

VIEW EAST TOWARDS SITE ALONG OCEAN AVE (IN FRONT OF BAILEY'S BEACH)



VIEW EAST TOWARDS SITE ALONG OCEAN AVE (IN FRONT OF BAILEY'S BEACH)

HEX HOUSE

123 OCEAN AVE, NEWPORT RI



VIEW NORTH TOWARDS SITE ALONG OCEAN AVE AT ENTRANCE



VIEW NORTH TOWARDS SITE ALONG OCEAN AVE AT ENTRANCE



VIEW NORTH OF EXISTING HOUSE ALONG DRIVEWAY



VIEW WEST OF EXISTING HOUSE ENTRY AND GARAGE



VIEW NORTH OF EXISTING HOUSE ALONG POOL PATIO

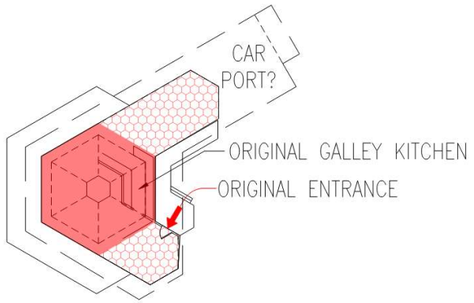




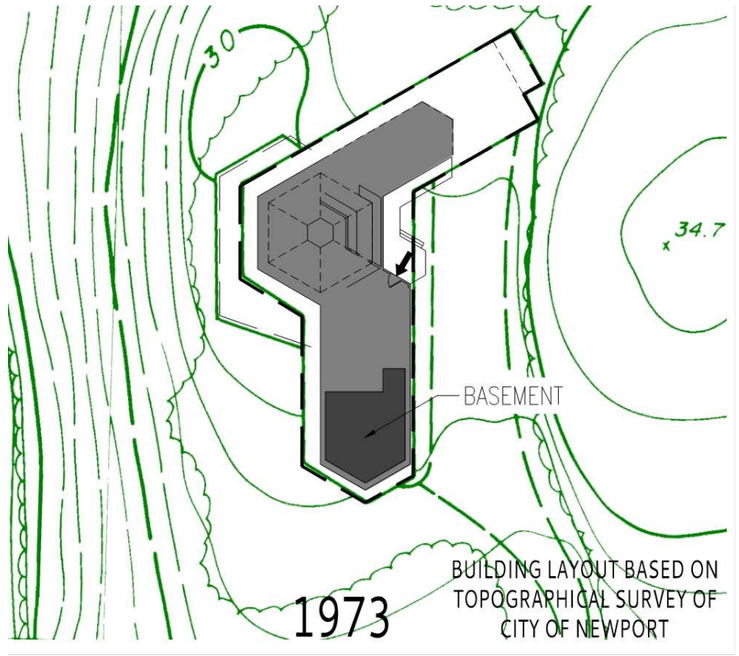
VIEW EAST TOWARDS GARAGE

HEX HOUSE

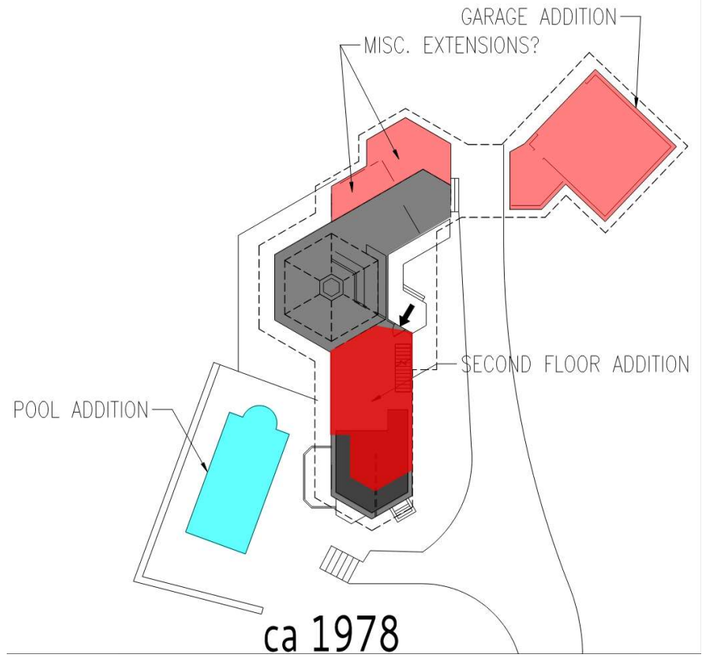
123 OCEAN AVE, NEWPORT RI



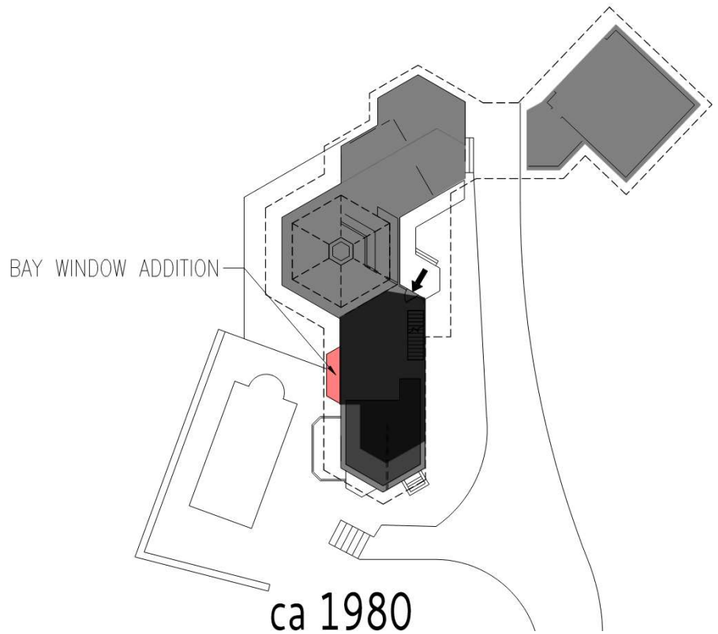
Carl S Jurgens & Marion Wilson purchase farmhouse (Hazard House, 121 Ocean Ave) and build Hex House



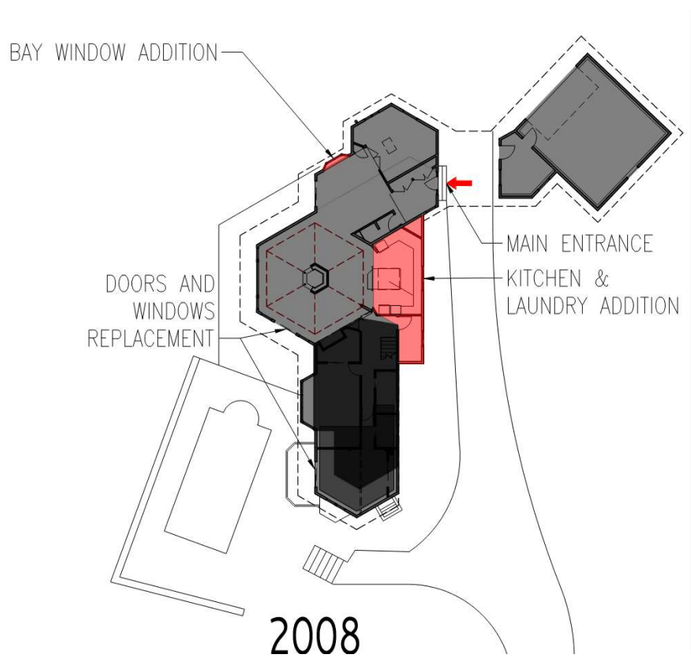
Jurgens property is granted za zoning variance to be subdivided into two lots, Hex House is located on new 2 acre lot (123 Ocean Ave)



Frank Schaulb buys Hex House & adds second floor, misc additions and garage.



Robert and Emily Anderson buy Hex House and modify for wheelchair access, add bay windows and doors, add bedroom and bath in north wing



Remove main entry, porch and hall to incorporate into new kitchen and laundry. All new windows and doors

LILY POND
CRMC TYPE 1 WATER

DRILL HOLE (NOT FND)

20'

CLOSURE LINE

57.00' +/- ALONG MHW = 56.72'

N02°07'32"W

VIEW CORRIDOR
PER PLAN REF. NO. 2

75' MAX

AP 41 LOT 385
N/F BELINDA B. KIELLAND
D.B. 654 PG. 274

AP 41 LOT 394
N/F ELENA T. KISSEL
D.B. 826 PG. 402

HELD PLAN TOTAL DIST FROM BOUND = 424.59'+/- (REF. #2)

404.59'

S65°56'16"E

DEED CALLS = 594.20'+/-
TOTAL FND = 591.16'

GRANITE BOUND (FND)

WOODED

50' PERIMETER WETLAND

50' COASTAL BUFFER

400.00'
N65°56'16"W

IRON PIPE (FND)

50.00' TIE

ZONING CRITERIA

ZONING DISTRICT	R–120
MINIMUM LOT AREA	120,000 SQ. FT.
MINIMUM LOT WIDTH	300'
MINIMUM FRONT YARD SETBACK	75'
MINIMUM SIDE YARD SETBACK	50'
MINIMUM REAR YARD SETBACK	50'
MAXIMUM BUILDING COVERAGE	8%
MAXIMUM BUILDING HEIGHT	35'

LEGEND
NOT TO SCALE

- BOUNDARY
- ABUTTER
- MAJOR CONTOUR
- MINOR CONTOUR
- STONEWALL
- TREELINE
- WETFLAGS
- BUILDING ENVELOPE
- G GAS LINE
- D DRAINAGE LINE
- S SEWER LINE
- W WATER LINE
- IRON PIN
- BOUND
- WATER VALVE
- GAS VALVE

WF B 114 7.68'x
WF B 113
WF B 112 8.03'x
WF B 111
WF B 110
WF B 109 5.97'x
WF B 108
WF B 107 6.67'x
WF B 106
WF B 105 5.89'x
WF B 104 5.74'x
WF B 103
WF B 102
WF B 101
WF B 100 6.45'x

A 115
A 114
A 113
A 112
A 111
A 110
A 109
A 108
A 107
A 106
A 105
A 104
A 103 23.07'x
A 102 20.69'x
A 101 14.38'x
A 100 14.42'x

BRUSH LINE

STONE STEPS

24.26'x

24.59

GARDEN AREA

WOODEN PLANTER

PLANTING AREA

STONE RETAINING WALL

PLANTING AREA

BITUMINOUS PAVEMENT

MANHOLE RIM 26.32

MANHOLE RIM 26.49

EXISTING GARAGE

EXISTING WELL

AP 41 LOT 344
N/F GABRIEL & ELEANOR A. DOUMATO
D.B. 642 PG. 111

50' PERIMETER WETLAND

12" TREE

WALKWAY

OVERHANG

FF ELEV. 27.54 x

BENCH MARK:
DRILL HOLE SET IN LEDGE
ELEVATION 27.30
NAVD 88 DATUM

123
OCEAN AVENUE
EXISTING
DWELLING

CONC. DECK

25.33 x

27.76 x

WOODEN FENCE ON RETAINING WALL

CONC. RETAINING WALL

TOP OF RETAINING WALL AVERAGE ELEV 28.10

16.51 x

27.74 x

POOL AREA

CONC. PATIO

WOODEN DECK

WOODEN STEPS

BITUMINOUS DRIVEWAY

APPROXIMATE MEAN HIGH WATER LINE

CONTIGUOUS FRESHWATER WETLANDS

TOP OF BLUFF COASTAL FEATURE

50' PERIMETER WETLAND

50' COASTAL BUFFER

S65°56'16"E
TOTAL = 208.00'

112.18'

30.82'

65.00'

IRON PIPE (FND)

N24°03'44"E
276.00'

TREELINE (TYP)

30'

BUILDING SETBACKS

30' RIGHT

TREE LINE

BRUSH LINE

BUILDING SETBACKS

STONE RETAINING WALLS

30.62

31.84

30.65

32.14

30.68

33.42

35.27x

35.38x

EXISTING BUILDING
437 SQ. FT.

RAMP

CHAIN LINK FENCE

BENCHMARK
NAIL IN RAMP
ELEV. = 38.64

18" MAPLE

LAWN

AP 41 LOT 267
N/F DENNIS K. & ROSEANNE T. WILLIAMS
D.B. 2470 PG. 184

LOT AREA
167,824 SQ. FT.
3.8527 ACRES

24" MAPLE

BITUMINOUS PAVEMENT

12" TREE

WOODED

x 29.54

x 28.25

12" EVERGREEN

x 31

LAWN

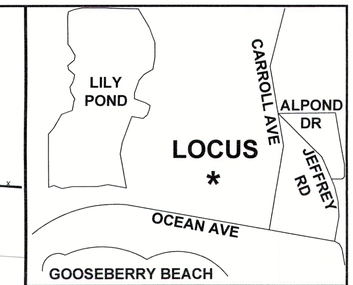
x 26.20

15" JAPANESE MAPLE

15" TREE

BENCHMARK
NAIL IN DRIVEWAY
ELEV. = 27.20

FAUCET



LOCUS MAP
NOT TO SCALE

NO.	DATE	DESCRIPTION	BY
1	11/11/20	REVISED BUILDING SETBACK	WCR

GENERAL NOTES:

1. THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE LATEST AVAILABLE INFORMATION. THE UTILITY LOCATIONS ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE. THE CONTRACTOR SHALL CHECK AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, AND "DIG-SAFE" MUST BE NOTIFIED PRIOR TO COMMENCING ANY CONSTRUCTION OPERATIONS. RESTORATION AND REPAIR OF DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL COST THE OWNER. NO EXCAVATION SHALL COMMENCE UNTIL ALL INVOLVED UTILITY COMPANIES AND/OR TOWN WHOSE FACILITIES MIGHT BE AFFECTED BY ANY WORK TO BE PERFORMED BY THE CONTRACTOR ARE NOTIFIED AT LEAST 72 HOURS IN ADVANCE.

2. THE CONTOURS SHOWN HEREIN ARE BASED ON NAVD-88 DATUM.

3. HORIZONTAL DATUM BASED ON NAD-83 RHODE ISLAND STATE PLANE COORDINATE SYSTEM.

4. THIS SITE LIES IN ZONE AE (ELEV 16 FEET) AND ZONE X AREA AS SHOWN ON THE FEMA FLOOD MAP, FLOOD MAP NO. 44005C0179J , EFFECTIVE DATE SEPTEMBER 4, 2013, ALSO PARTIALLY IN A CBRS AREA EFFECTIVE DATE DECEMBER 18, 2014.

