

DRAWINGS ISSUED FOR ARCOM FINAL SUBMITTAL

RESUBMITTAL HEARING: DECEMBER 20, 2024

RESIDENCE AT 203 S LAKE TRAIL

PALM BEACH, FLORIDA

SCOPE OF WORK: DEMOLITION OF AN EXISTING TWO-STORY RESIDENCE, ONE-STORY POOL HOUSE, AND ONE-STORY GENERATOR BUILDING. CONSTRUCTION OF A NEW TWO-STORY SINGLE-FAMILY JOHN L. VOLK INSPIRED RESIDENCE, TWO-STORY POOL HOUSE, AND POOL. THERE WILL BE WIDE LANDSCAPE AND HARDSCAPE IMPROVEMENTS

ROBERT A.M. STERN ARCHITECTS, LLP

PROJECT NO. 23054

ARCHITECT	LANDSCAPE DESIGN	CIVIL ENGINEER	COASTAL ENGINEER	SURVEYOR
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SHEET INDEX:

-	1/25/2024 SURVEY	A-20	EXTERIOR ELEVATIONS	A-40	STREET ELEVATIONS	D2	SITE DETAILS
A-1	VICINITY MAP	A-21	EXTERIOR ELEVATION COMPARISON	A-41	EAST-WEST BUILDING SECTION	D3	SITE DETAILS
A-2	LOCATION MAP	A-22	EXTERIOR ELEVATION COMPARISON	A-42	NORTH-SOUTH BUILDING SECTION	D4	SITE DETAILS
A-3	HISTORIC PHOTOS OF SITE	A-23	EXTERIOR ELEVATION COMPARISON	A-43	YARD SECTION DIAGRAMS	D5	SITE DETAILS
A-4	BUILDING EXPANSION DIAGRAM	A-24	EXTERIOR ELEVATION COMPARISON	A-44	YARD SECTION DIAGRAMS	OS1	OPEN SPACE
A-5	ENCLOSED FOOTPRINT COMPARISON	A-25	EXTERIOR ELEVATION COMPARISON	A-45	RENDERING	EX	EXISTING CONDITIONS PLAN
A-6	PHOTOS OF EXISTING SITE CONDITIONS	A-26	EXTERIOR ELEVATION COMPARISON	A-46	RENDERING	CSP	CONSTRUCTION SCREENING PLAN
A-7	PHOTOS OF EXISTING SITE CONDITIONS	A-27	EXTERIOR ELEVATION COMPARISON	A-47	RENDERING		
A-8	PHOTOS OF EXISTING SITE CONDITIONS	A-28	EXTERIOR ELEVATION COMPARISON	A-48	RENDERING		
A-9	EXISTING SITE PLAN	A-29	EXTERIOR ELEVATION COMPARISON			C1	GRADING AND DRAINAGE PLAN
A-10	PROPOSED SITE PLAN	A-30	EXTERIOR ELEVATION COMPARISON	L0	SITE PLAN	C2	GRADING AND DRAINAGE PLAN
A-11	ZONING LEGENDS	A-31	EXTERIOR ELEVATION COMPARISON	EL1	ELEVATION PLAN	C3	GRADING AND DRAINAGE PLAN
A-12	LOT COVERAGE DIAGRAM	A-32	EXTERIOR ELEVATION COMPARISON	EL2	ELEVATION PLAN	EC-1	CONSTRUCTION STAGING/PARKING & EROSION CONTROL PLAN
A-13	ROOF SITE PLAN COMPARISON	A-33	ARCHITECTURAL DETAILS	EL3	ELEVATION PLAN		
A-14	FIRST FLOOR SITE PLAN COMPARISON	A-34	ARCHITECTURAL DETAILS	EL4	ELEVATION PLAN		
A-15	SECOND FLOOR SITE PLAN COMPARISON	A-35	ARCHITECTURAL DETAILS	L1	HARDSCAPE PLAN		
A-16	FIRST FLOOR PLAN	A-36	ARCHITECTURAL DETAILS	LP1	LANDSCAPE PLAN		
A-17	SECOND FLOOR PLAN	A-37	BUILDING HEIGHT SECTION	LP2	PLANT LIST AND DETAILS		
A-18	ROOF PLAN	A-38	BUILDING MATERIALS COMPARISON	LL1	LANDSCAPE PLAN		
A-19	EXTERIOR ELEVATIONS	A-39	STREET ELEVATIONS	LL2	LANDSCAPE PLAN		

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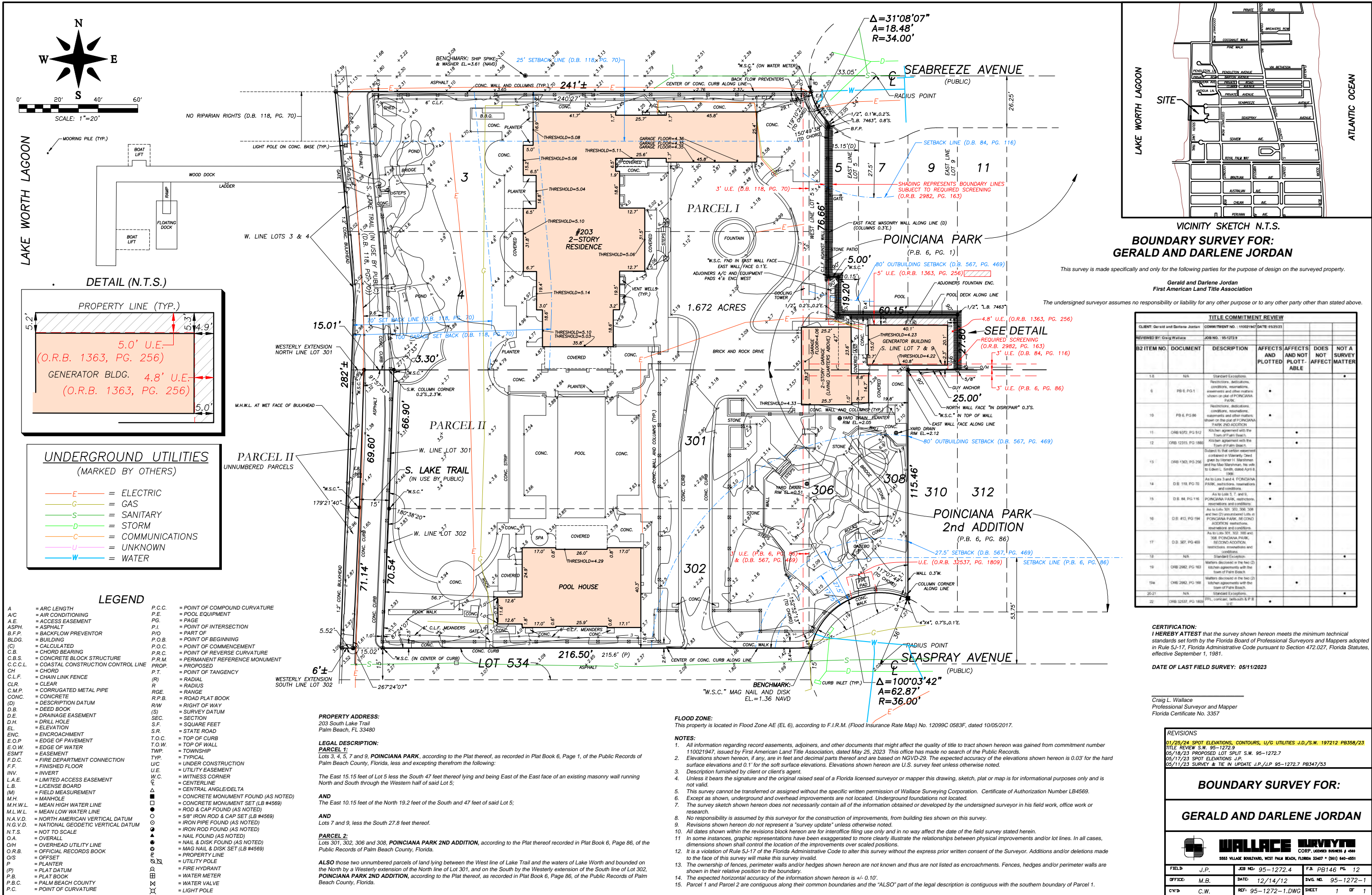
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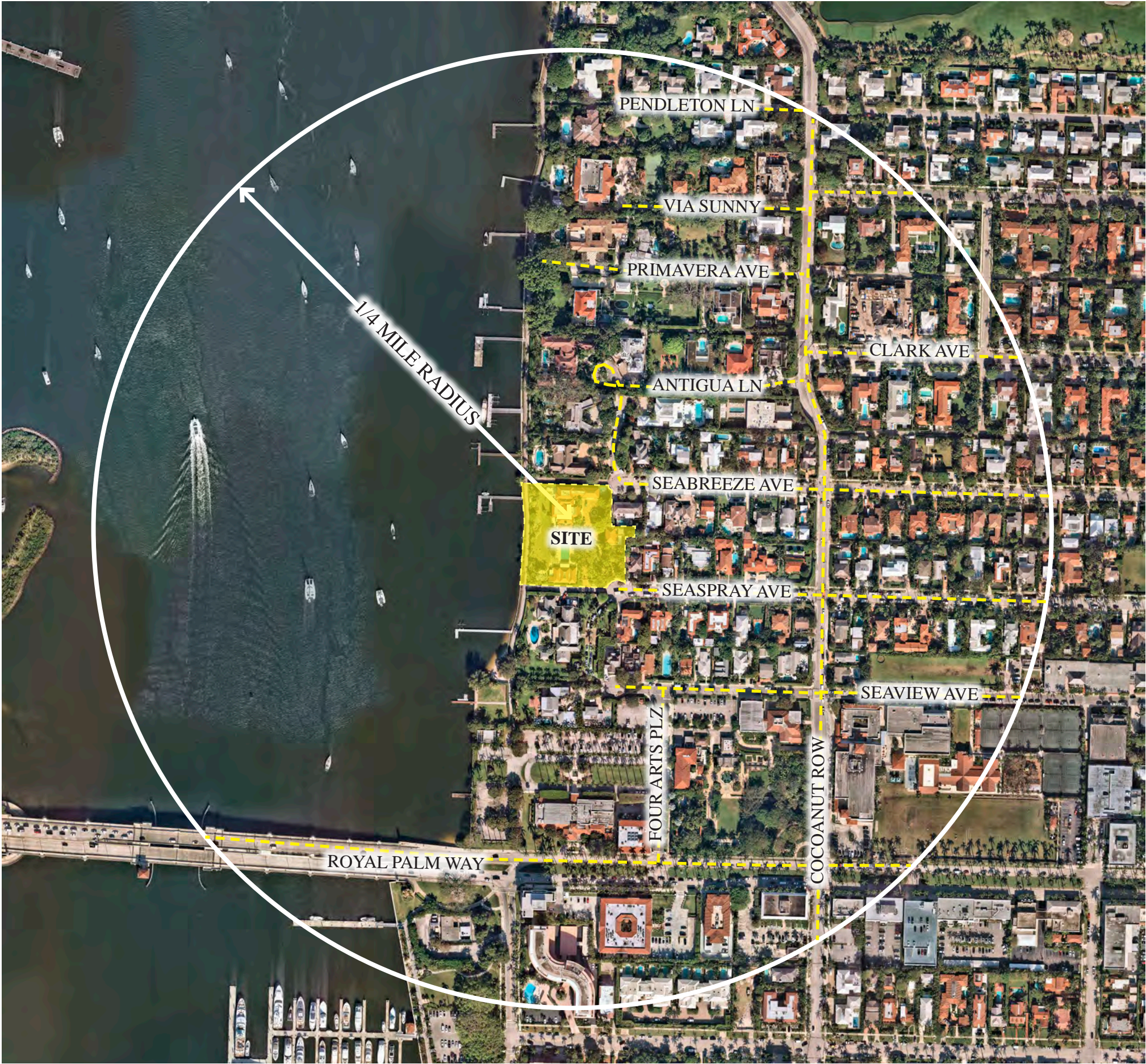
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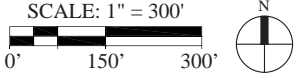
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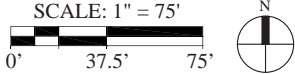
VICINITY MAP



