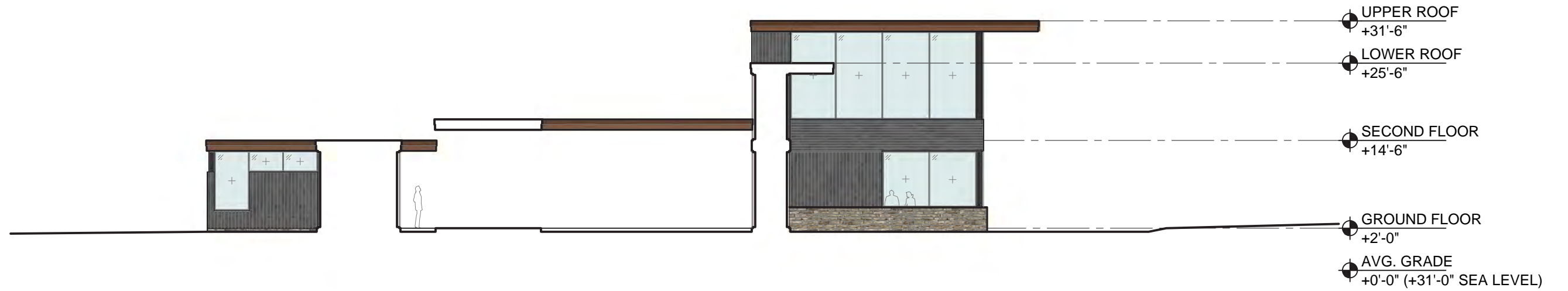
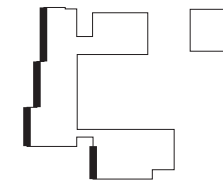


MAIN HOUSE - PROPOSED ELEVATIONS (2/4)

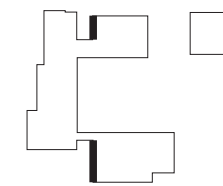
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05 - SOUTH FACADE, OVERALL



06 - SOUTH FACADE, COURTYARD



MAIN HOUSE - PROPOSED ELEVATIONS (3/4)

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07 - WEST FACADE, OVERALL



08 - WEST FACADE, COURTYARD

MAIN HOUSE - PROPOSED ELEVATIONS (4/4)

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VIEW FROM STREET

MAIN HOUSE - PROPOSED EXTERIOR RENDERINGS (1/4)

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VIEW FROM DRIVEWAY

MAIN HOUSE - PROPOSED EXTERIOR RENDERINGS (2/4)

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COURTYARD AND SHEEP SHED

MAIN HOUSE - PROPOSED EXTERIOR RENDERINGS (3/4)

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VIEW FROM NORTH LAWN

MAIN HOUSE - PROPOSED EXTERIOR RENDERINGS (4/4)

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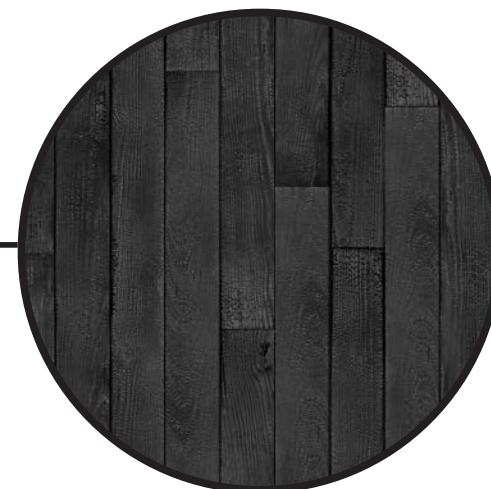
DYNAMIC, STEEL-ARTE
WINDOWS



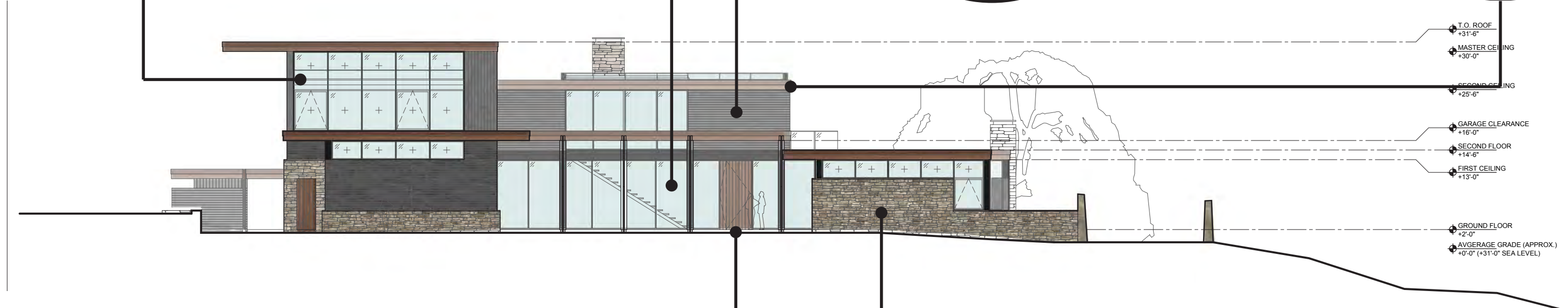
SKY-FRAME, INLINE
SLIDING DOORS



SHOU-SUGI BAN, CHARRED
CEDAR SIDING



STAINED WESTERN RED
CEDAR FASCIA



- T.O. ROOF +31'-6"
- MASTER CEILING +30'-0"
- SECOND CEILING +25'-6"
- GARAGE CLEARANCE +16'-0"
- SECOND FLOOR +14'-6"
- FIRST CEILING +13'-0"
- GROUND FLOOR +2'-0"
- AVERAGE GRADE (APPROX.) +0'-0" (+31'-0" SEA LEVEL)



RECLAIMED GRANITE WALK



LOCAL FIELDSTONE

MAIN HOUSE - PROPOSED MATERIALS

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MTA PRECEDENT - GEOTHERMAL HOUSE, BELMONT, MA

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MTA PRECEDENT - THE OAKS, MARTHA'S VINEYARD, MA

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MTA PRECEDENT - WESTPORT MEADOW HOUSE, WESTPORT, MA

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