PLAN REFERENCES:

1. A PLAN ENTITLED "LAND OF MARION MASON JURGENS, NEWPORT, RHODE ISLAND, 18,APRIL, 1974, SCALE 1" = 50' DRAWING NUMBER S-6-4" SAID PLAN IS RECORDED AND FILED AS PLAN NO. 10-4-17 IN NEWPORT, RI CITY HALL.

2. A PLAN ENTITLED "REPLAT OF DIVISION OF PROPERTY IN NEWPORT, RHODE ISLAND FOR ESTATE OF MARY WHITEHOUSE PREPARED BY STANLEY ENGINEERING INC. SCALE 1" = 50' OCTOBER, 1993" SAID PLAN IS RECORDED AND FILED AS PLAN NO. 16-1-30 IN THE NEWPORT, RI CITY HALL.

3. A PLAN ENTITLED "ROCKY FARM SITE UTILITY PLAN" ALEXANDER ASSOCIATES LANDSCAPE ARCHITECTS AND PLANNERS DATED: 4-29-85

1–888–DIG–SAFE
PROTECT YOURSELF, GIVE TWO WORKING DAYS NOTICE

NORBERT A. THERIEN
No. 1739
REGISTERED PROFESSIONAL LAND SURVEYOR
11/10/2020

NATIONAL Surveyors-Developers Inc.
42 Hamlet Ave., Woonsocket, R.I.
(401) 769-7779

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATIONS FOR PROFESSIONAL LAND SURVEYORS NOVEMBER 25, 2015 AS FOLLOWS:

TYPE OF SURVEY: COMPREHENSIVE BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: CLASS 1 STANDARD

PURPOSE OF SURVEY: EXISTING CONDITIONS PLAN

BY: _____ DATE: 11/10/2020
NORBERT A. THERIEN, PLS NO. 1739

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

GABRIEL & ELEANOR A. DOUMATO
ASSESSORS PLAT 41 LOT 344
123 OCEAN AVE
NEWPORT, RHODE ISLAND

EXISTING CONDITIONS PLAN

DRAWN BY: W.C.R.	CHECKED BY: N.A.T.	FIELD BY: R.W.,J.S.
SEPTEMBER 2020	JOB No. 2020–185	SHEET 1 OF 1

\\Plot\server files\NATIONAL 2020\2020-185\dwg\2020-185.dwg, EXISTING, 1:1



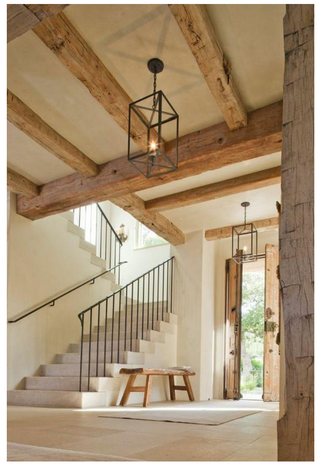


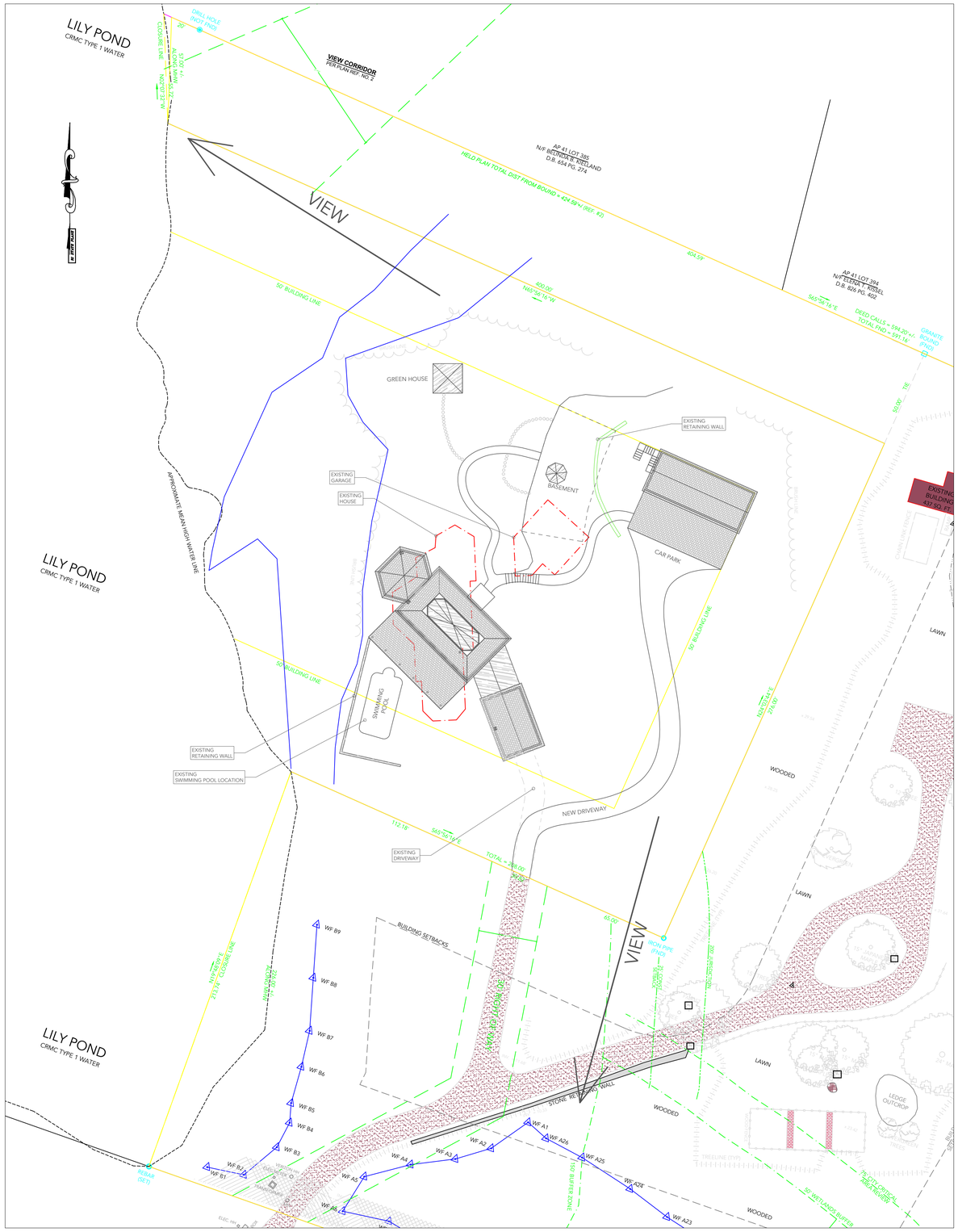












SITE PLAN
SCALE 1/32"=1"



SCALE BAR 1/32"=1"

CLEMENT MENIAUD
Interior Design & Architecture

+ 1 (246) 826 5132
Clement@MCdesign-studio.com

The office
S 04, Paynes bay
St.James, Barbados

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REVISION	
DATE	DESCRIPTION

The 14/11/2020
In Barbados

Location.
123 Ocean Ave.
New port, Rhode island
USA

Client.
Mr. Michael Anders

Project.
Private villa
Construction

Scale.
1/32"=1"

Measurement unit.
Inches

Printing format.
A1

Plan ref.
PP. 01

Drawing name.
Project proposal
Site plan

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Interior Design & Architecture

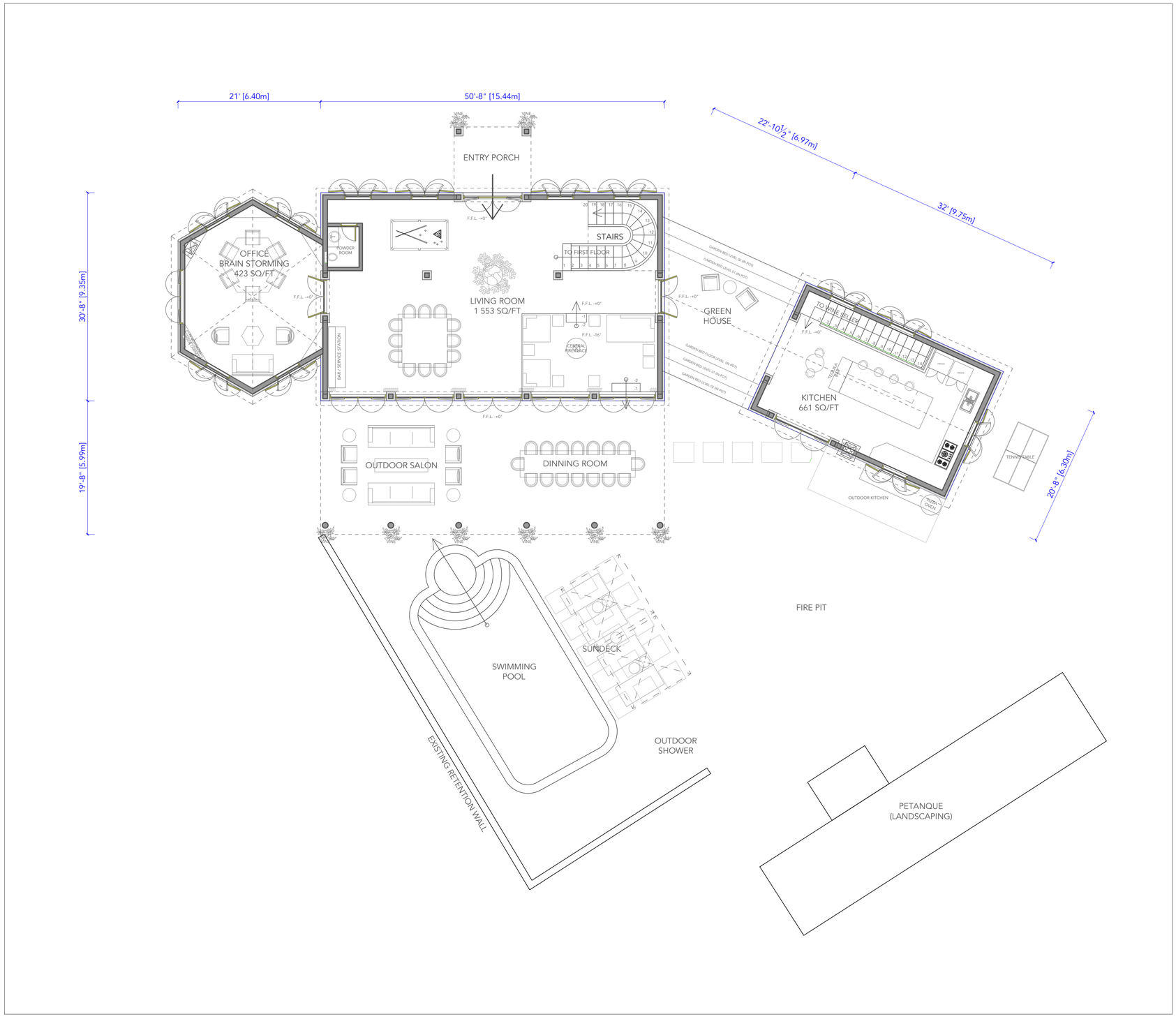
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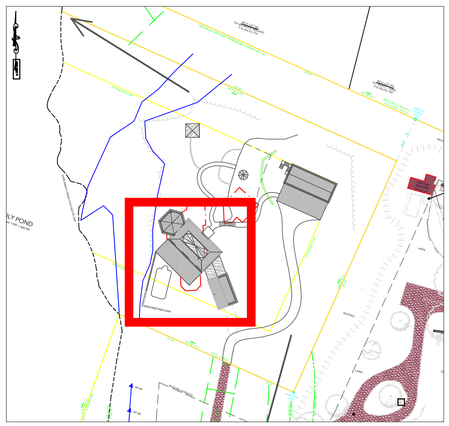
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REVISION	
DATE	DESCRIPTION



MAIN HOUSE - GROUND FLOOR - GENERAL LAYOUT
SCALE 1/8"=1"



LOCATION PLAN



SCALE BAR 1/8"=1"

The 14/11/2020
In Barbados

Location.
123 Ocean Ave.
New port, Rhode island
USA

Client.
Mr. Michael Anders

Project.
Private villa
Construction

Scale.
1/8"=1"