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LOCATION MAP



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VIEW OF EAST ELEVATION



VIEW OF SOUTH ELEVATION TOWARDS POOL



VIEW OF WATERFRONT ELEVATION (WEST)



VIEW OF NORTH ELEVATION OF POOL HOUSE

HISTORIC PHOTOS OF ORIGINAL JOHN L. VOLK HOUSE

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BUILDING EXPANSION OVERTIME

■ ORIGINAL VOLK MASSING
■ MASSING OF 1977 ADDITIONS

BUILDING EXPANSION DIAGRAM: VOLK VS. 1977 RENOVATIONS

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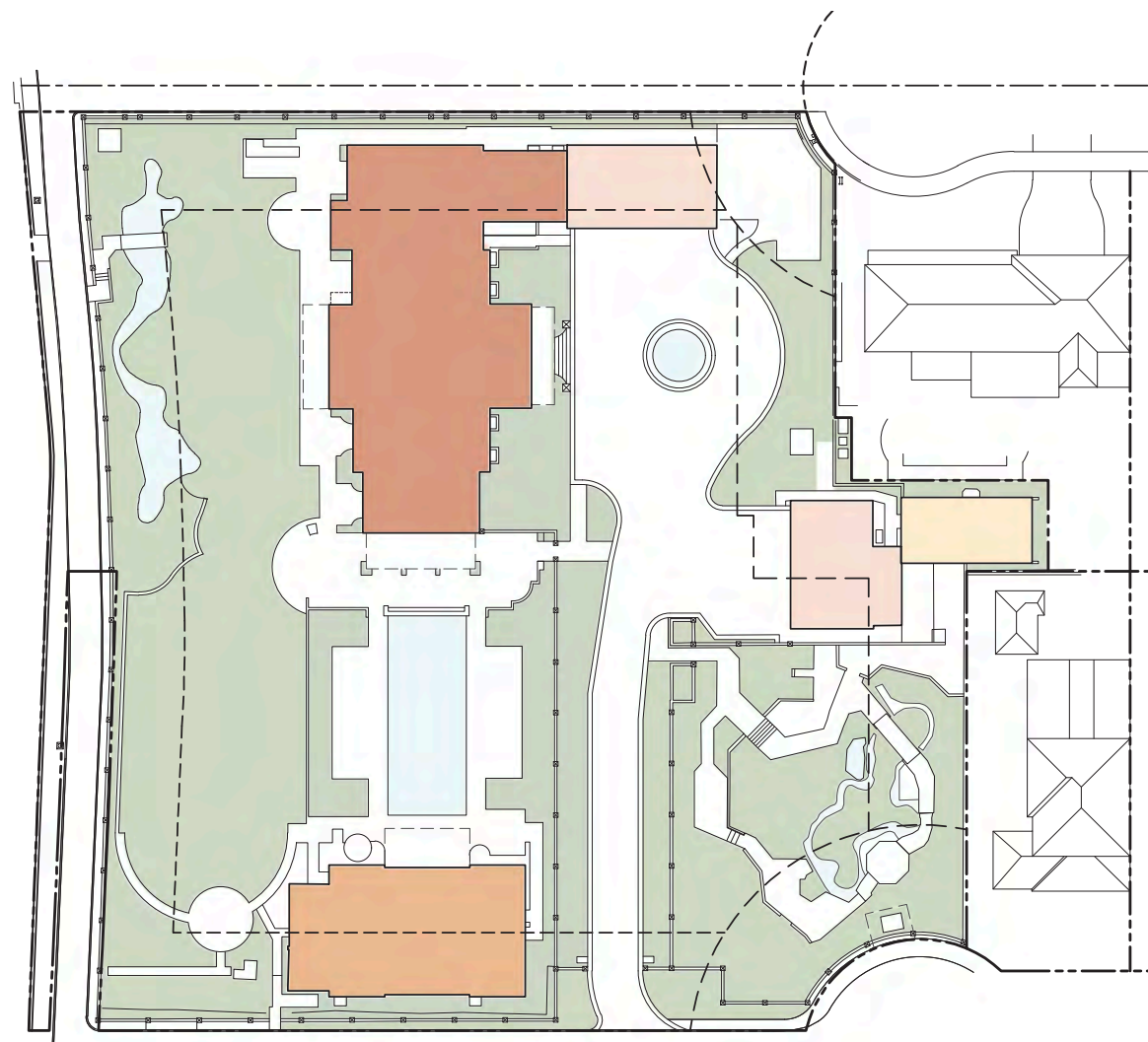
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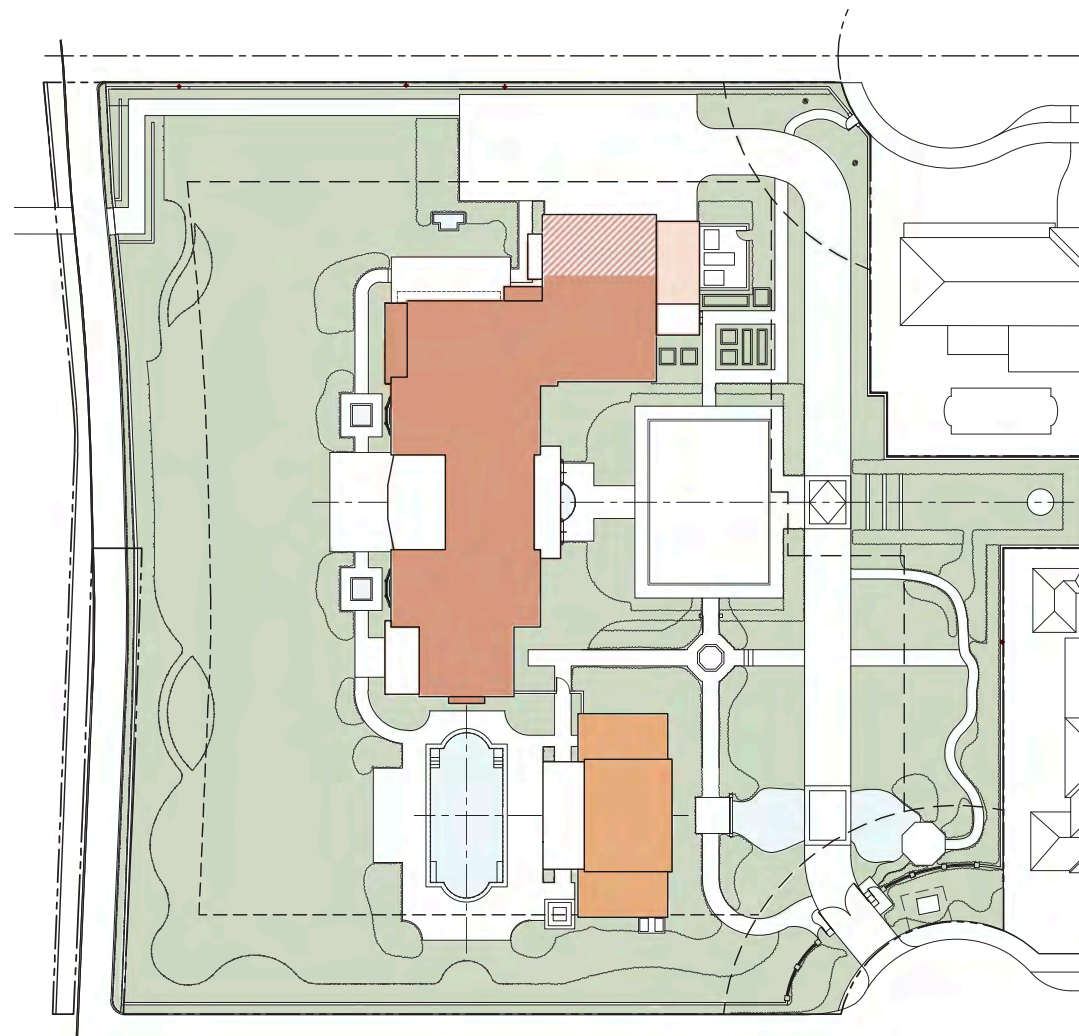
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EXISTING BUILDING		
	HOUSE - TWO STORY	6,135 SF
	GARAGE WITH SECOND STORY	2,364 SF
	GUEST SUITE - ONE STORY	2,784 SF
	EXISTING GENERATOR BLDG	695 SF
TOTAL BLDG FOOTPRINT		11,978 SF



PROPOSED BUILDING		
	HOUSE - TWO STORY	5,261SF
	GARAGE - ONE STORY	1,069 SF
	GUEST SUITE - TWO STORY	1,528 SF
TOTAL ENCLOSED BLDG FOOTPRINT		7,858 SF

