

# J. GRAHAM GOLDSMITH ARCHITECTS

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## ARCOM REVISIONS

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DATE: 05.06.2024      **ARC-24-031**  
PROJECT: SAGE RESIDENCE, 1181 N. LAKE WAY, PALM BEACH FLORIDA

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Please see comments from the April 24, 2024 Palm Beach Architectural Review Commission below, and how we have addressed their concerns in bold:

1. The committee insists that the banyan tree remain in its current location.
  - a. **RESPONSE: The tree will stay in its original location. With the tree remaining, the two driveway curb cuts will also remain, slightly adjusted from original locations, with new lower plantings and screening.**
2. Front entry gate should be removed.
  - a. **RESPONSE: Entry gate has been removed from design.**
3. Front door and walkway appear too long. The eastern facing gables come out too far and should be reduced.
  - a. **RESPONSE: To reduce the corridor to the front door, the proposed design has reduced the eastern facing wings by 10' and removed the 2<sup>nd</sup> floor balconies.**
4. Similar concern for the western facing gables and patio. Suggestions for making a deeper loggia off the living room to extend further west for better massing.
  - a. **RESPONSE: Per recommendations, the connecting loggia and south west loggia have been combined, creating one larger space spanning north - south. With this change, the south west balcony has been removed, and we now have a 2<sup>nd</sup> floor balcony in between the gables in order to break up the loggia roofline.**
5. A question regarding exterior lighting, and if there were any lanterns proposed.
  - a. **RESPONSE: Wall mounted lanterns have been added by the front door, garage, loggia and primary suite balcony.**

6. The dark roof color looks heavy. Would we consider changing the roof color to white?
  - a. **The roof material is intended to mimic weathered cedar shingle. We are proposing a lighter grey than the previous brownish-grey.**

These comments have been provided as a preliminary review from our presentation at the last ARCOM hearing. We look forward to reviewing the revised project in May.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read 'Adam A. Davis', with a stylized, cursive script.

Adam A Davis AIA - **J. Graham Goldsmith Architects**