Measurement unit.
Inches

Printing format.
A1

Plan ref.
PP. 02

Drawing name.
Project proposal
Main house - General layout
Ground floor

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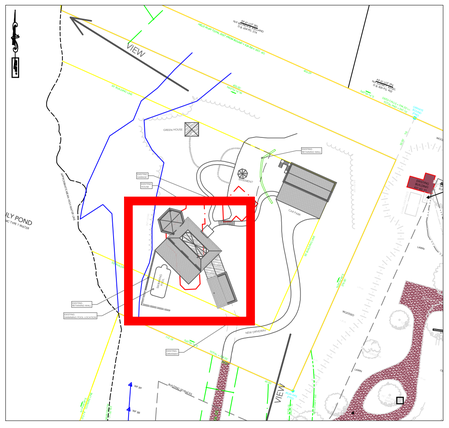
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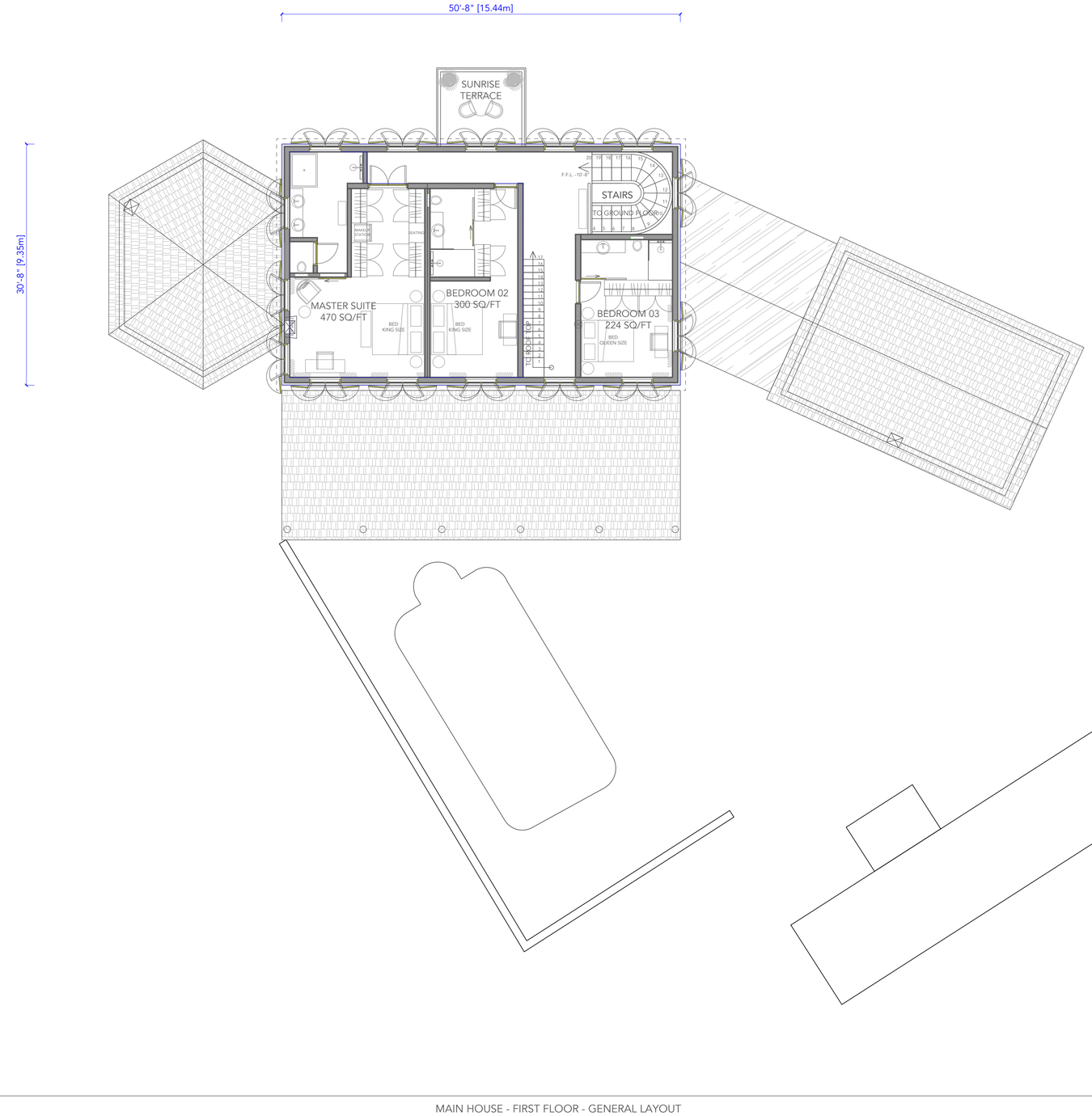
REVISION	
DATE	DESCRIPTION



LOCATION PLAN



SCALE BAR 1/8"=1"



MAIN HOUSE - FIRST FLOOR - GENERAL LAYOUT
SCALE 1/8"=1"

The 14/11/2020
In Barbados

Location.
123 Ocean Ave.
New port, Rhode island
USA

Client.
Mr. Michael Anders

Project.
Private villa
Construction

Scale.
1/8"=1"

Measurement unit.
Inches

Printing format.
A1

Plan ref.
PP. 03

Drawing name.
Project proposal
Main house - General layout
First floor

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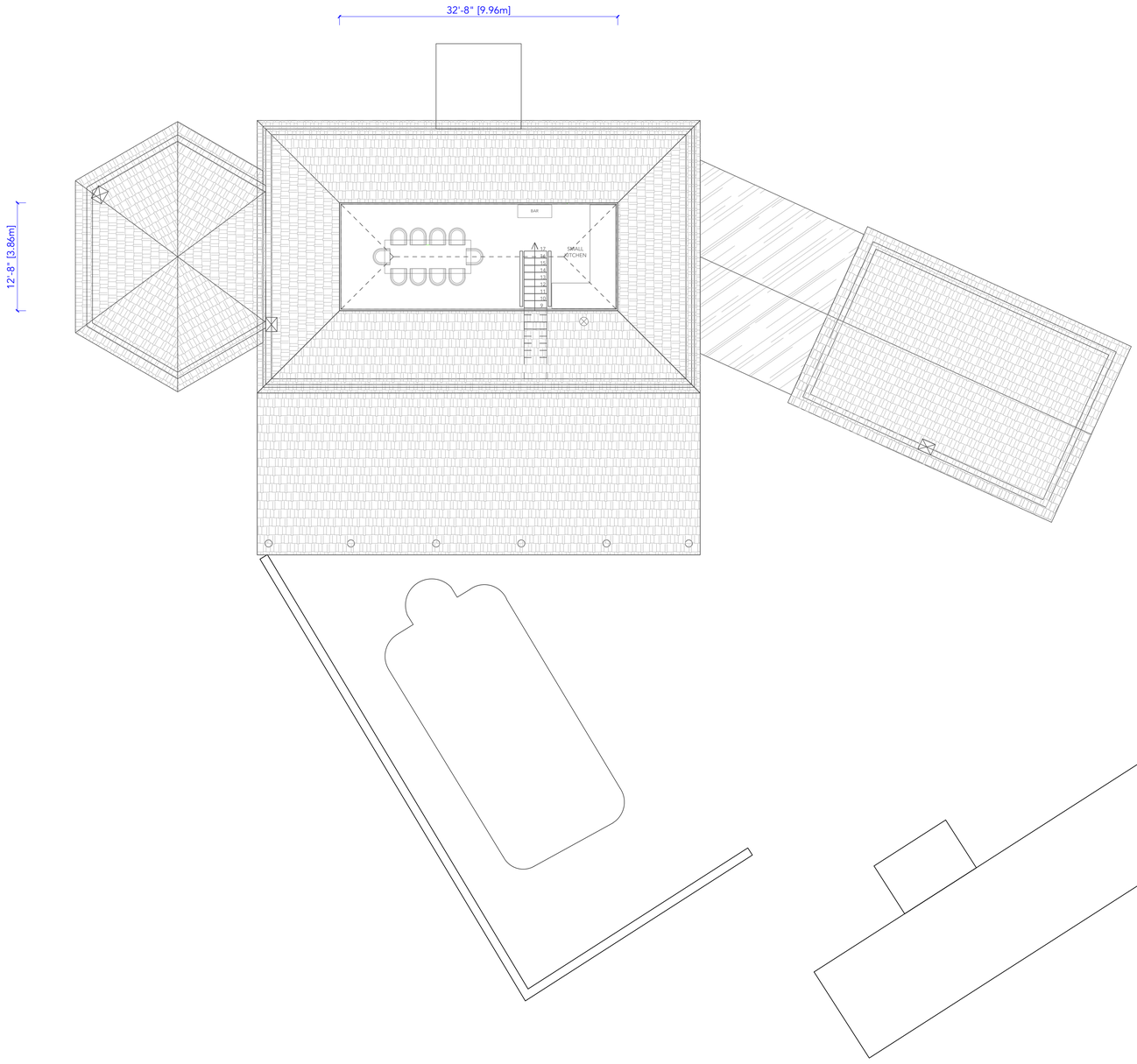
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REVISION	
DATE	DESCRIPTION

LOCATION PLAN



SCALE BAR 1/8"=1"



MAIN HOUSE - ROOF
SCALE 1/8"=1"

The 14/11/2020
In Barbados

Location.
123 Ocean Ave.
New port, Rhode island
USA

Client.
Mr. Michael Anders

Project.
Private villa
Construction

Scale.
1/8"=1"

Measurement unit.
Inches

Printing format.
A1

Plan ref.
PP. 03

Drawing name.
Project proposal
Main house - General layout
Roof

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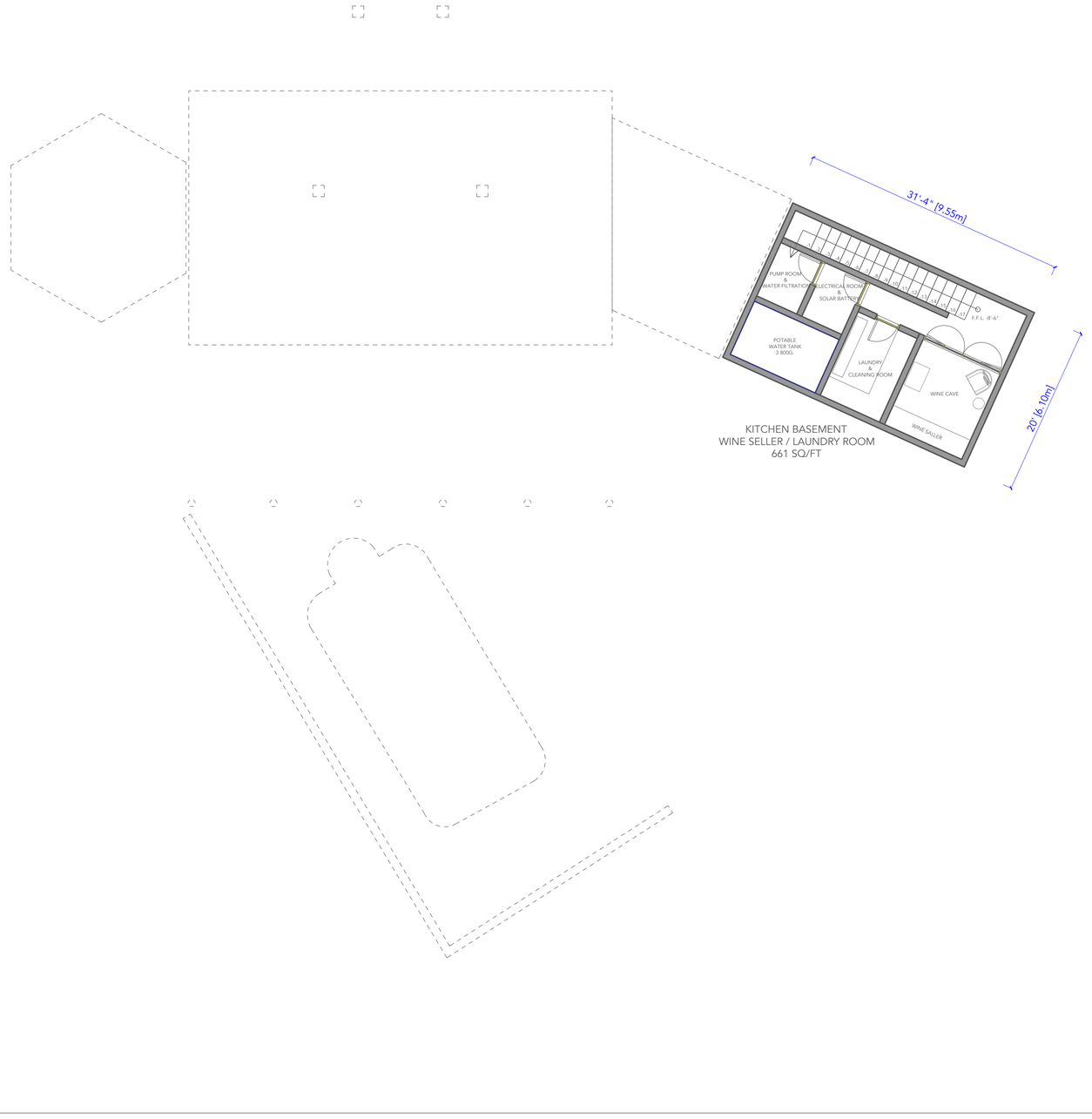
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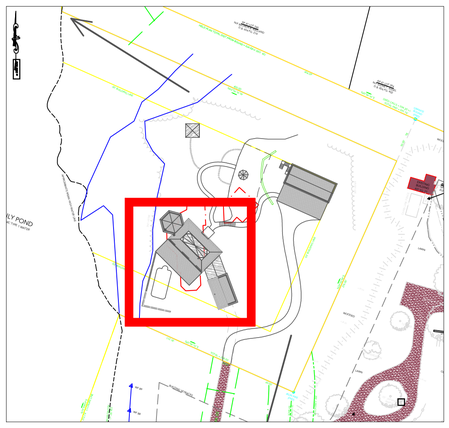
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REVISION	
DATE	DESCRIPTION



KITCHEN BASEMENT
WINE SELLER / LAUNDRY ROOM
661 SQ/FT



LOCATION PLAN



SCALE BAR 1/8"=1"

MAIN HOUSE - KITCHEN BASEMENT - GENERAL LAYOUT
SCALE 1/8"=1"

The 14/11/2020
In Barbados

Location.
123 Ocean Ave.
New port, Rhode island
USA

Client.
Mr. Michael Anders

Project.
Private villa
Construction

Scale.
1/8"=1"

Measurement unit.
Inches

Printing format.
A1

Plan ref.
PP. 04

Drawing name.
Project proposal
Main house - General layout
Ground floor

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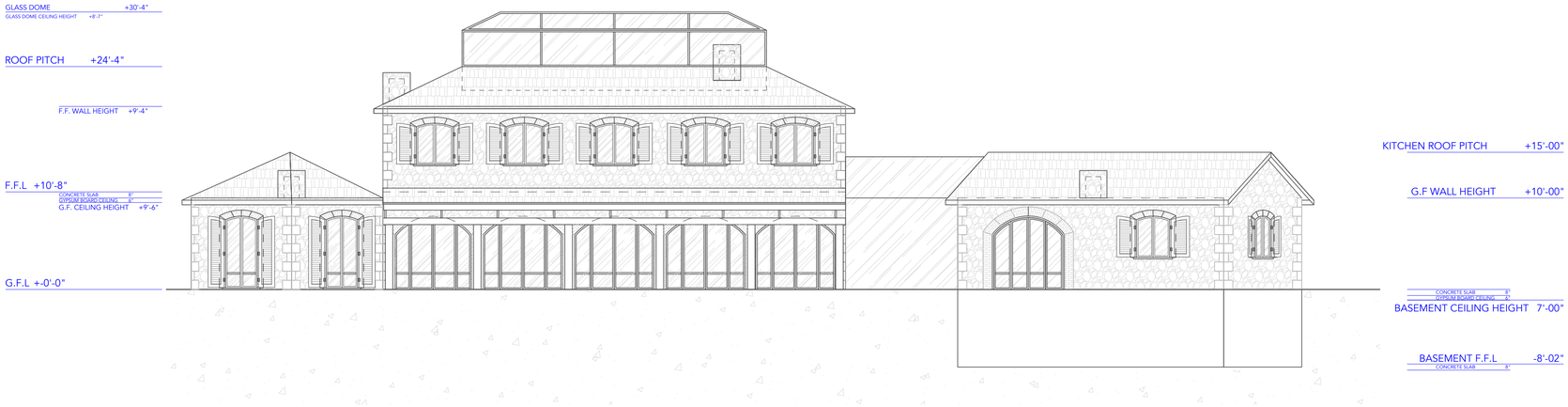
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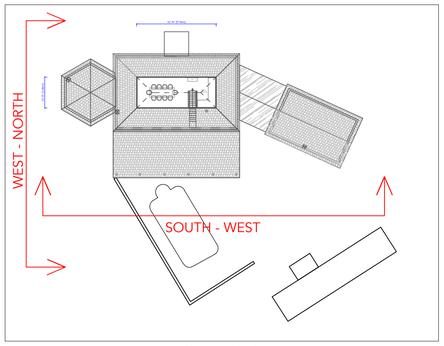
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REVISION	
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MAIN HOUSE ELEVATION SOUTH - WEST
SCALE 1/8"=1"