ENCLOSED FOOTPRINT COMPARISON

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1. ENTRY GATE



2. SEASPRAY VIEW NEAR ENTRY



3. GUEST HOUSE FROM SEASPRAY



4. VIEW FROM S LAKE TRAIL



5. VIEW FROM DOCK



6. VIEW FROM SEABREEZE



7. ENTRY COURT



8. GARAGE OF GUEST HOUSE



9. GENERATOR BUILDING



10. VIEW OF GAZEBO



11. HOUSE FACING WATERFRONT



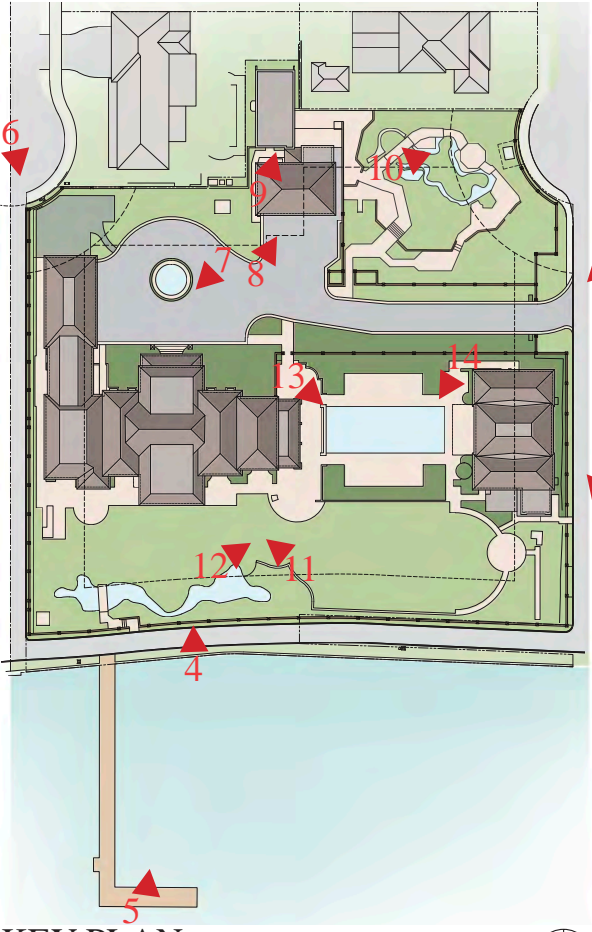
12. WEST YARD LOOKING SOUTH



13. VIEW OF POOL HOUSE



14. VIEW OF MAIN HOUSE



KEY PLAN

N.T.S. N

PHOTOS OF EXISTING SITE CONDITIONS

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11 S LAKE TRAIL (TRAIL VIEW)



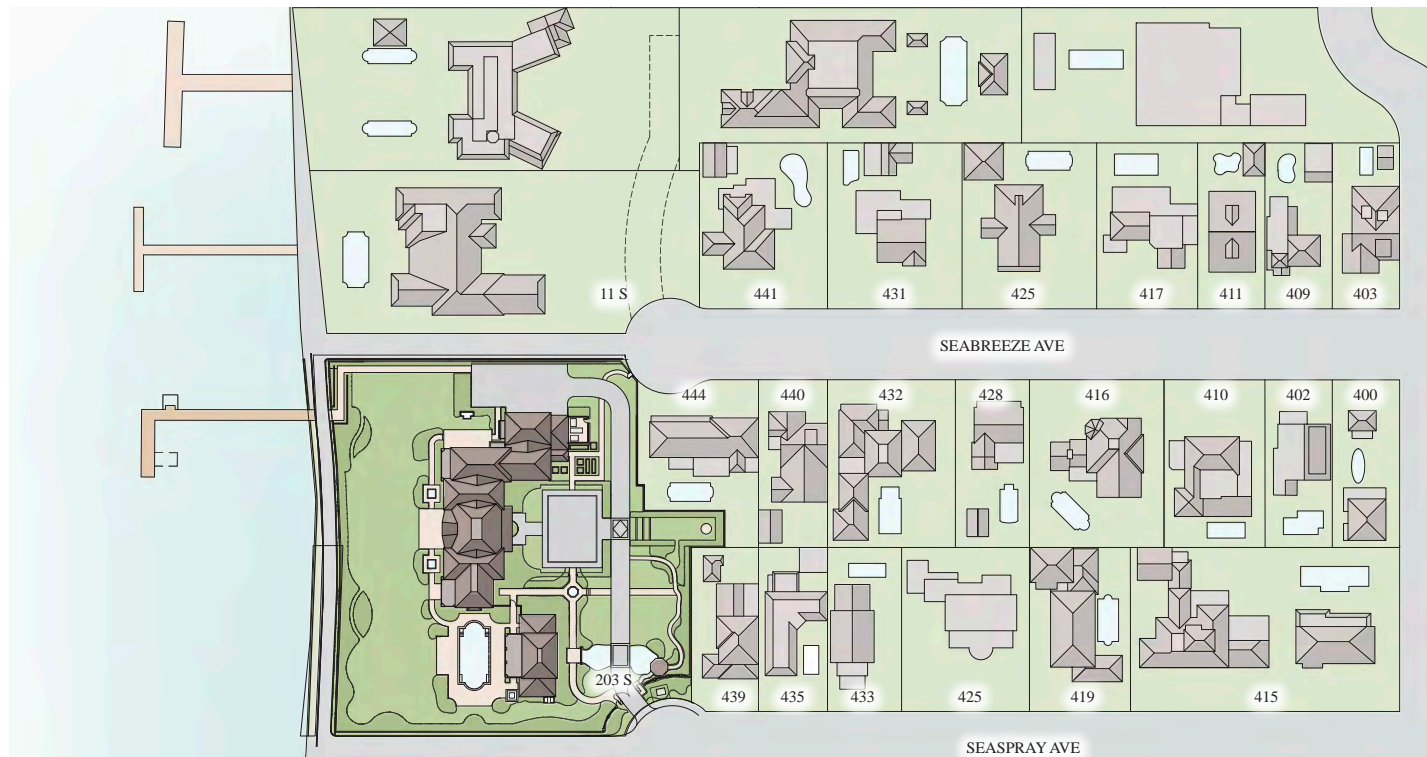
425 SEABREEZE AVE



428 SEABREEZE AVE



431 SEABREEZE AVE



KEY PLAN



432 SEABREEZE AVE



440 SEABREEZE AVE



441 SEABREEZE AVE



444 SEABREEZE AVE

PHOTOS OF EXISTING SITE CONDITIONS - SEABREEZE AVE

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SANDY M. CORRELL
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AR 130192

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425 SEASPRAY AVE



426 SEASPRAY AVE



435 SEASPRAY AVE



433 SEASPRAY AVE



KEY PLAN



434 SEASPRAY AVE



439 SEASPRAY AVE



442 SEASPRAY AVE



14 S LAKE TRAIL (TRAIL VIEW)

PHOTOS OF EXISTING SITE CONDITIONS - SEASPRAY AVE

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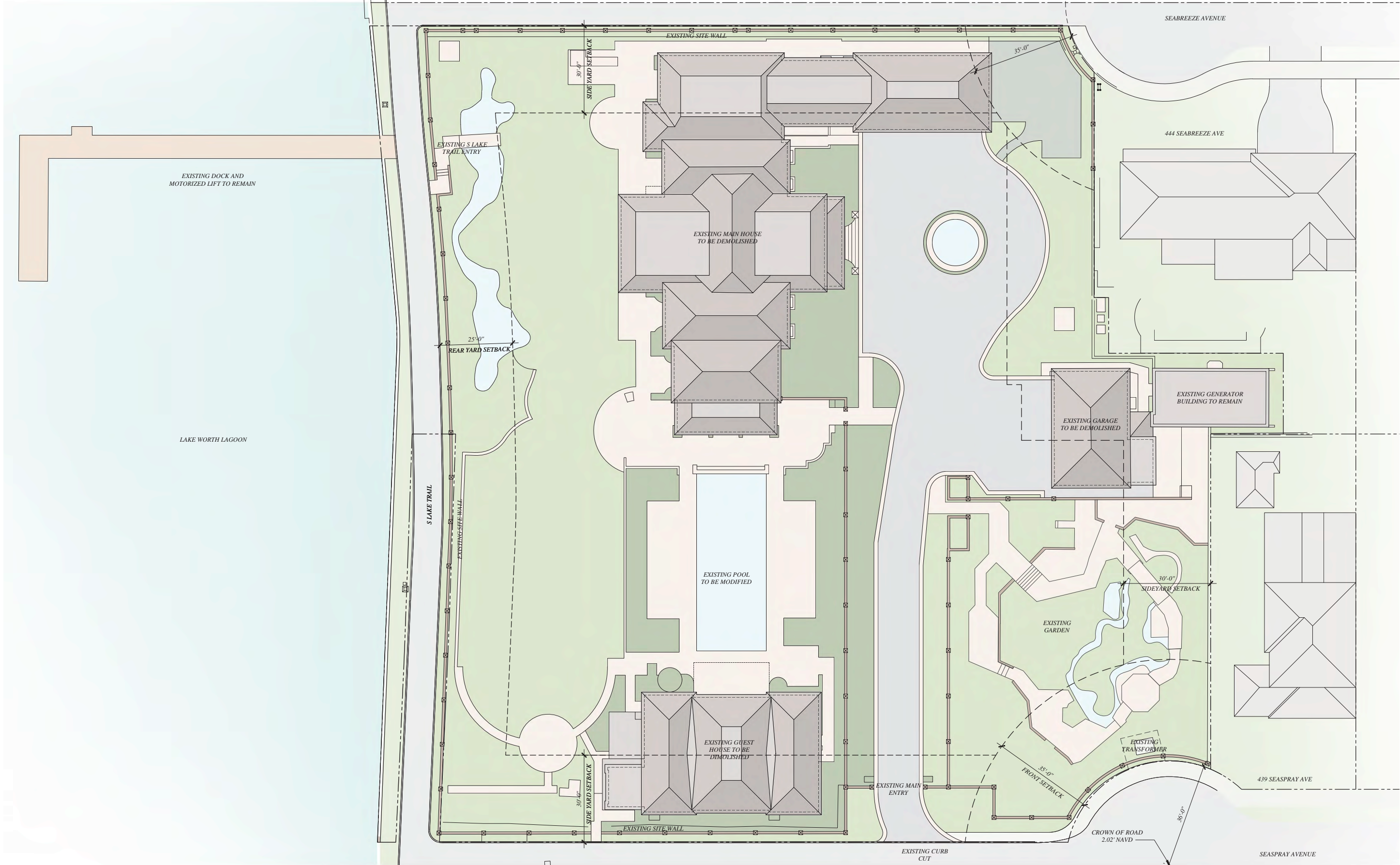
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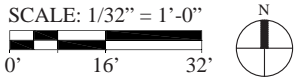
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EXISTING SITE PLAN



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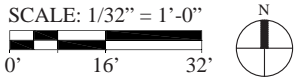
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PROPOSED SITE PLAN



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Town of Palm Beach
Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Line #	Zoning Legend			
1	Property Address:	203 S LAKE TRAIL		
2	Zoning District:	R-A ESTATE RESIDENTIAL		
3	Lot Area (sq. ft.):	72,826 SF		
4	Lot Width (W) & Depth (D) (ft.):	281.23' (W) X 260.01' (D)		
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	SINGLE-FAMILY		
6	FEMA Flood Zone Designation:	FEMA ZONE AE		
7	Zero Datum for point of meas. (NAVD)	+7.0 NAVD		
8	Crown of Road (COR) (NAVD)	+2.02 NAVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	18,206 SF (25 %)	11,766 SF (16.2%)	10,075(13.8%)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A	17,540 SF	14,784 SF
12	*Front Yard Setback (Ft.)	35'-0"	17'-9"	60'-6"
13	* Side Yard Setback (1st Story) (Ft.)	30'-0"	10'-2"	30'-0"
14	* Side Yard Setback (2nd Story) (Ft.)	30'-0"	10'-2"	30'-0"
15	*Rear Yard Setback (Ft.)	25'-0"	56'-9"	74'-1"
16	Angle of Vision (Deg.)	N/A	N/A	N/A
17	Building Height (Ft.)	25'-0"	22'-3"	23'-4"
18	Overall Building Height (Ft.)	35'-0"	32'-3"	34'-0"
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
20	** Max. Fill Added to Site (Ft.)	3.5'-0"	0'-0"	3.5'-0"
21	Finished Floor Elev. (FFE)(NAVD)	N/A	+5.0 NAVD	+9.0 NAVD
22	Base Flood Elevation (BFE)(NAVD)	+7 NAVD	+7 NAVD	+7 NAVD
23	Landscape Open Space (LOS) (Sq Ft and %)	36,413 (50%)	34,616 SF (47.5%)	50,052 (69.3%)
24	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
25	Front Yard LOS (Sq Ft and %)	1,419 (45%)	N/A	2,304 (72.9%)
26	*** Native Plant Species %	Please refer to TOPB Landscape Legend.		