LOCATION PLAN
SCALE 1/32"=1"



SCALE BAR 1/8"=1"



MAIN HOUSE ELEVATION WEST - NORTH
SCALE 1/8"=1"

The 14/11/2020
In Barbados

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123 Ocean Ave.
New port, Rhode island
USA

Client.
Mr. Michael Anders

Project.
Private villa
Construction

Scale.
1/8"=1"

Measurement unit.
Inches

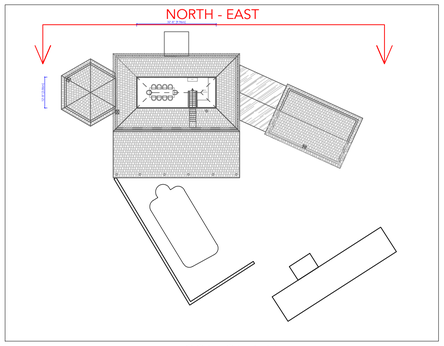
Printing format.
A1

Plan ref.
E. 01

Drawing name.
Elevation
Main house
South - West & West - North



MAIN HOUSE ELEVATION NORTH - EAST
SCALE 1/8"=1"



LOCATION PLAN
SCALE 1/32"=1"



SCALE BAR 1/8"=1"

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Project.
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Construction

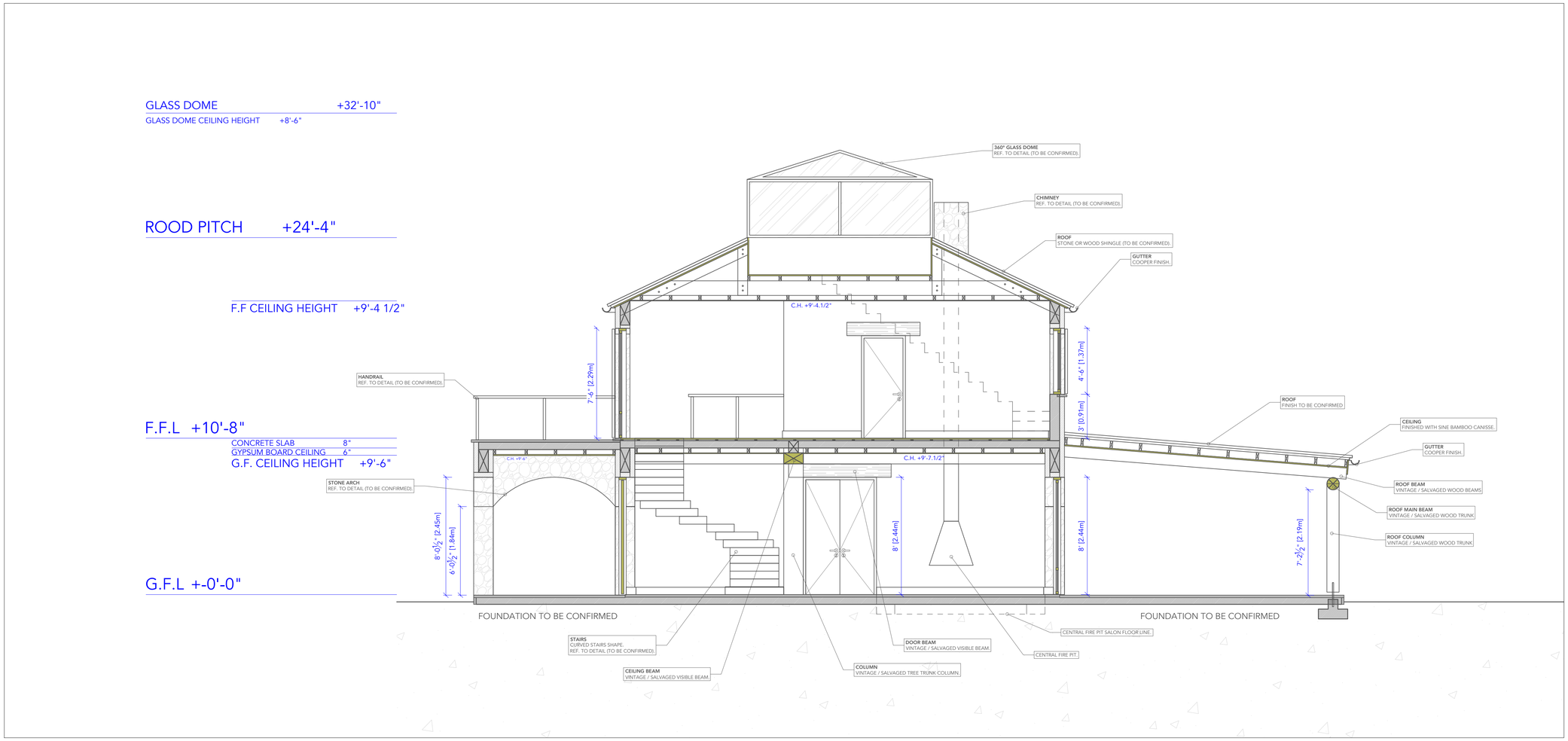
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Measurement unit.
Inches

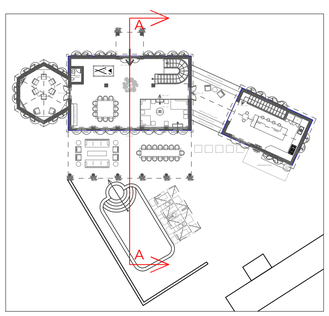
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Plan ref.
E. 02

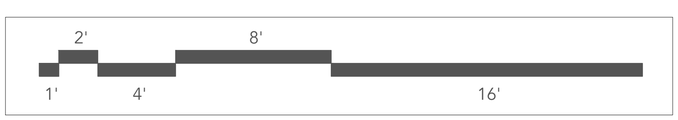
Drawing name.
Elevation
Main house
North - East



MAIN HOUSE SECTION AA
SCALE 1/4"=1"



LOCATION PLAN
SCALE 1/32"=1"



SCALE BAR 1/4"=1"

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Client.
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Project.
Private villa
Construction

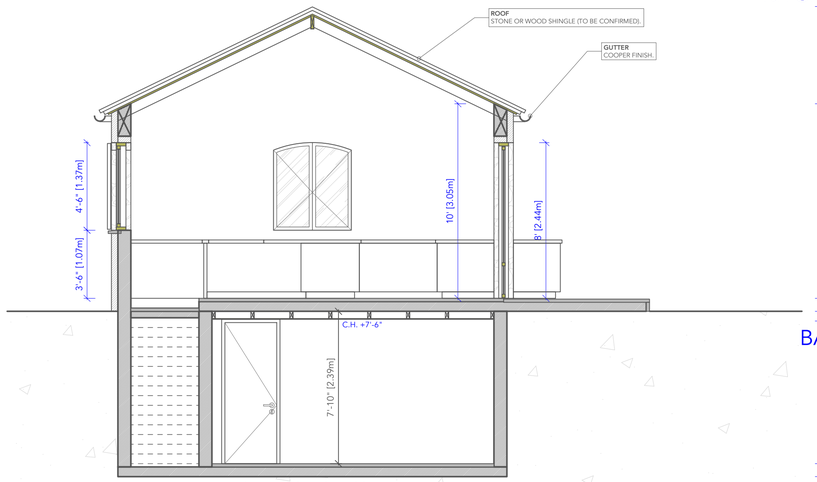
Scale.
1/4"=1"

Measurement unit.
Inches

Printing format.
A1

Plan ref.
S. 01

Drawing name.
Section
Main house AA



FOUNDATION TO BE CONFIRMED

KITCHEN ROOF PITCH +15'-00"

G.F WALL HEIGHT +10'-00"

F.F.L 0'-00"

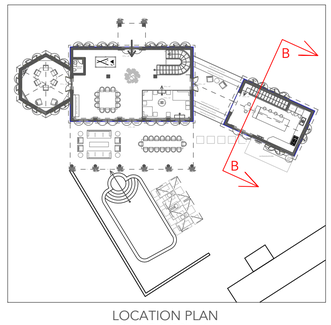
CONCRETE SLAB 8"
GYPSUM BOARD CEILING 6"

BASEMENT CEILING HEIGHT 7'-6"

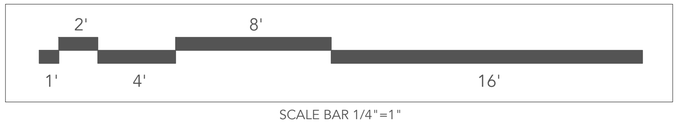
BASEMENT F.F.L -8'-06"

CONCRETE SLAB 8"

MAIN HOUSE - KITCHEN - SECTION AA
SCALE 1/4"=1"



LOCATION PLAN
SCALE 1/32"=1"



SCALE BAR 1/4"=1"

CLEMENT MENIAUD
Interior Design & Architecture

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Clement@MCdesign-studio.com

The office
S 04, Paynes bay
St.James, Barbados

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REVISION	
DATE	DESCRIPTION

The 14/11/2020
In Barbados

Location.
123 Ocean Ave.
New port, Rhode island
USA

Client.
Mr. Michael Anders

Project.
Private villa
Construction

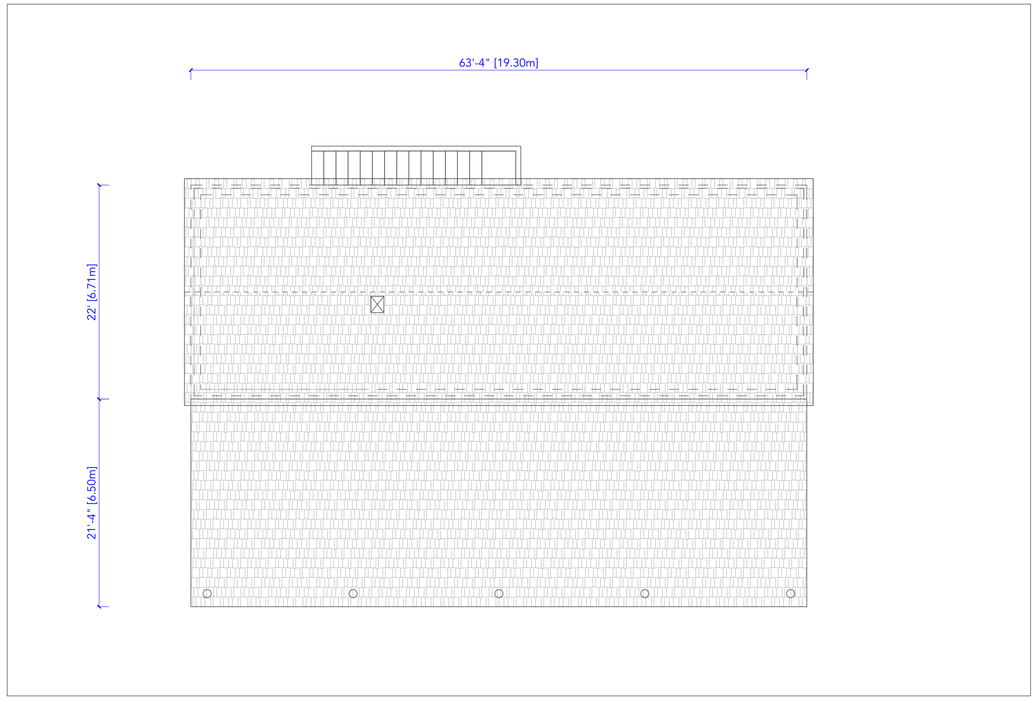
Scale.
1/4"=1"

Measurement unit.
Inches

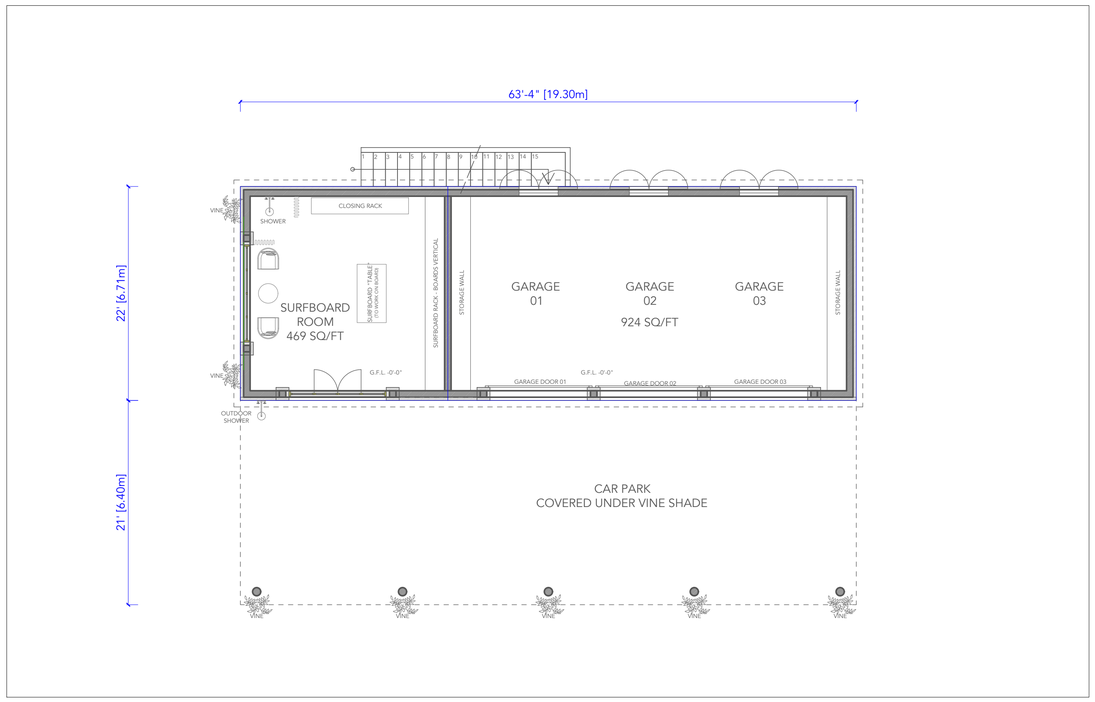
Printing format.
A1

Plan ref.
S. 02

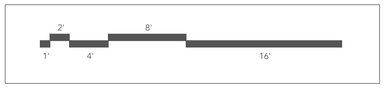
Drawing name.
Section
Main house kitchen BB



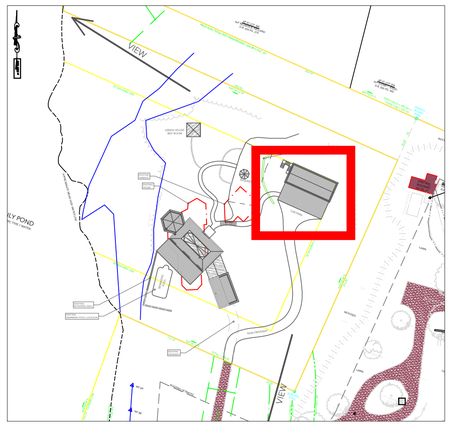
GARAGE COTTAGE - ROOF
SCALE 1/8"=1"



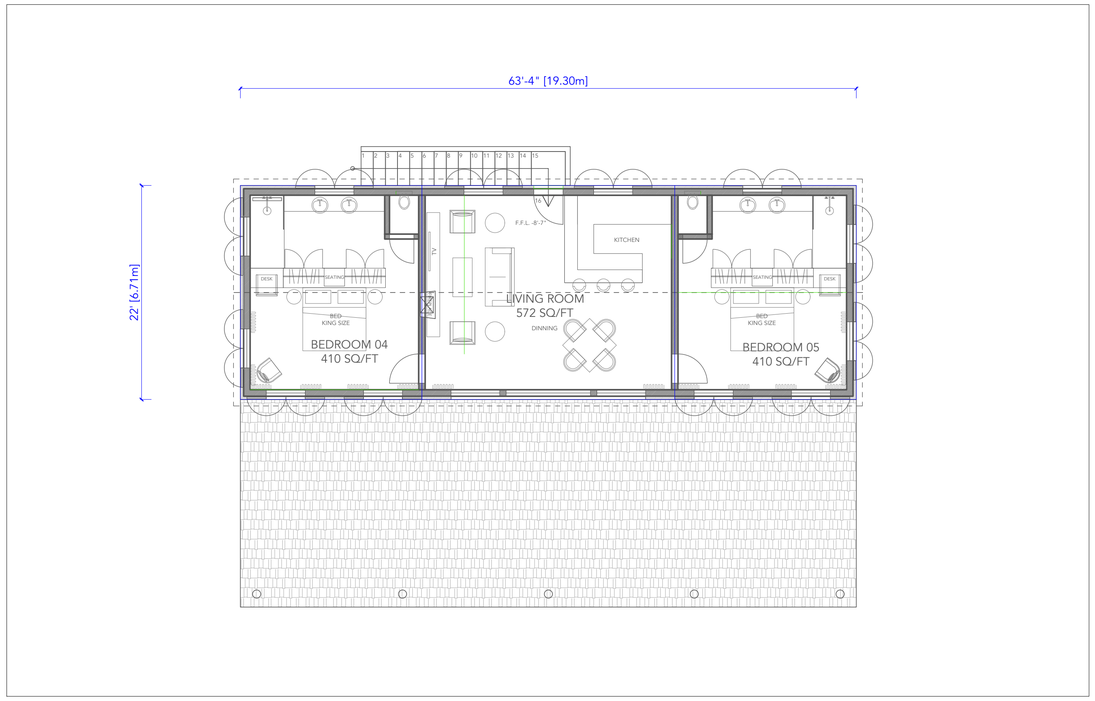
GARAGE COTTAGE - GROUND FLOOR - GENERAL LAYOUT
SCALE 1/8"=1"



SCALE BAR 1/8"=1"



LOCATION PLAN



GARAGE COTTAGE - FIRST FLOOR - GENERAL LAYOUT
SCALE 1/8"=1"

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Project.
Private villa
Construction

Scale.
1/8"=1"

Measurement unit.
Inches

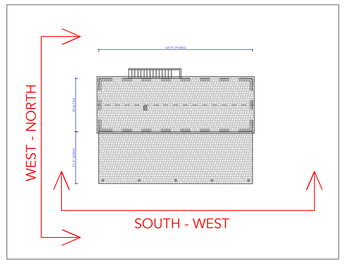
Printing format.
A1

Plan ref.
PP. 10

Drawing name.
Project proposal
Garage guest cottage



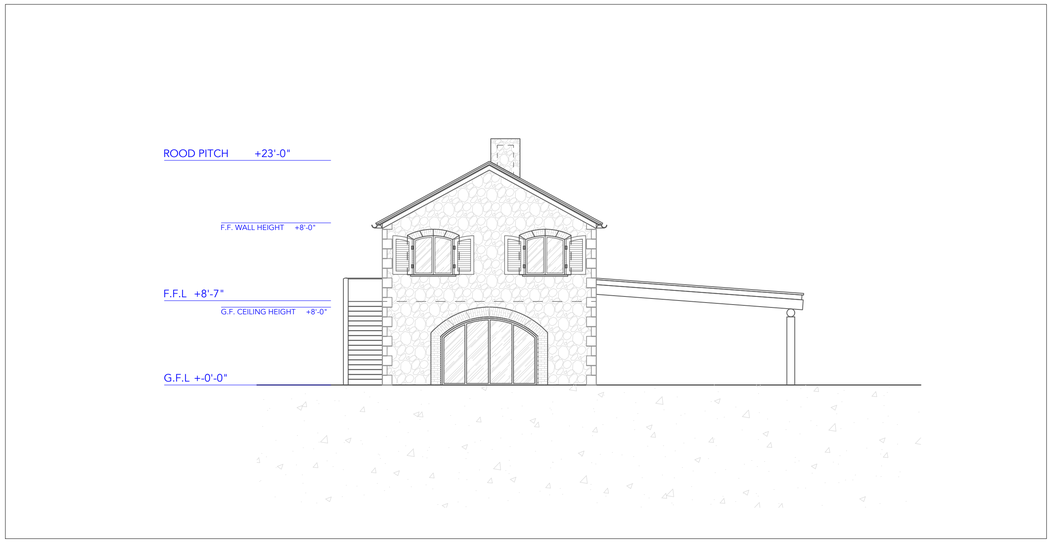
GARAGE GUEST COTTAGE ELEVATION SOUTH - WEST
SCALE 1/8"=1"



LOCATION PLAN
SCALE 1/32"=1"



SCALE BAR 1/8"=1"



GARAGE GUEST COTTAGE ELEVATION WEST- NORTH
SCALE 1/8"=1"

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Construction

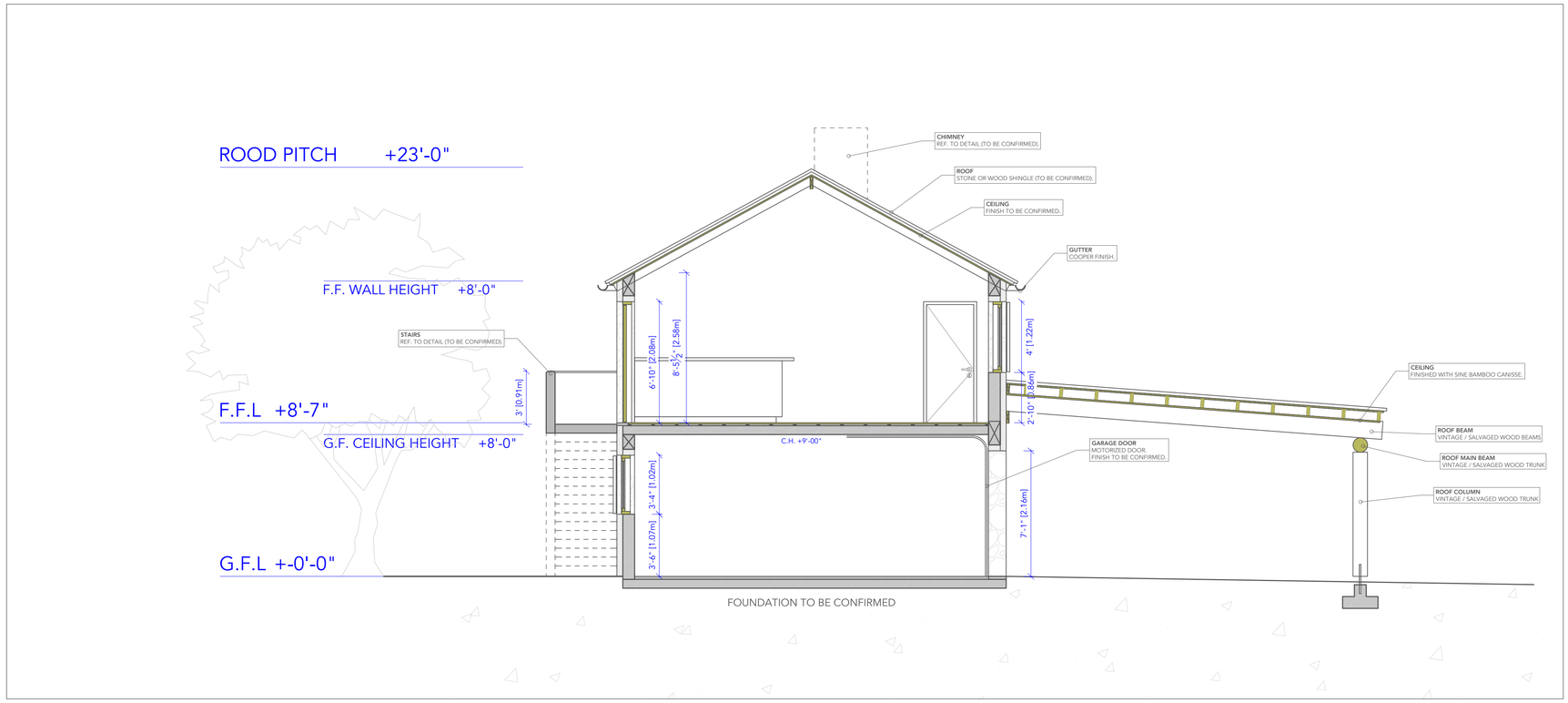
Scale.
1/8"=1"

Measurement unit.
Inches

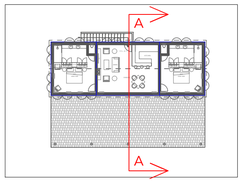
Printing format.
A1

Plan ref.
E. 03

Drawing name.
Elevation
Garage guest cottage
South - West & West - North



GARAGE COTTAGE SECTION AA
SCALE 1/4"=1"



LOCATION PLAN
SCALE 1/32"=1"



SCALE BAR 1/4"=1"

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Construction

Scale.
1/4"=1"

Measurement unit.
Inches

Printing format.
A1

Plan ref.
S. 10

Drawing name.
Section
Garage cottage AA

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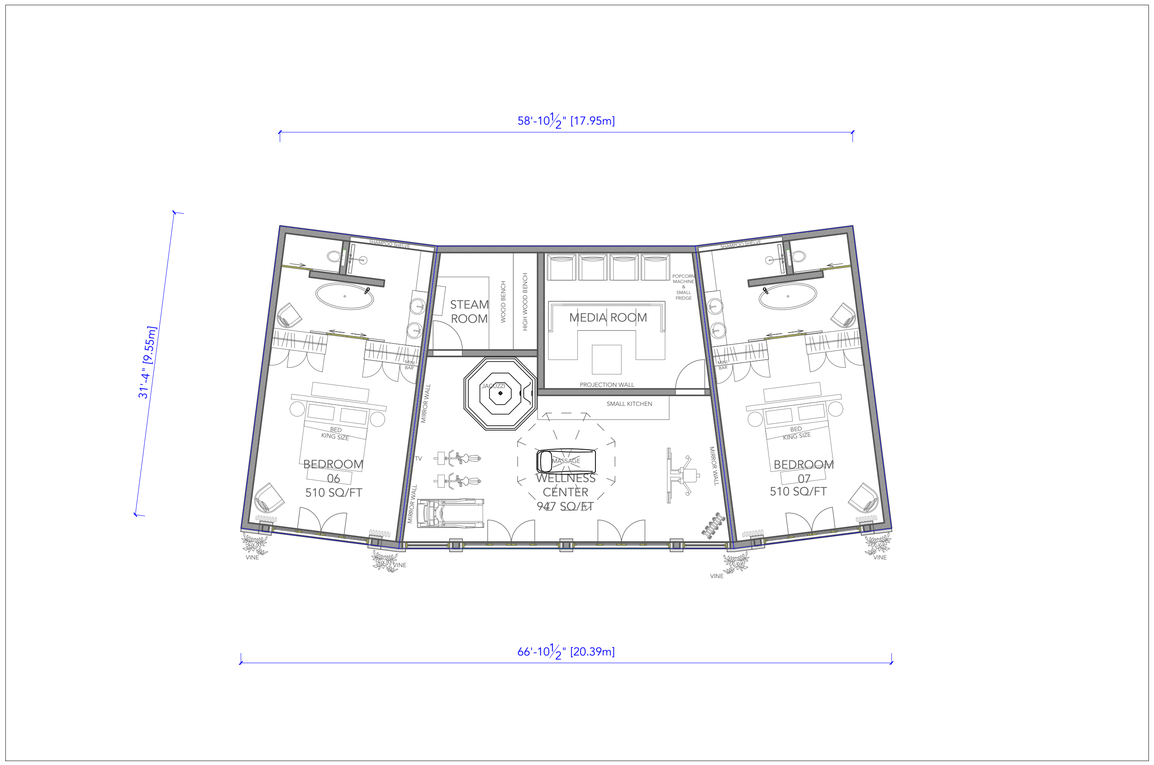
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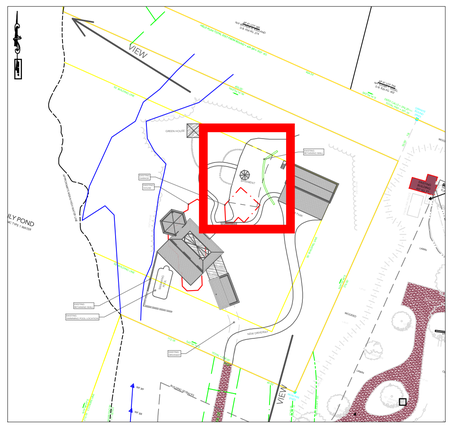
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REVISION	
DATE	DESCRIPTION