* Indicate each yard area with cardinal direction
(N,S,E,W)

Enter N/A if value is not applicable.

** Difference of Fin. Floor Elev. (FFE) and
highest Crown of Rd (COR) divided by two. (FFE -
COR) / 2 = Max. Fill [\(Sec. 134-1600\)](#)

Enter N/C if value is not changing.

*** Provide Native plant species info per
category as required by [Ord. 003-2023](#) on
separate TOPB Landscape Legend

REV BF 20230626



Town of Palm Beach
Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Line #	Landscape Legend		
1	Property Address:	203 South Lake Trail	
2	Lot Area (sq. ft.):		
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	36,413 (50%)	50,052 (69.3%)
5	LOS to be altered (Sq FT and %)	N/A	N/A
6	Perimeter LOS (Sq Ft and %)	N/A	N/A
7	Front Yard LOS (Sq Ft and %)	1,419 (45%)	2,304 SF (72.9%)
8	Native Trees %	30% (number of trees)	66%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	65%
10	Native Groundcover %	30% (groundcover area)	58%

To determine qualifying native vegetation use either:
[the Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List](#)
OR
[the Florida Native Plant Society Native Plants for Your Area List](#)

Note: Modificaiton of >50% of existing landscape/greenscape are subject to minimum native plant requirements and must submit a landscape and irrigation plan for review.

This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect and landscape openspace data shall be incorporated on to corresponding zoning legend.

See Ord. 003-2023

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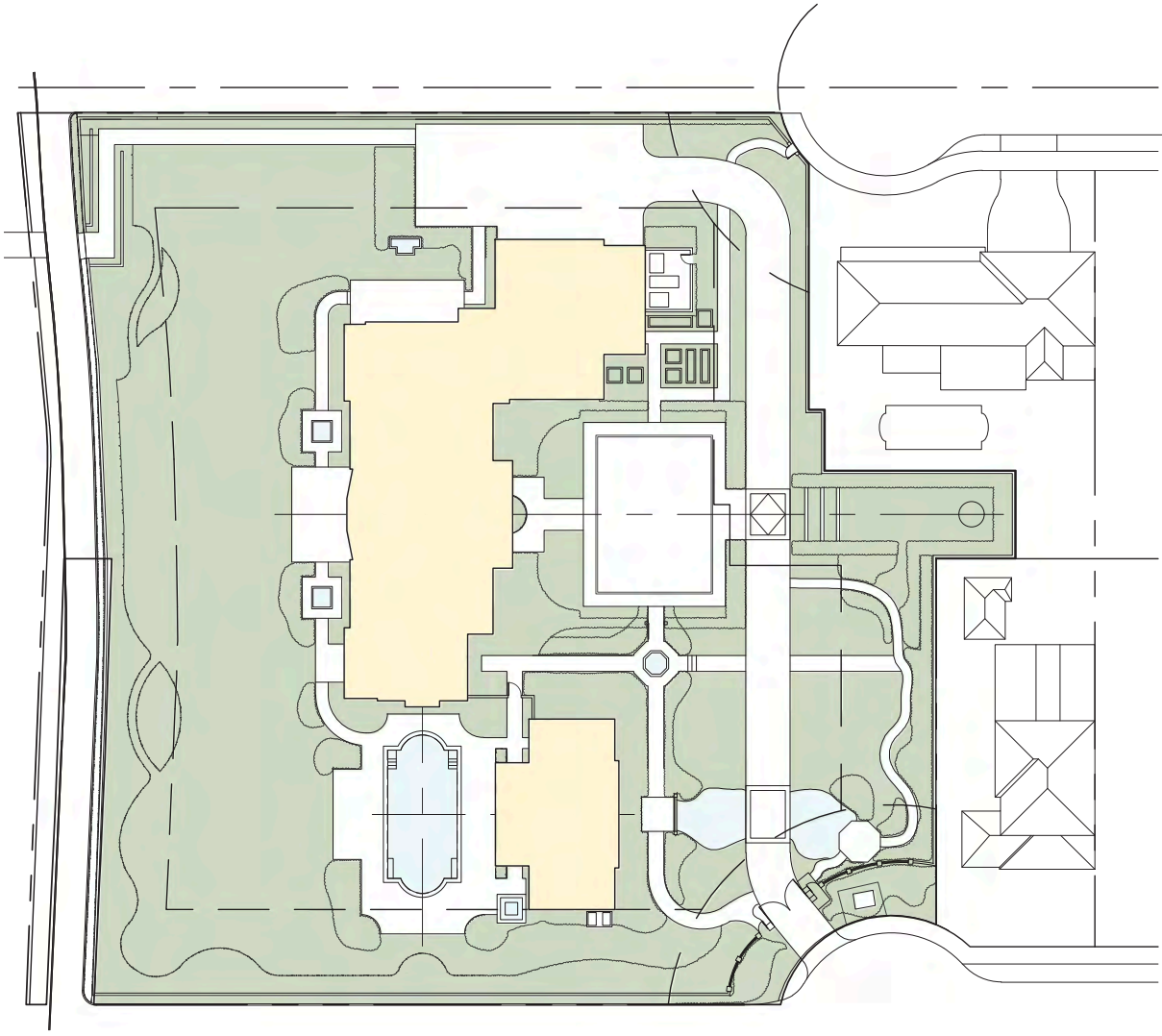
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LOT COVERAGE	
ENCLOSED FIRST FLOOR:	7,858 SF
GROUND LEVEL PORCHES:	1,764 SF
MECHANICAL PAD:	315 SF
EXISTING GAZEBO:	138 SF
TOTAL LOT COVERAGE:	10,075 SF
LOT COVERAGE PERCENTAGE:	13.8%

PROPOSED	
SETBACKS	
FRONT:	60'-6"
REAR:	74'-1"
NORTH SIDE:	40'-7"
SOUTH SIDE:	30'-0"
PROPOSED COVERAGE:	10,075 SF
OPEN SPACE:	50,052 SF
FRONT YARD LANDSCAPE:	2,304 SF
S LAKE TRAIL:	3,381 SF