BASEMENT - GENERAL LAYOUT
SCALE 1/8"=1"



LOCATION PLAN



SCALE BAR 1/8"=1"

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Construction

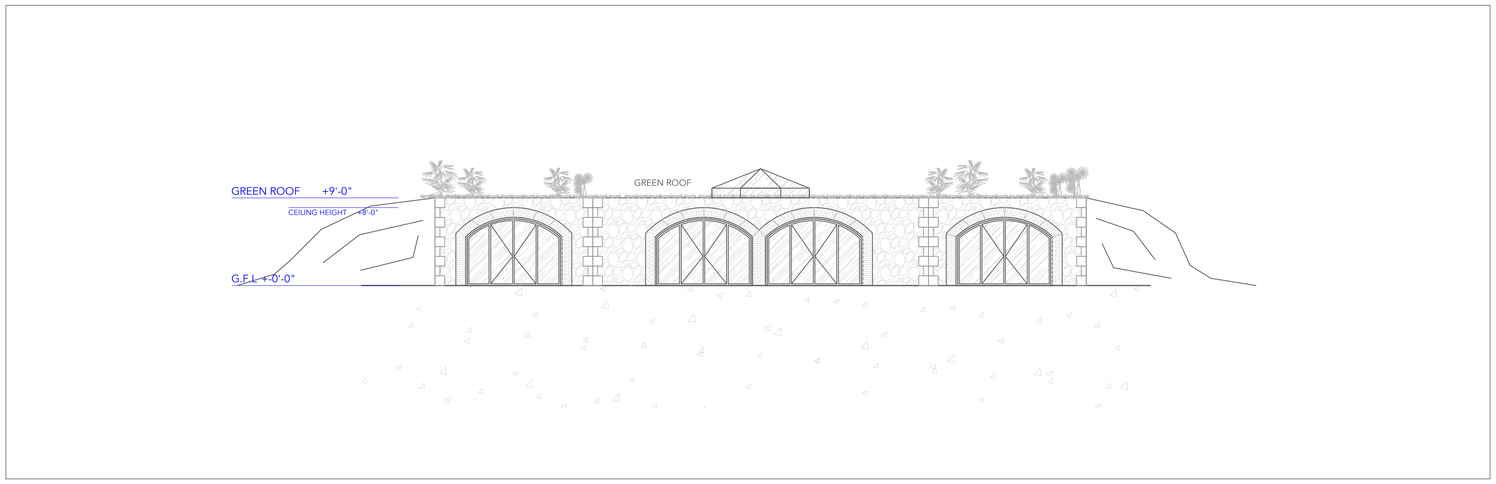
Scale.
1/8"=1"

Measurement unit.
Inches

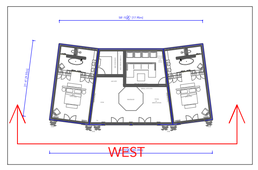
Printing format.
A1

Plan ref.
PP. 20

Drawing name.
Project proposal
Basement



BASEMENT ELEVATION WEST
SCALE 1/8"=1"



LOCATION PLAN
SCALE 1/32"=1"



SCALE BAR 1/8"=1"

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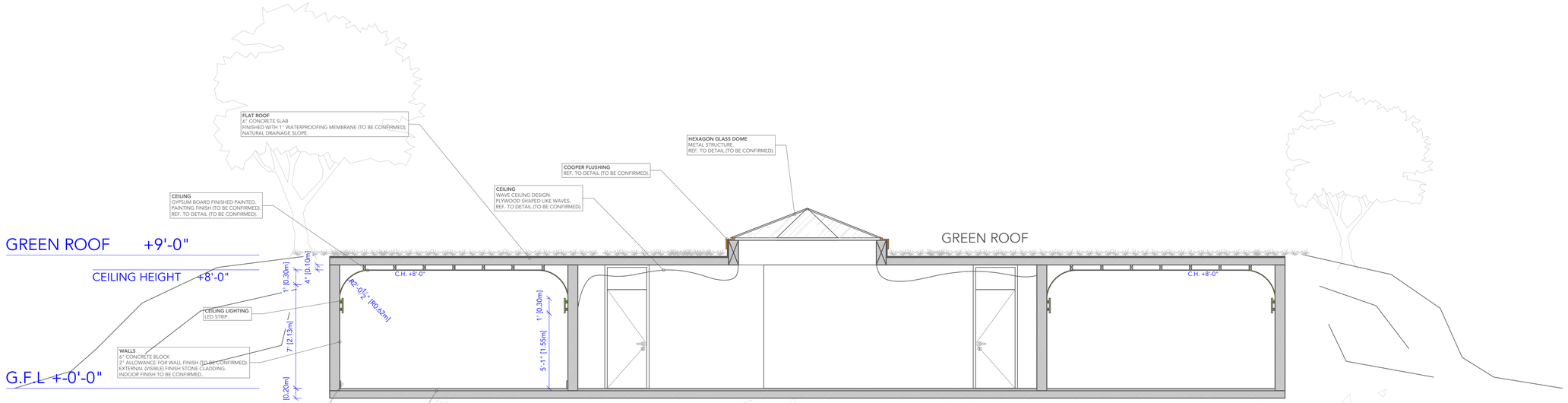
Scale.
1/8"=1"

Measurement unit.
Inches

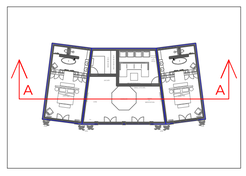
Printing format.
A1

Plan ref.
E. 04

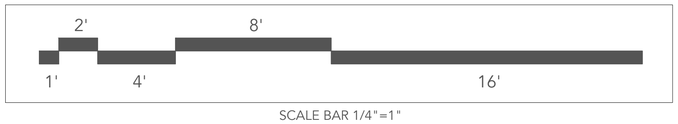
Drawing name.
Elevation
Basement
West



BASEMENT - SECTION AA
SCALE 1/4"=1"



LOCATION PLAN
SCALE 1/32"=1"



SCALE BAR 1/4"=1"

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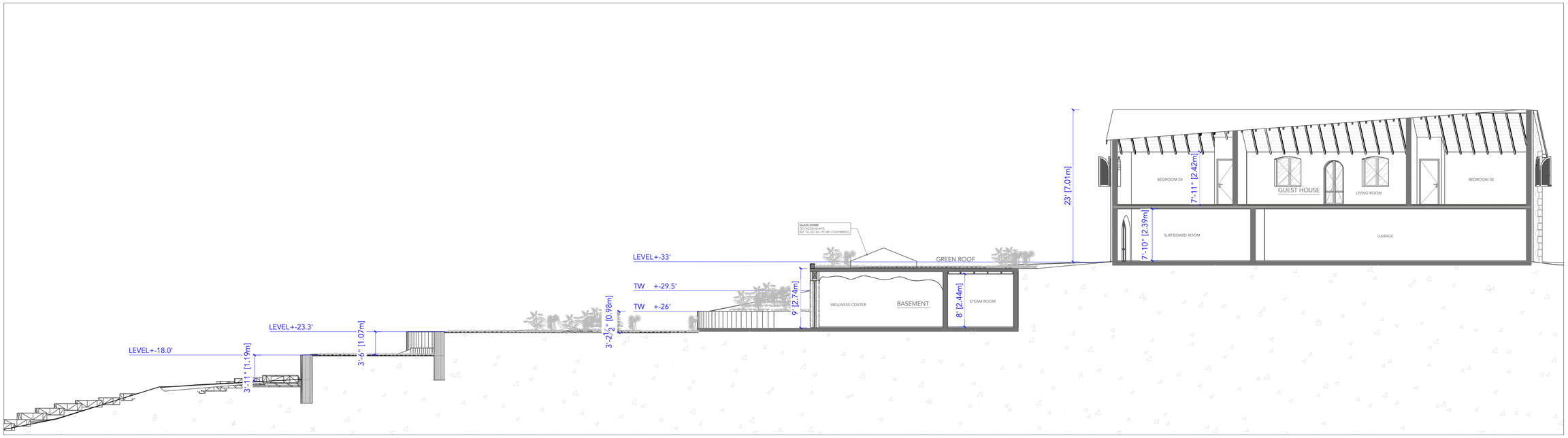
Scale.
1/4"=1"

Measurement unit.
Inches

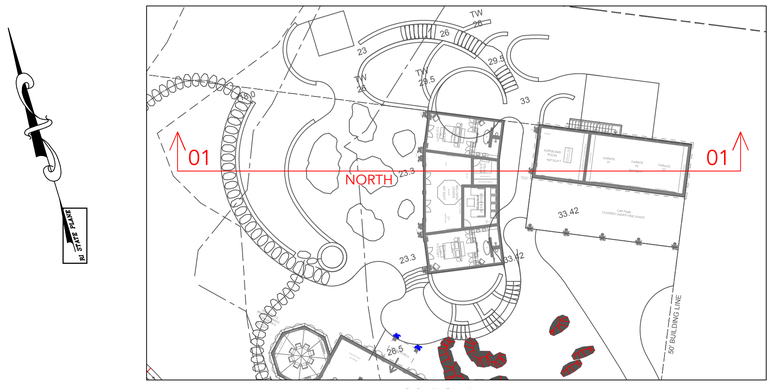
Printing format.
A1

Plan ref.
S. 20

Drawing name.
Section
Basement AA



LANDSCAPE SECTION THROUGH BASEMENT & GUEST HOUSE
SCALE 1/8"=1"



LOCATION PLAN
SCALE 1/32"=1"



SCALE BAR 1/8"=1"

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Construction

Scale.
1/8"=1"

Measurement unit.
Inches

Printing format.
A1

Plan ref.
E. 05

Drawing name.
Section Landscape 01
Basement & Guest House
North



Solid Wood Construction

- Clear Pine, Western Red Cedar, Red Oak, Alder or Honduran Mahogany.
- Solid wood only, no laminates, finger joints or veneer are used

Exterior Casing or Brickmold

- Available upon request in standard or custom sizes and profiles
- Interior casing is also available

Glass

- Factory glazed with single lite or with 7/8" double insulated glass units
- Low-E, Argon filled, Tempered, Laminated and historical glass available
- Other options available upon request

1 3/8″ X 5 1/2″ Jamb, Standard Size

- Solid wood frame
- 10 degree sloped sill
- Incredible strength, stability and durability
- Custom jamb depth available upon request

1 3/4″ Sash

- Mortise and tenon construction
- Unique design and triple weather-strip at meeting stiles
- High performance and classic lines

Muntins

- 7/8" Simulated divided lite (SDL) and 1 1/4" True Divided lite (TDL) options
- With choice of colors for perimeter and internal spacer bars

Hardware

- Unique rustic cremone bolts and matching hinges
- Standard black finish or many other finishes upon request

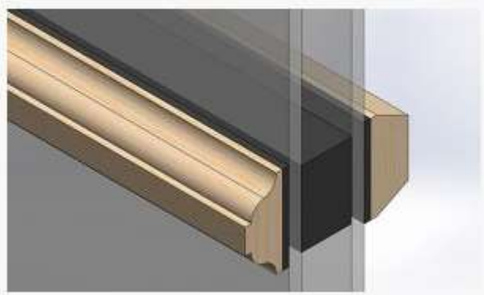
Screen

- Wood frame screen with Fibreglass, stainless steel or bronze mesh
- Roll-up screens available upon request on special orders

Don't forget that our Ancestral windows are all custom made. You can use your imagination and create your own design. We will be more than happy to satisfy your request.



SDL (Simulated Divided Lite)



One insulated glass unit only. Consist of a 7/8" solid wood muntin applied on both sides (inside / outside) of the insulated glass unit with glazing tape.

An internal spacer bar aligned with the wood muntins give the appearance of the TDL. Custom width and profiles are available upon request.

HEX HOUSE

123 OCEAN AVE, NEWPORT RI

BESLILE ARCHITECTURAL WINDOWS & DOORS

ANDERS RESIDENCE

123 OCEAN AVENUE
NEW PORT, RI

HISTORIC PRESERVATION SUBMITTAL

December 2020

HOERR SCHAUDT
LANDSCAPE ARCHITECTS

SITE PLAN



SITE ZONES

1. ENTRANCE ROAD IN EASEMENT
2. ENTRY DRIVE
3. UPPER TERRACE
4. LOWER TERRACE WITH VEGETABLE GARDEN
5. POOL TERRACE
6. WALK TO LILY POND

N

SCALE: 1″ = 60′-0″

0 30′ 60′ 120′

ENLARGEMENT AROUND HOUSE



N

SCALE: 1″ = 40′-0″

0 20′ 40′ 80′

ANDERS RESIDENCE
123 OCEAN AVENUE, NEWPORT, RI

HOERR SCHAUDT
DECEMBER 2020

ENTRY DRIVE ENLARGEMENT



LEGEND

1. GRAVEL OR CONCRETE DRIVEWAY, REALIGNED WITHIN 30’ ROW.
2. STONE WALLS - MAJORITY AT 3’ TALL, 6’ MAX HEIGHT
3. PARKING CLOSER TO HOUSE
4. STONE STEPPER PATH
5. EXPOSED LEDGE TOBE VERIFIED
6. LANDSCAPE BUFFER
7. GRAVEL OR CONCRETE DRIVE AND PARKING
8. OVERFLOW PARKING



N

SCALE: 1” = 40’-0”

0 20’ 40’ 80’

ENTRY DRIVE EXISTING CONDITION









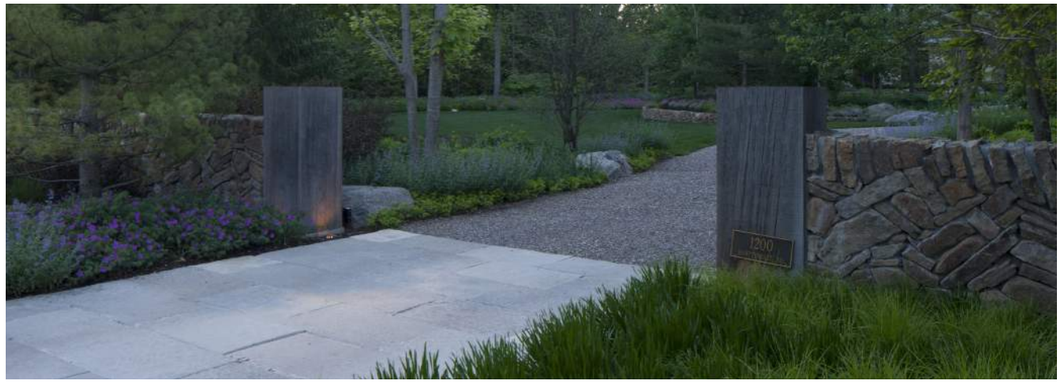
ENTRY DRIVE & STONE WALLS STYLE IMAGES



STONE WALL STYLING



STONE WALL STYLING



STONE WALL STYLING



DRIVEWAY STYLING





EXPOSED LEDGE AND LANDSCAPE STYLING

GUEST HOUSE GARDEN ENLARGEMENT



LEGEND

1. GARAGE & GUEST HOUSE
2. GUEST HOUSE STONE TERRACE
3. LANDSCAPE BUFFER
4. STONE STAIRS LEAD TO LOWER TERRACE
5. FIRE PIT WITH SEATINGS
6. TERRACED LANDSCAPE
7. STONE OUTCROPPINGS
8. STONE STAIRS LEAD TO HOUSE ENTRANCE
9. GREEN ROOF WITH MEADOW PLANTINGS
10. GREENHOUSE
11. WALKOUT GARDEN
12. RE-CONFIGURE EXISTING TERRACED LANDSCAPE
13. RE-CONFIGURE EXISTING STONE RETAINING WALLS
14. BIRD BATH/WATER FEATURE ELEMENT

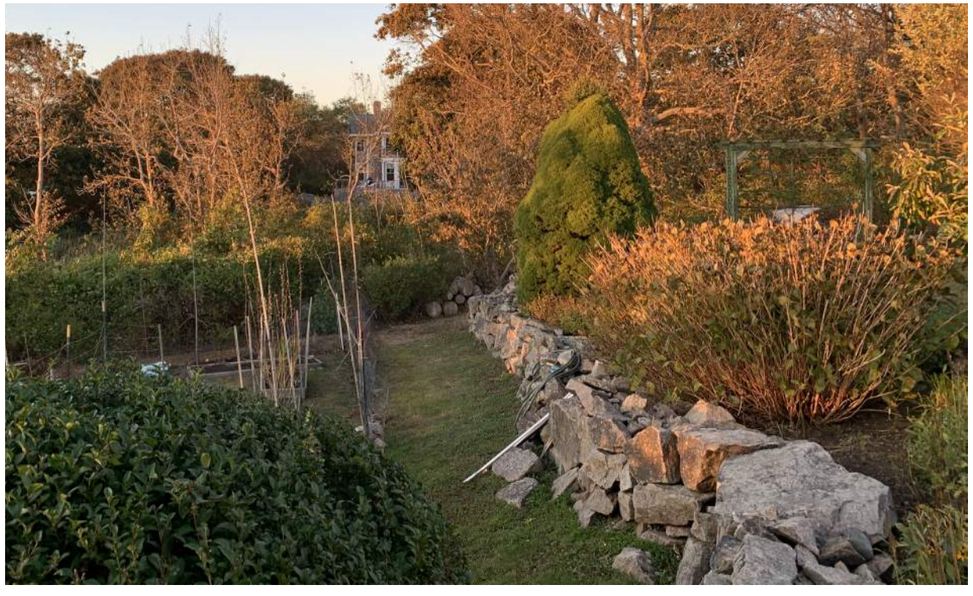


ANDERS RESIDENCE
123 OCEAN AVENUE, NEWPORT, RI

HOERR SCHAUDT
DECEMBER 2020

EXISTING CONDITION



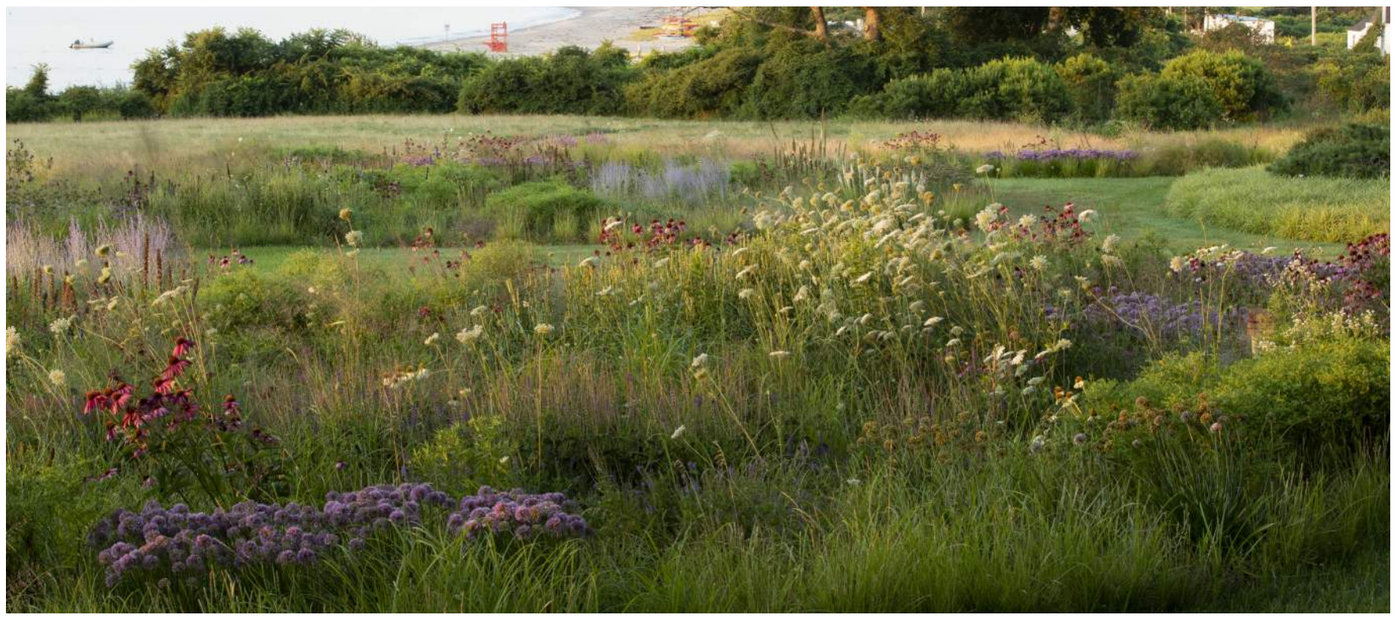




UPPER GUEST HOUSE STYLE IMAGES



FIRE PIT STYLING





MEADOW PLANTINGS STYLING

STAIRWAY AND TERRACED LANDSCAPE STYLE IMAGES





STONE STAIRWAY AND TERRACED LANDSCAPE STYLING



TERRACED LANDSCAPE AND STONE PAVING STYLING

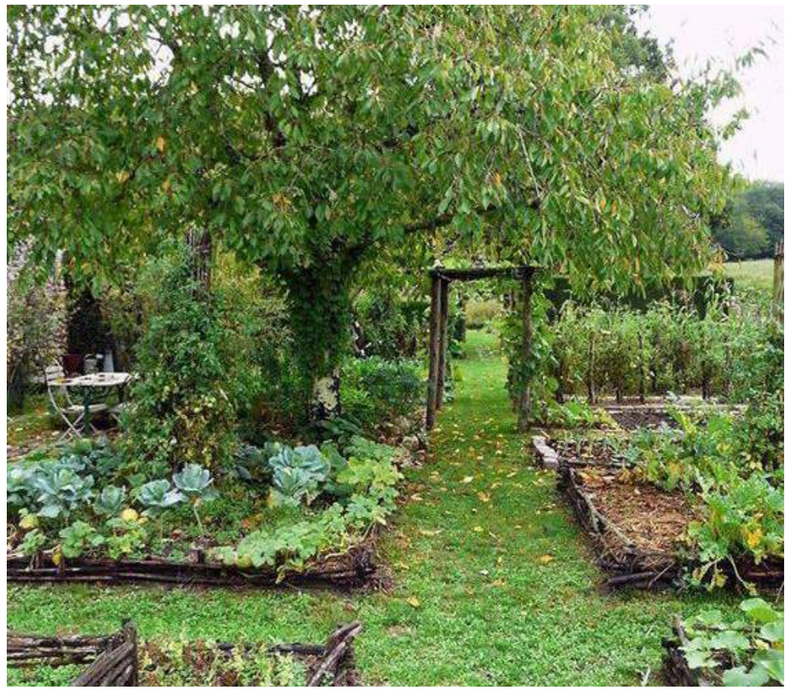
WALK OUT GARDEN AND VEGETABLE GARDEN STYLE IMAGES







STONE PAVING STYLING



VEGETABLE GARDEN STYLING



WALK OUT GARDEN STYLING



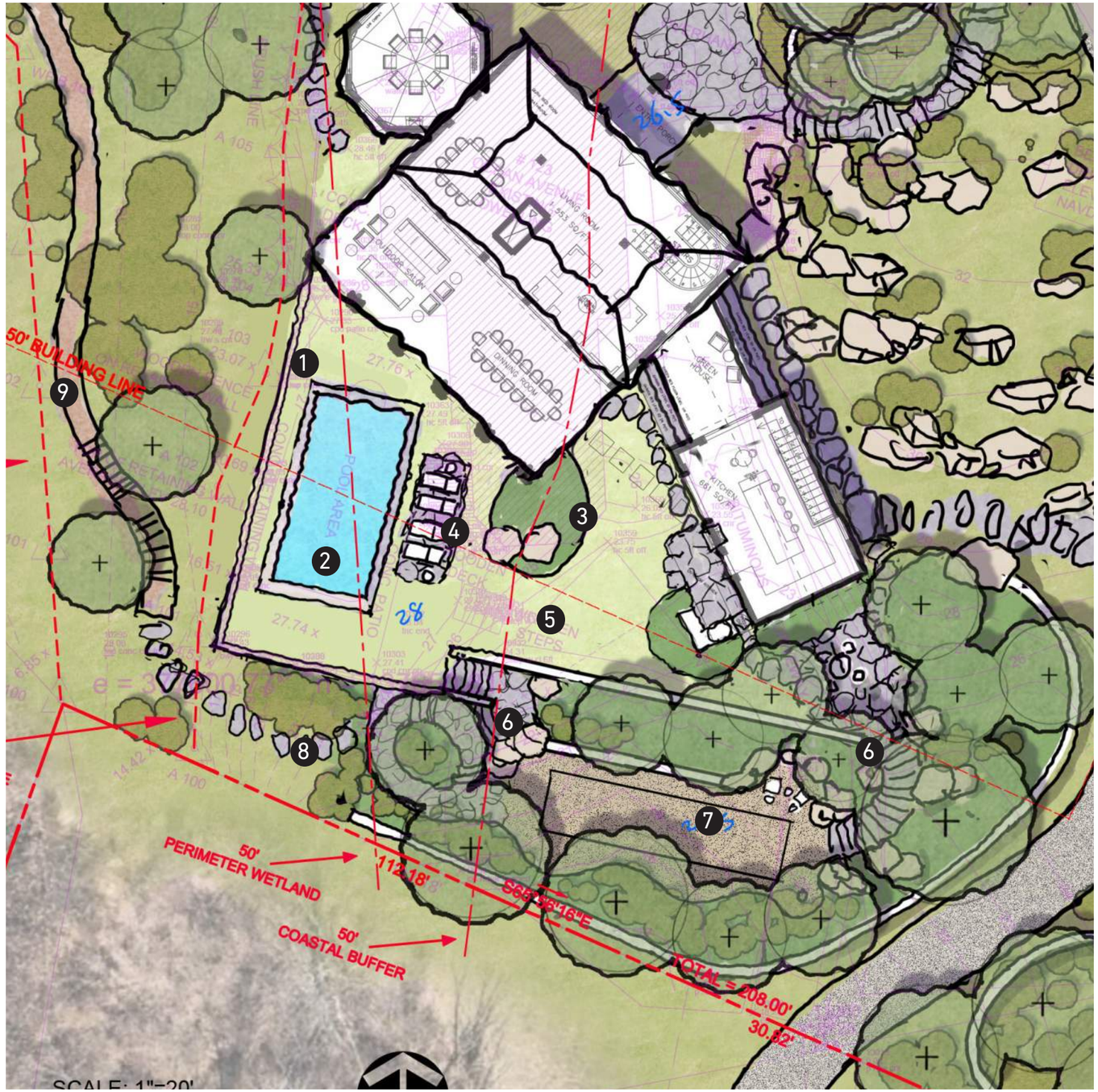
STEPPER PATH STYLING

POOL TERRACE ENLARGEMENT



LEGEND

1. LAWN POOL DECK - KEEP EXISTING POOL DECK RETAINING WALL
2. POOL
3. LANDSCAPE BEDS
4. POOL DECK LOUNGES
5. LAWN
6. STONE STAIRS
7. PÉTANQUE COURT
8. STONE STEPPER PATH
9. BOARDWALK TRAIL