LOT COVERAGE DIAGRAM

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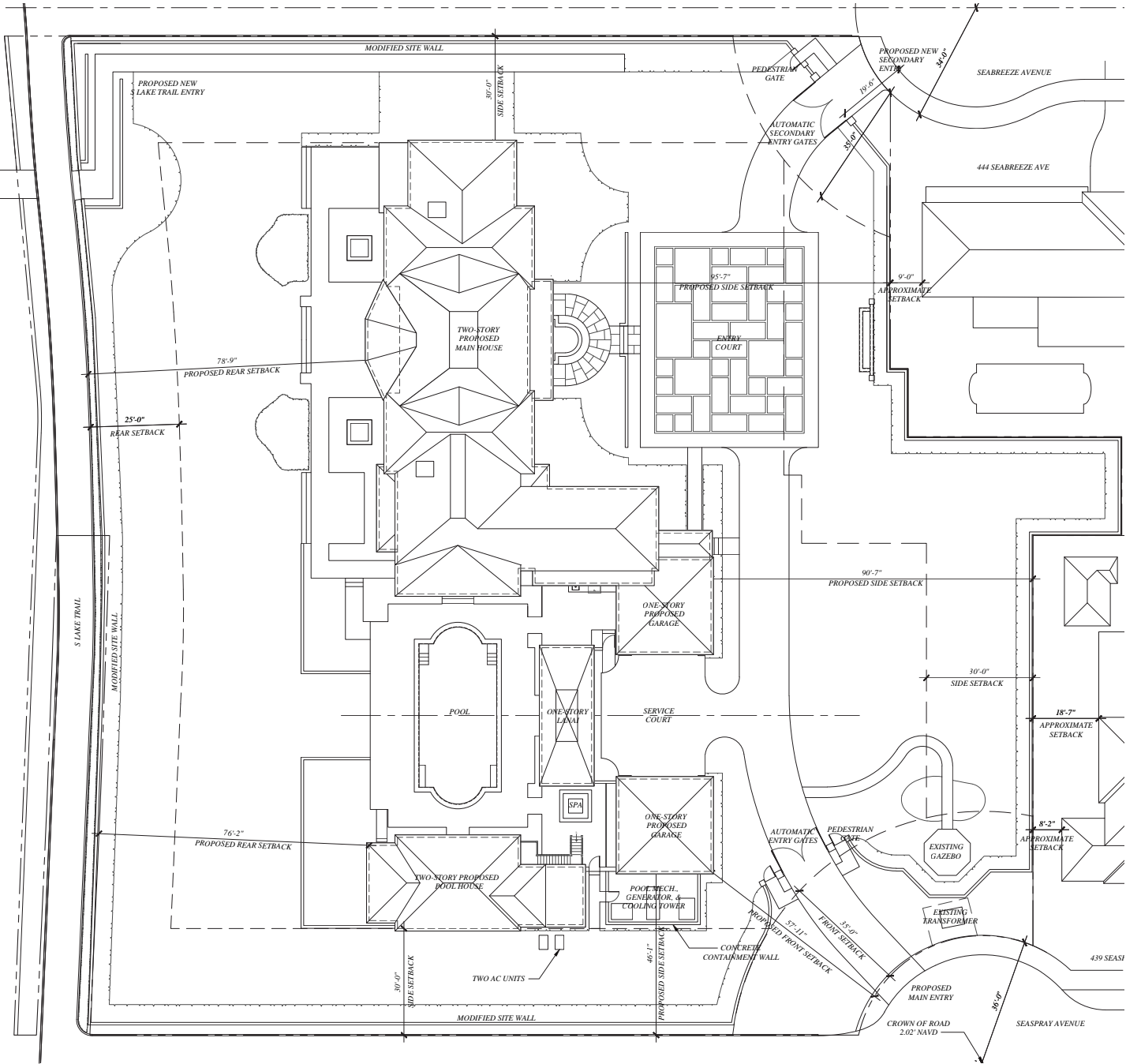
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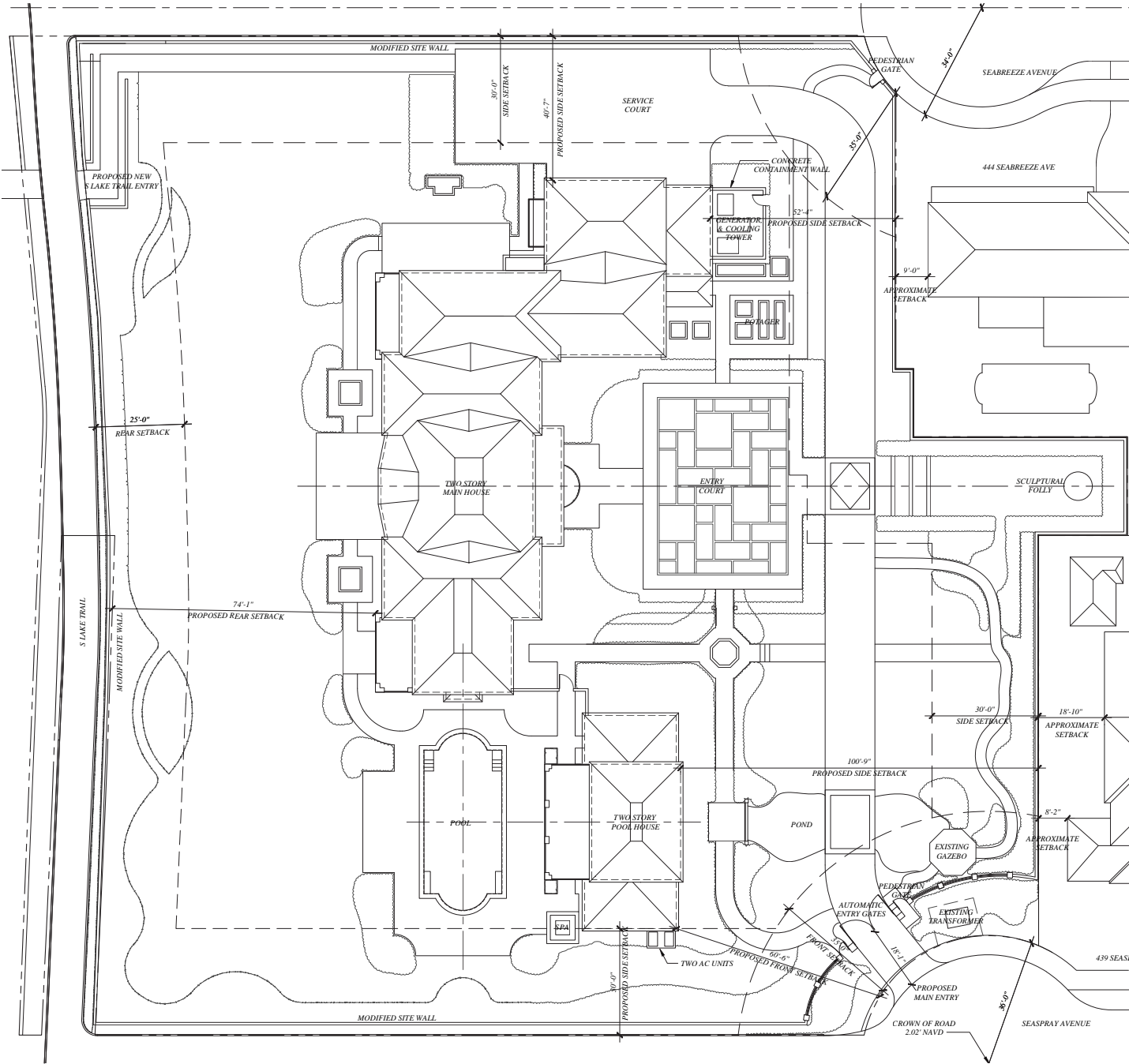
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ZONING DISTRICT: R-A ESTATE RESIDENTIAL
FEMA ZONE: AE-6

ZONING ORDINANCES	CODE MAXIMUMS	PROPOSED
LOT SIZE:	-	72,826 SF
LOT COVERAGE:	25%	13.8%
SQUARE FOOTAGE:	-	17,435 SF
FRONT YARD SETBACKS:	35'-0"	57'-11"
REAR YARD SETBACKS:	25'-0"	76'-2"
SIDE YARD SETBACK (NORTH):	30'-0"	30'-0"
SIDE YARD SETBACK (SOUTH):	30'-0"	30'-0"
SIDE YARD SETBACK (EAST):	30'-0"	90'-7"
BUILDING HEIGHT:	25'-0"	24'-4"
OVERALL BUILDING HEIGHT:	35'-0"	35'-0"

PREVIOUS ROOF SITE PLAN



ZONING DISTRICT: R-A ESTATE RESIDENTIAL
FEMA ZONE: AE-6

ZONING ORDINANCES	CODE MAXIMUMS	PROPOSED
LOT SIZE:	-	72,826 SF
LOT COVERAGE:	25%	13.8%
SQUARE FOOTAGE:	-	17,710 SF
FRONT YARD SETBACKS:	35'-0"	60'-6"
REAR YARD SETBACKS:	25'-0"	74'-1"
SIDE YARD SETBACK (NORTH):	30'-0"	40'-7"
SIDE YARD SETBACK (SOUTH):	30'-0"	30'-0"
SIDE YARD SETBACK (EAST):	30'-0"	52'-4"
BUILDING HEIGHT:	25'-0"	23'-4"
OVERALL BUILDING HEIGHT:	35'-0"	34'-0"

REVISED ROOF SITE PLAN



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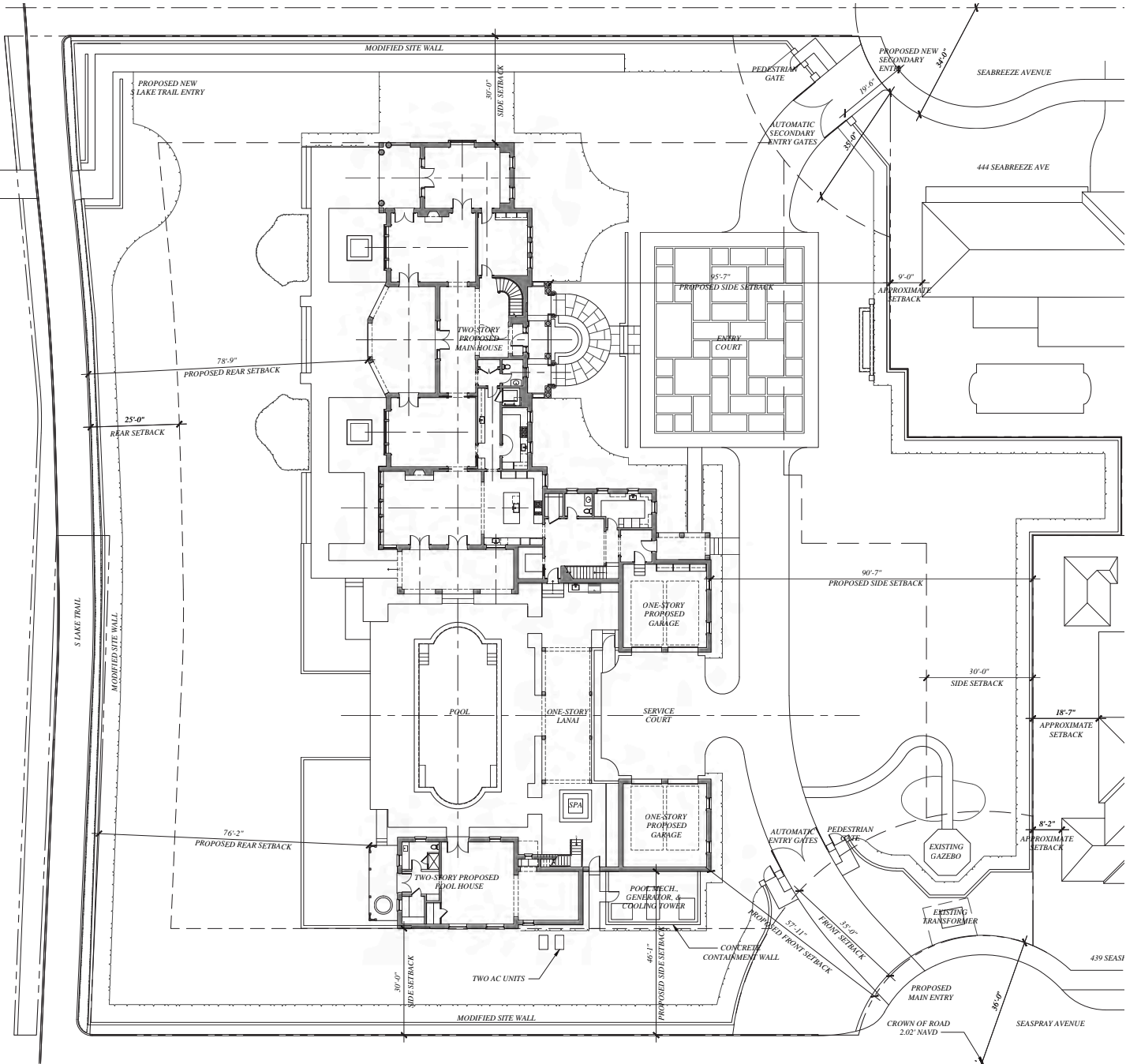
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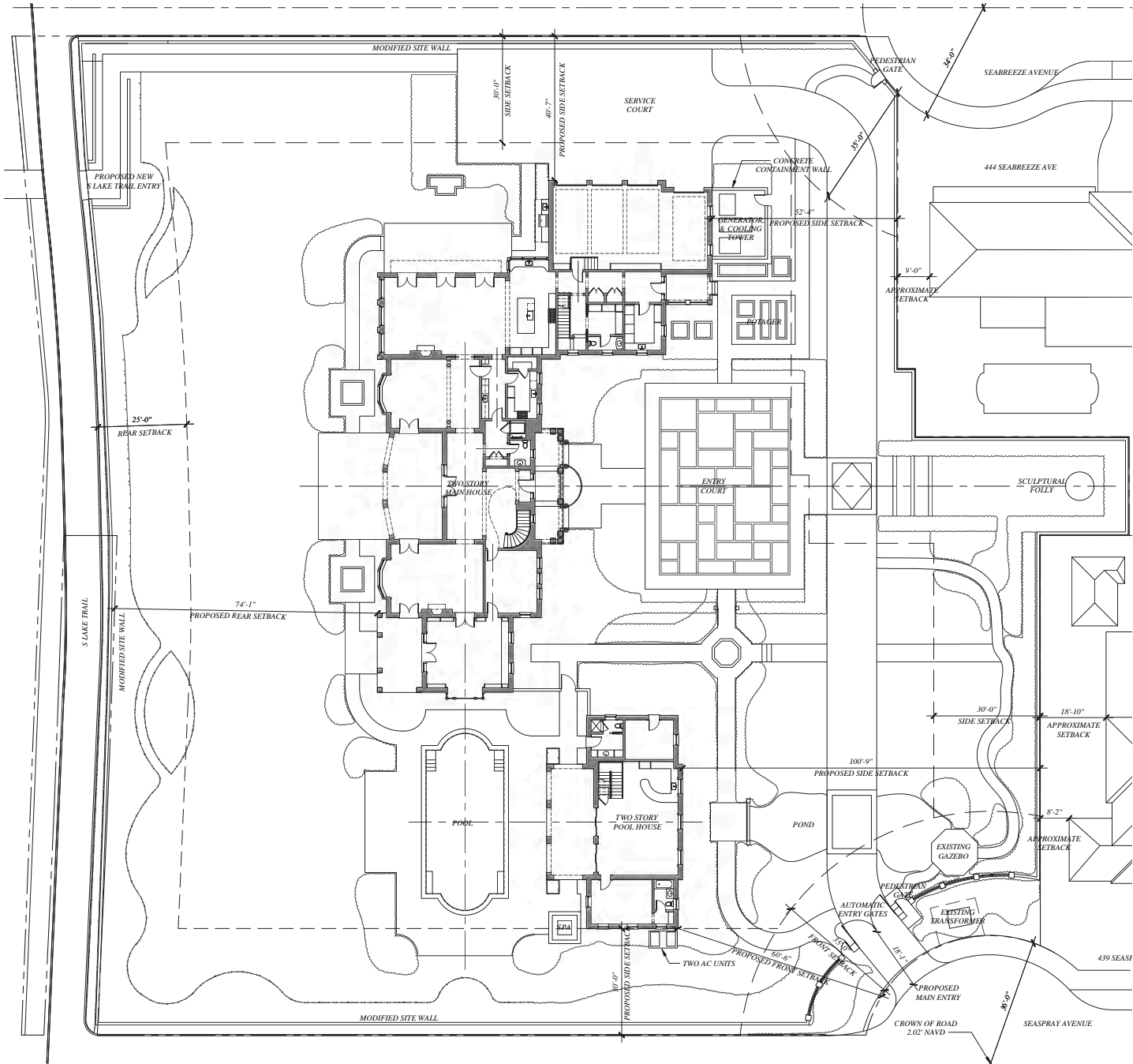
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FEMA ZONE: AE-6