N

SCALE: 1″ = 20′-0″

0 10′ 20′ 40′

ANDERS RESIDENCE
123 OCEAN AVENUE, NEWPORT, RI

HOERR SCHAUDT
DECEMBER 2020

POOL TERRACE EXISTING



POOL TERRACE PROPOSED



POOL TERRACE STYLE IMAGES











POOL STYLING

LAWN TERRACE STYLING

PÉTANQUE TERRACE STYLE IMAGES





PÉTANQUE TERRACE SEATING STYLING

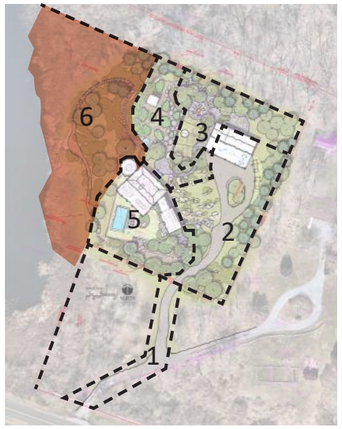


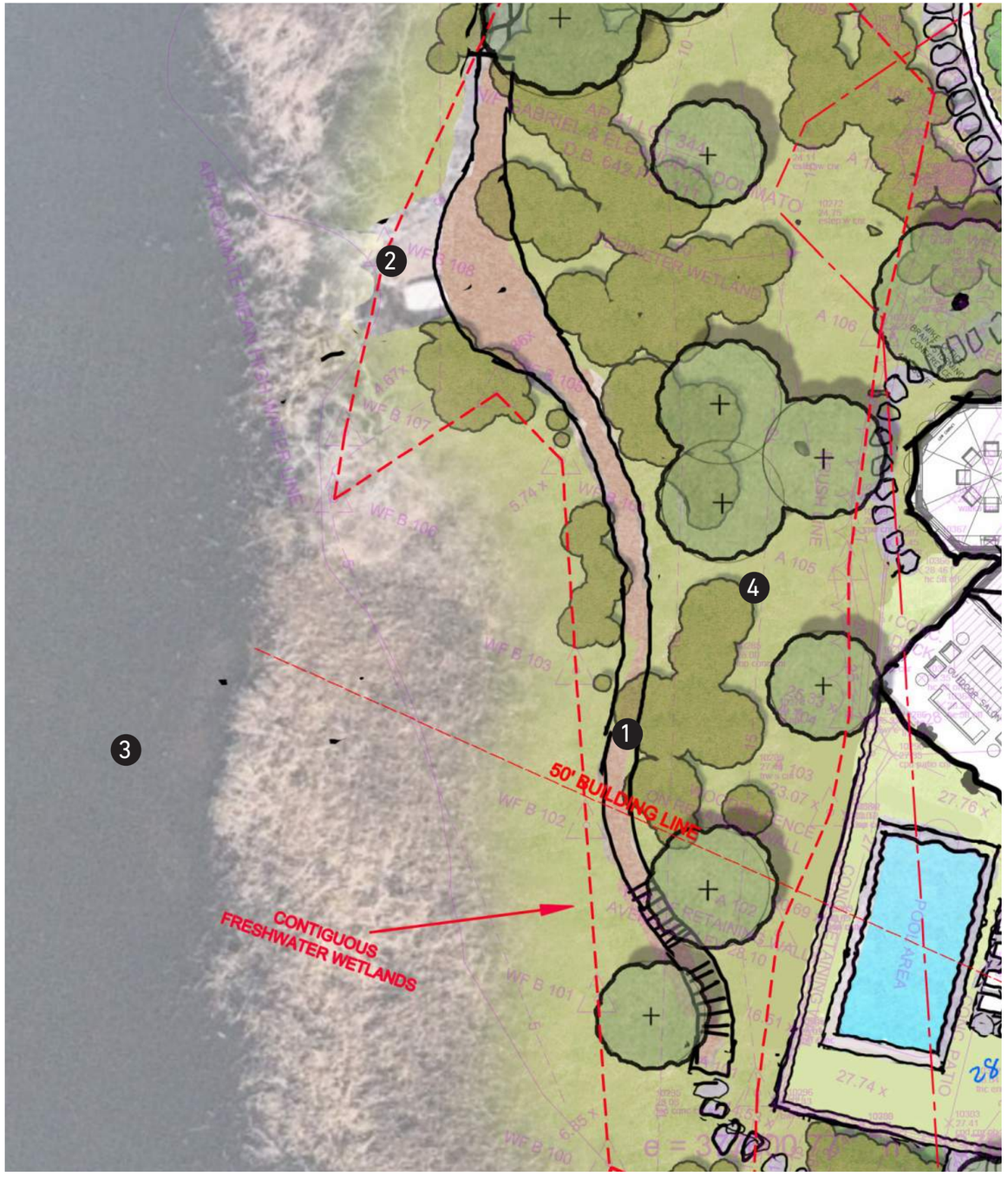
PÉTANQUE TERRACE STYLING



STAIRWAY AND LANDSCAPE STYLING

WALK TO LILY POND ENLARGEMENT





LEGEND

1. BOARDWALK SYSTEM - LOWER PATH CONNECTOR
2. EXISTING BOAT LAUNCH
3. EXISTING LILY POND
4. INVASIVE REMOVALS AND MANAGEMENT. RE-VEGETATE WITH NATIVE PLANTINGS

N

SCALE: 1″ = 20′-0″

0 10′ 20′ 40′

WALK TO LILY POND EXISTING CONDITION



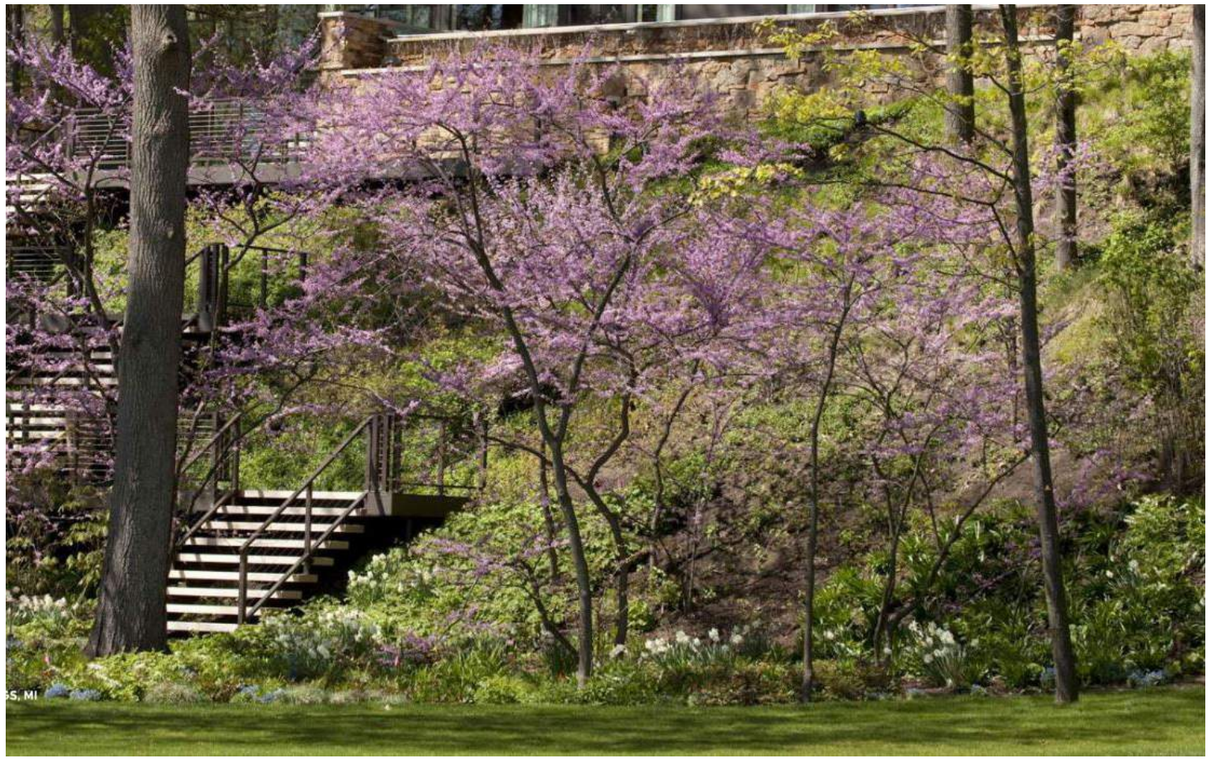






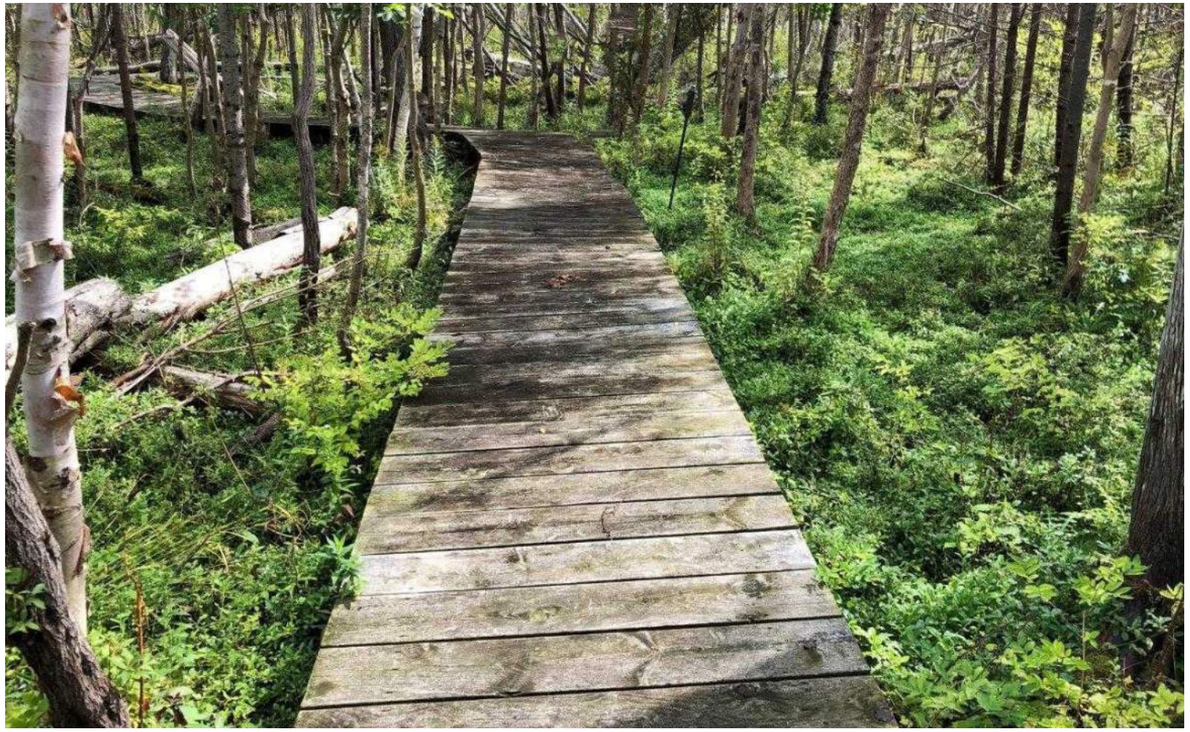


SLOPE VEGETATION AND BOARDWALK STYLE IMAGES



SLOPE VEGETATION STYLING





BOARDWALK STYLING

OVERALL SITE PLAN

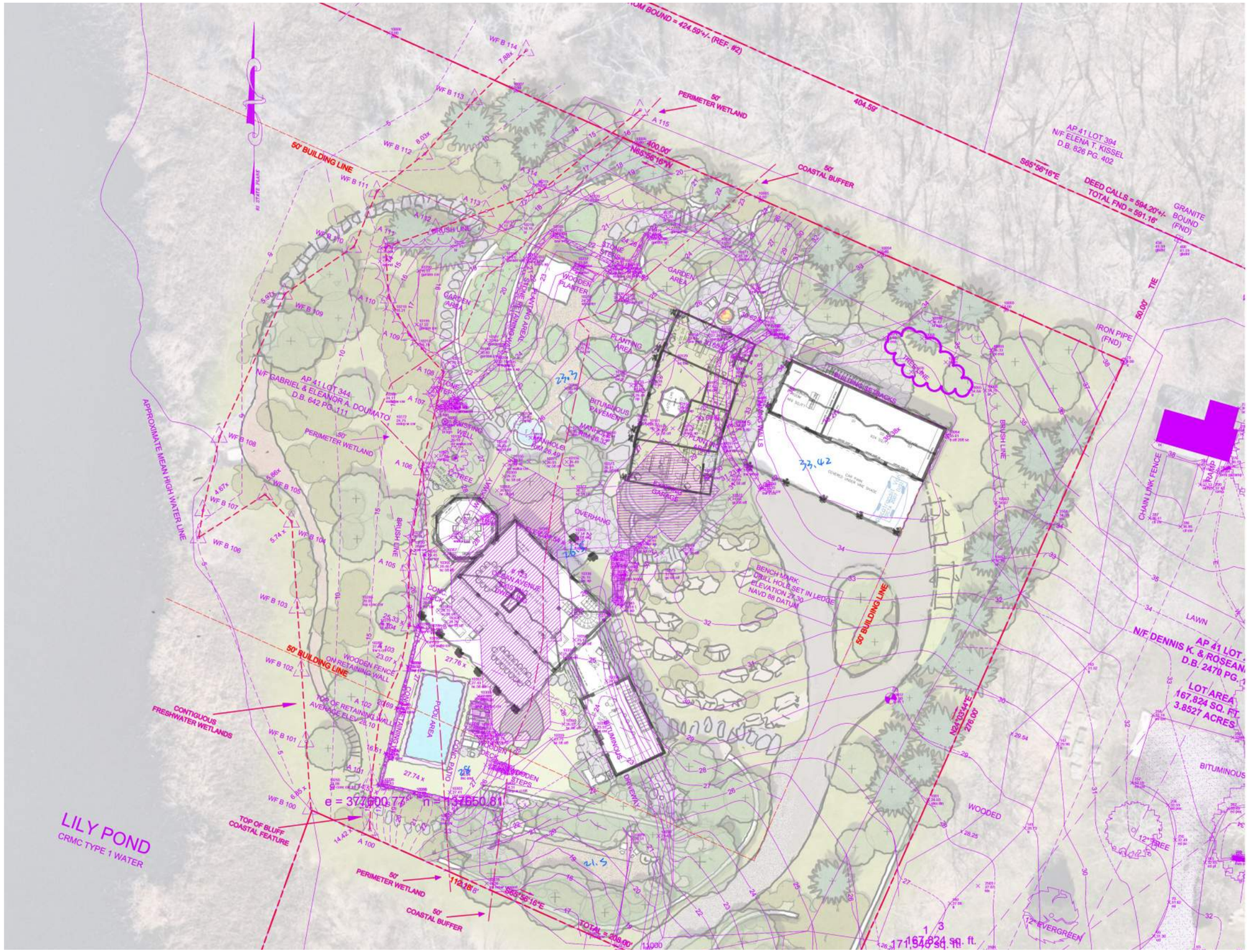


ANDERS RESIDENCE
123 OCEAN AVENUE, NEWPORT, RI

HOERR SCHAUDT
DECEMBER 2020

APPENDIX

PLAN OVERLAY WITH SURVEY



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DECEMBER 2020