ZONING ORDINANCES	CODE MAXIMUMS	PROPOSED
LOT SIZE:	-	72,826 SF
LOT COVERAGE:	25%	13.8%
SQUARE FOOTAGE:	-	17,435 SF
FRONT YARD SETBACKS:	35'-0"	57'-11"
REAR YARD SETBACKS:	25'-0"	76'-2"
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SIDE YARD SETBACK (SOUTH):	30'-0"	30'-0"
SIDE YARD SETBACK (EAST):	30'-0"	90'-7"
BUILDING HEIGHT:	25'-0"	24'-4"
OVERALL BUILDING HEIGHT:	35'-0"	35'-0"

PREVIOUS FIRST FLOOR SITE PLAN



ZONING DISTRICT: R-A ESTATE RESIDENTIAL
FEMA ZONE: AE-6

ZONING ORDINANCES	CODE MAXIMUMS	PROPOSED
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SIDE YARD SETBACK (SOUTH):	30'-0"	30'-0"
SIDE YARD SETBACK (EAST):	30'-0"	52'-4"
BUILDING HEIGHT:	25'-0"	23'-4"
OVERALL BUILDING HEIGHT:	35'-0"	34'-0"

REVISED FIRST FLOOR SITE PLAN



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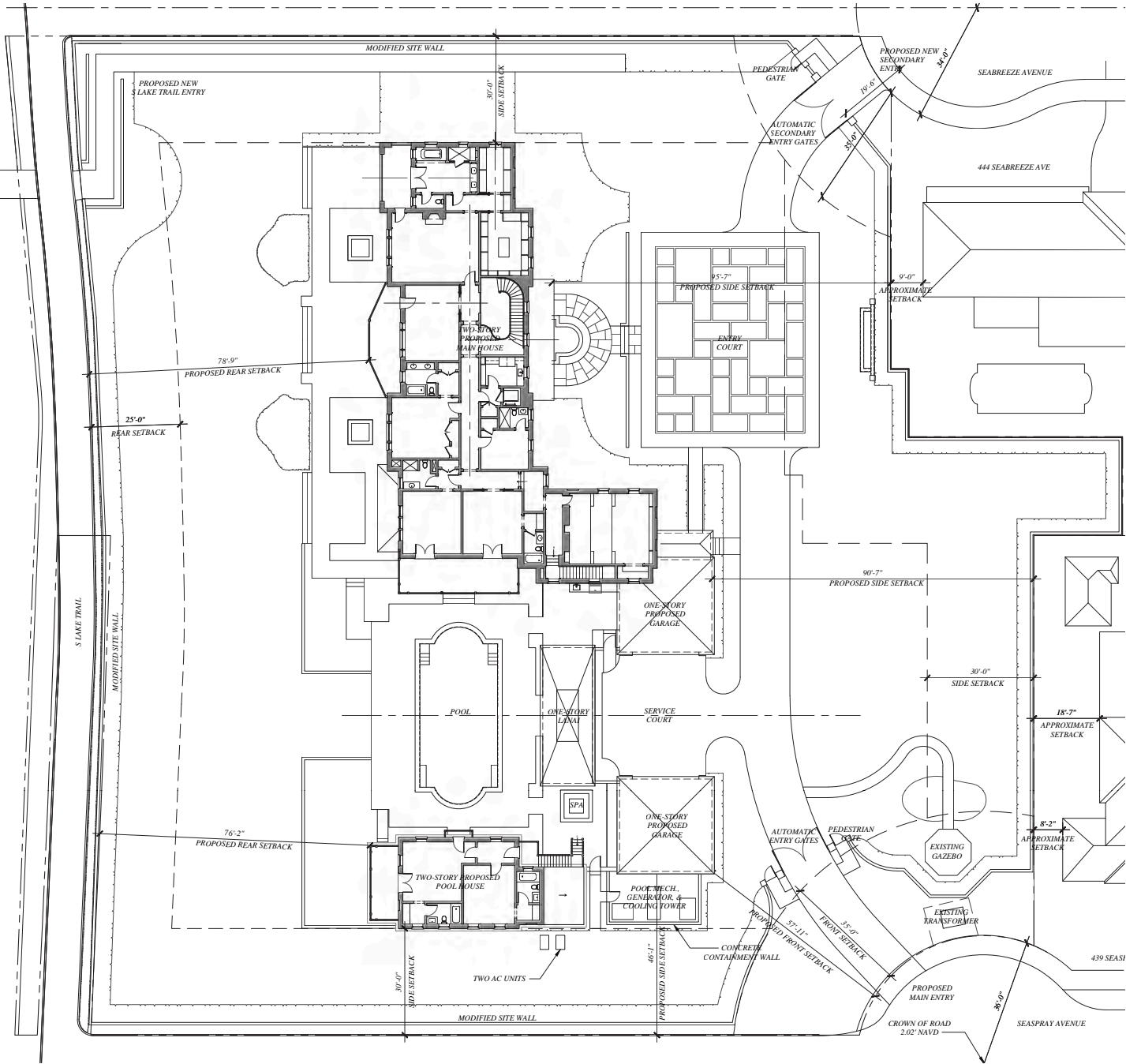
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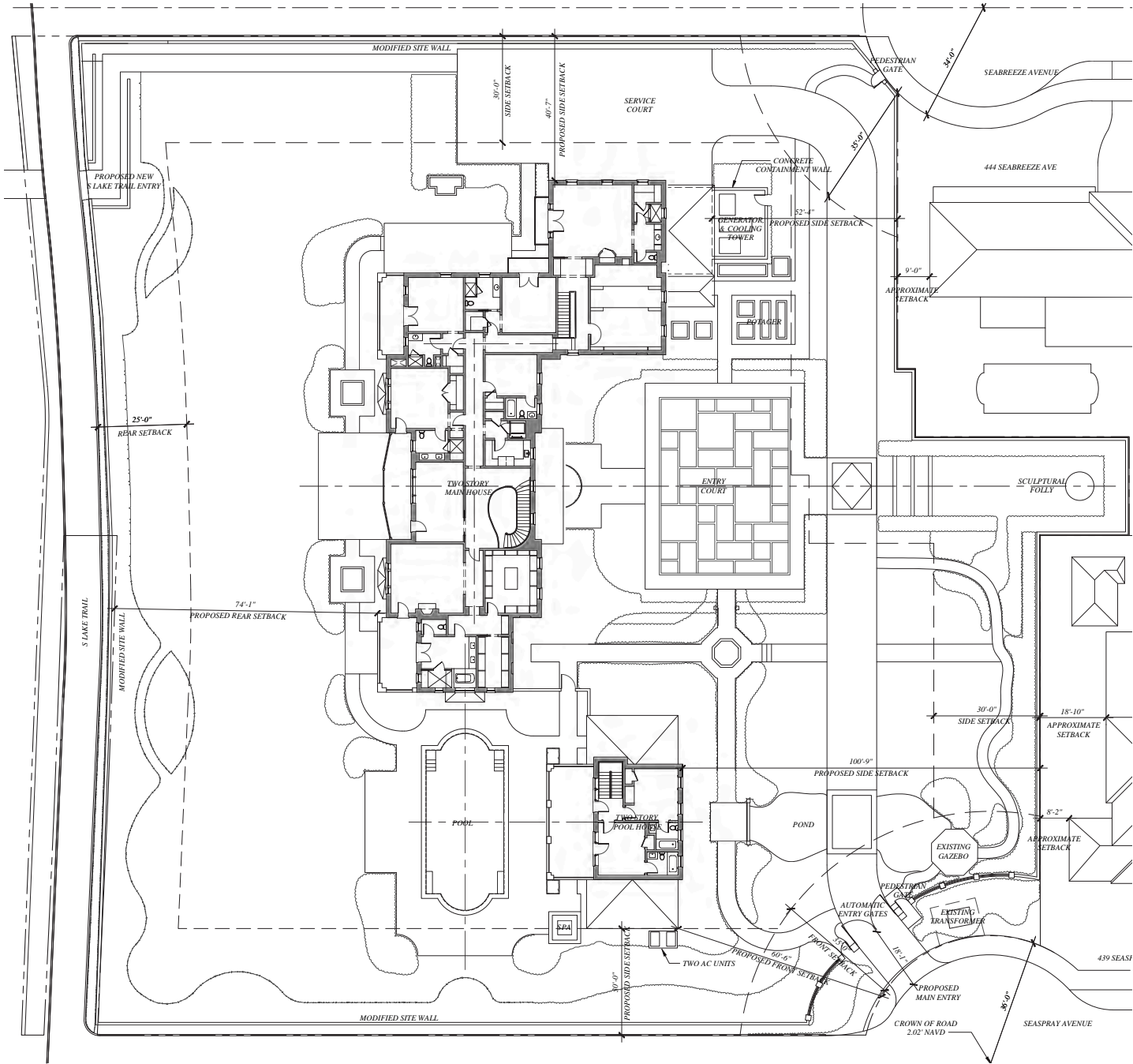
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ZONING DISTRICT: R-A ESTATE RESIDENTIAL
FEMA ZONE: AE-6

ZONING ORDINANCES	CODE MAXIMUMS	PROPOSED
LOT SIZE:	-	72,826 SF
LOT COVERAGE:	25%	13.8%
SQUARE FOOTAGE:	-	17,435 SF
FRONT YARD SETBACKS:	35'-0"	57'-11"
REAR YARD SETBACKS:	25'-0"	76'-2"
SIDE YARD SETBACK (NORTH):	30'-0"	30'-0"
SIDE YARD SETBACK (SOUTH):	30'-0"	30'-0"
SIDE YARD SETBACK (EAST):	30'-0"	90'-7"
BUILDING HEIGHT:	25'-0"	24'-4"
OVERALL BUILDING HEIGHT:	35'-0"	35'-0"

PREVIOUS SECOND FLOOR SITE PLAN



ZONING DISTRICT: R-A ESTATE RESIDENTIAL
FEMA ZONE: AE-6

ZONING ORDINANCES	CODE MAXIMUMS	PROPOSED
LOT SIZE:	-	72,826 SF
LOT COVERAGE:	25%	13.8%
SQUARE FOOTAGE:	-	17,710 SF
FRONT YARD SETBACKS:	35'-0"	60'-6"
REAR YARD SETBACKS:	25'-0"	74'-1"
SIDE YARD SETBACK (NORTH):	30'-0"	40'-7"
SIDE YARD SETBACK (SOUTH):	30'-0"	30'-0"
SIDE YARD SETBACK (EAST):	30'-0"	52'-4"
BUILDING HEIGHT:	25'-0"	23'-4"
OVERALL BUILDING HEIGHT:	35'-0"	34'-0"

REVISED SECOND FLOOR SITE PLAN



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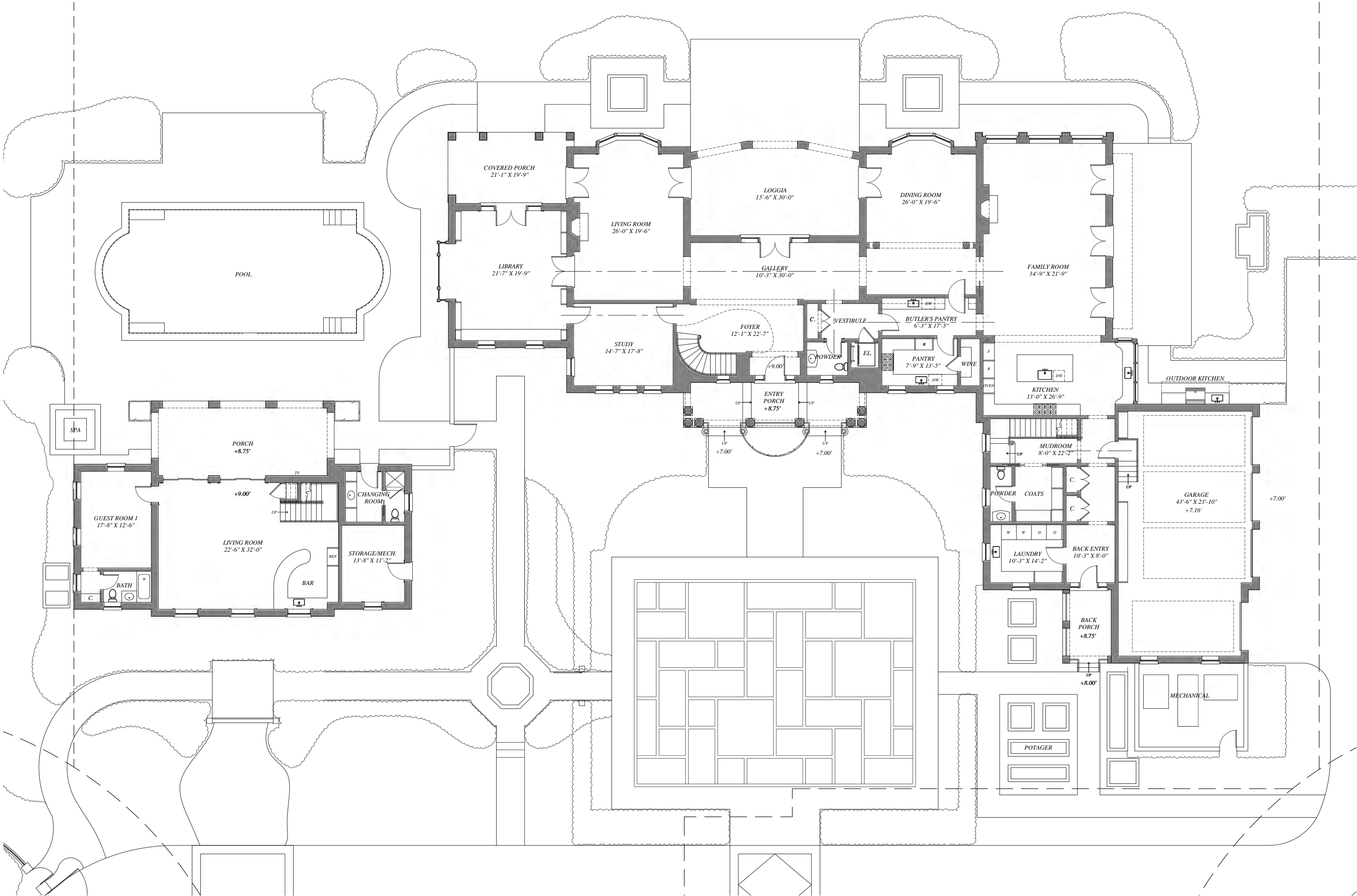
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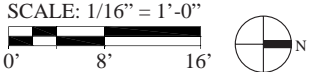
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FIRST FLOOR PLAN



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SECOND FLOOR PLAN



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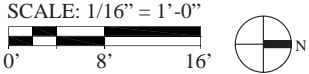
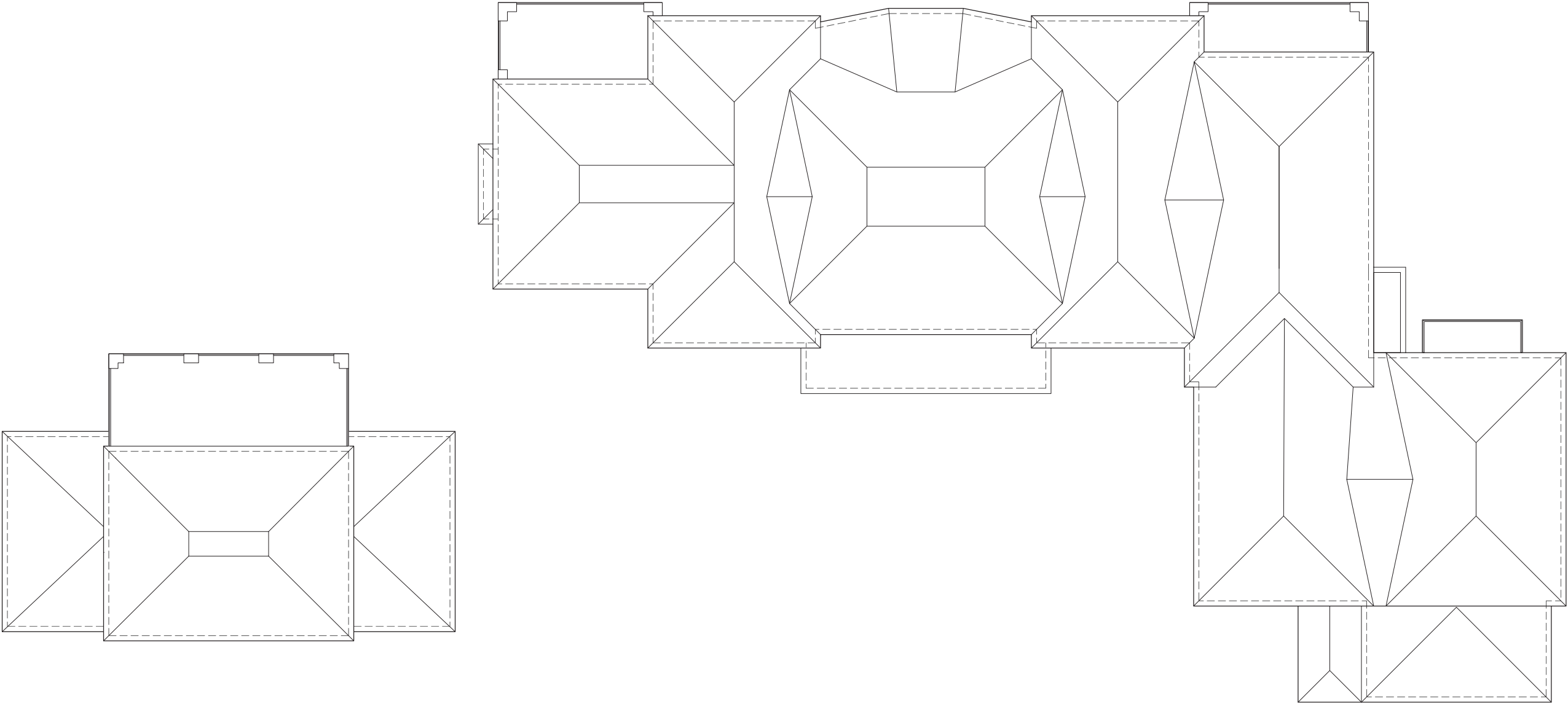
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ROOF PLAN



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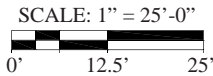
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EAST ELEVATION



WEST ELEVATION



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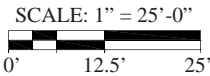
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NORTH ELEVATION



SOUTH ELEVATION



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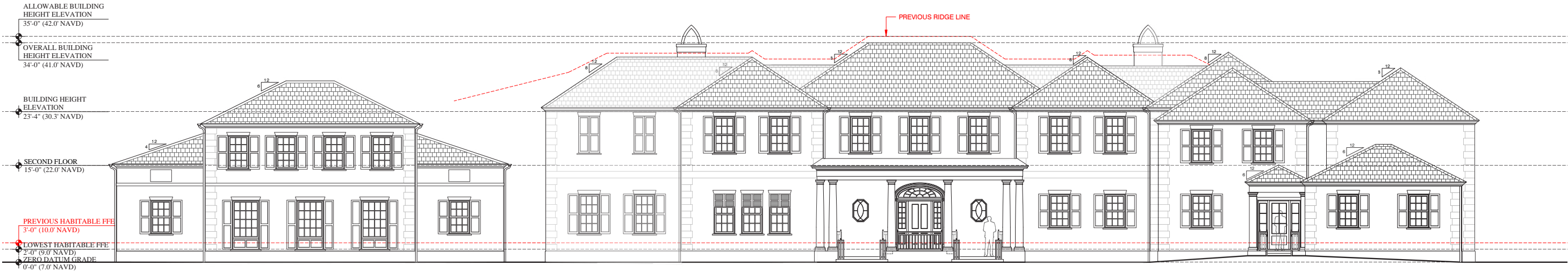
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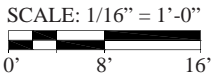
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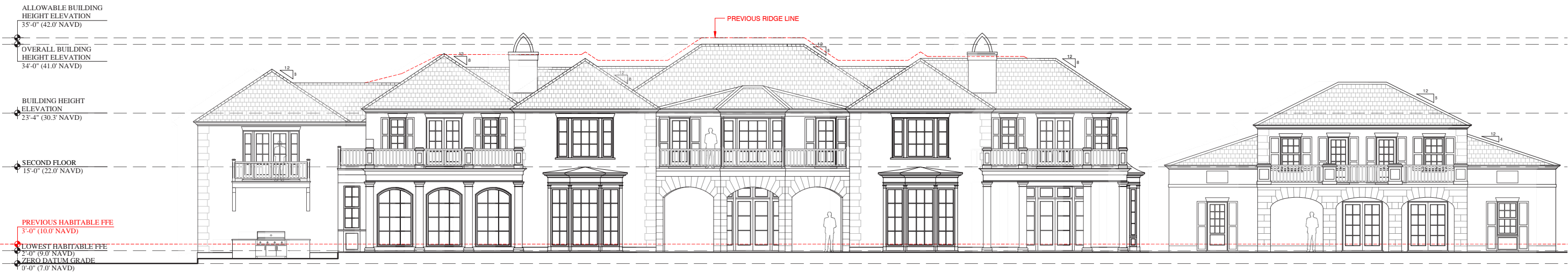
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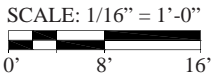
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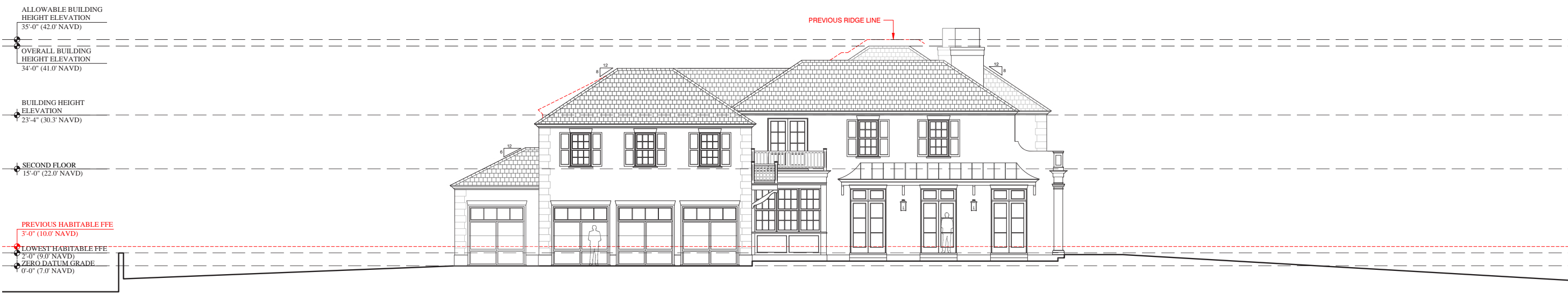
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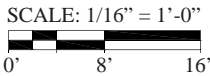
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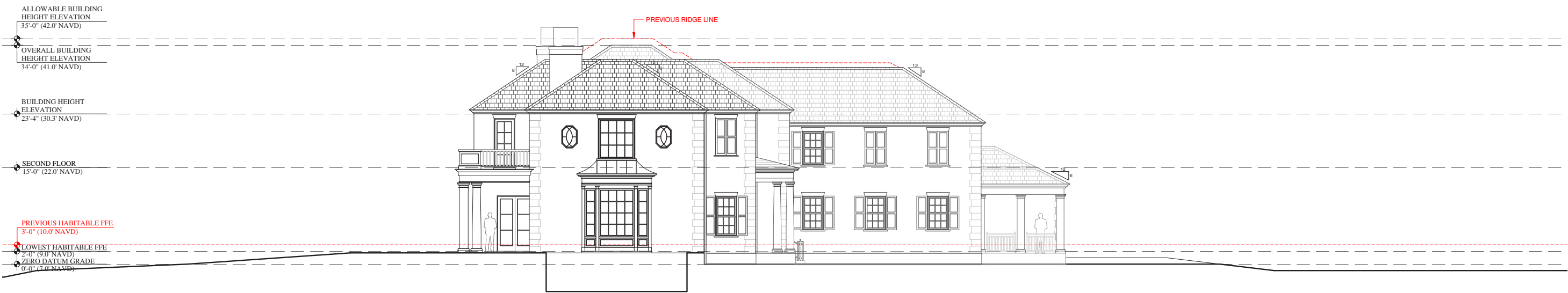
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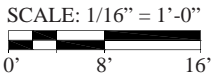
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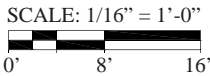
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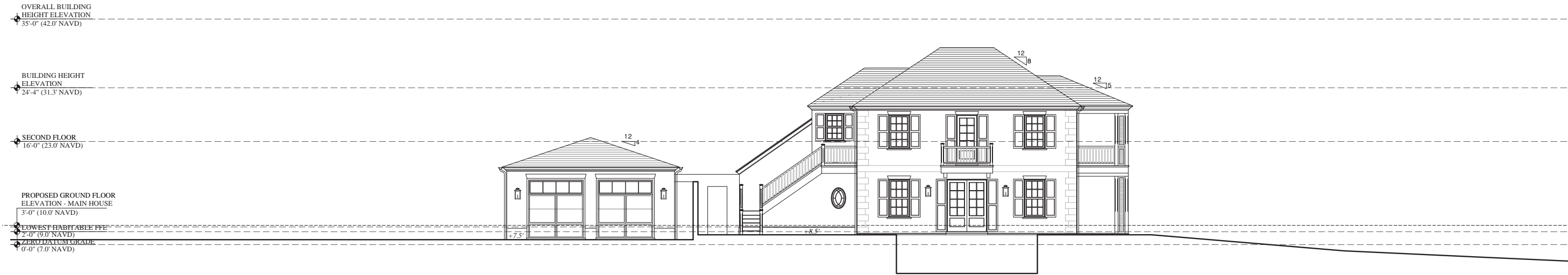
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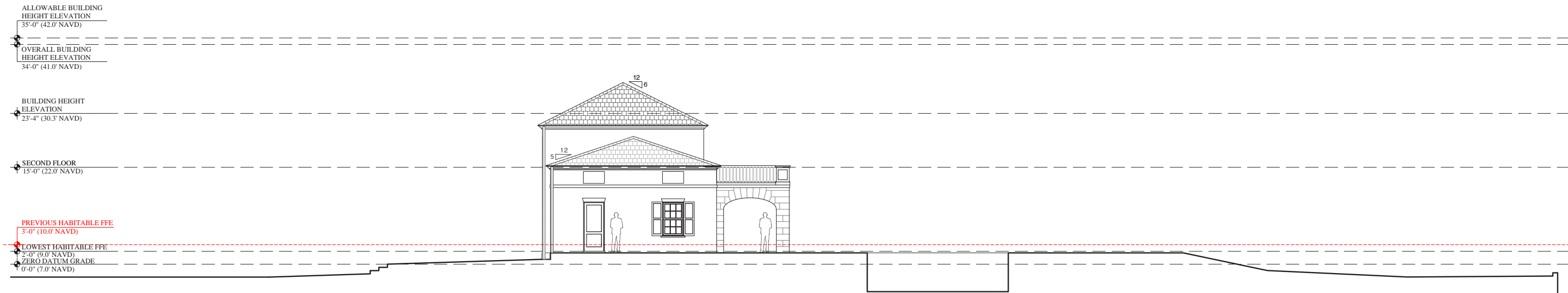
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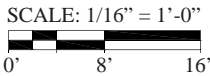
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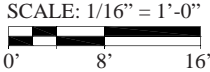
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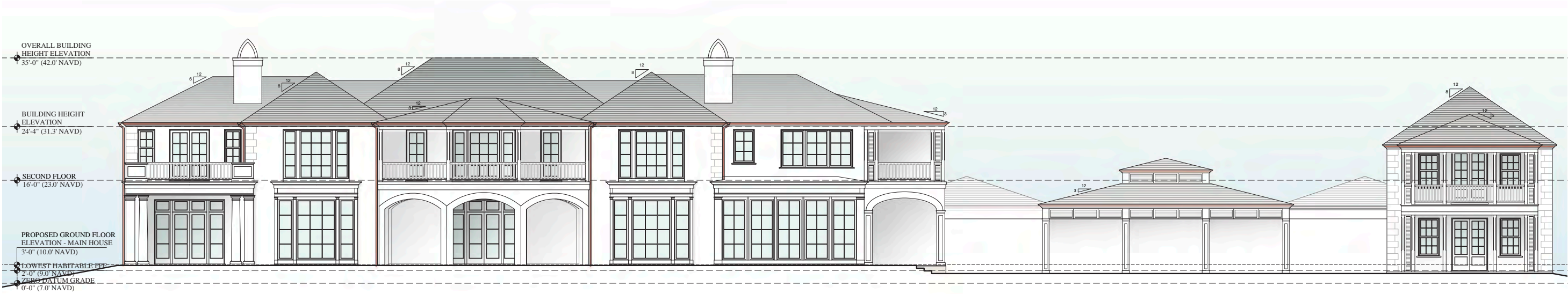
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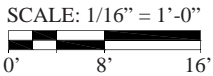
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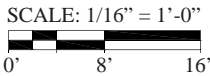
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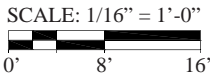
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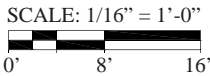
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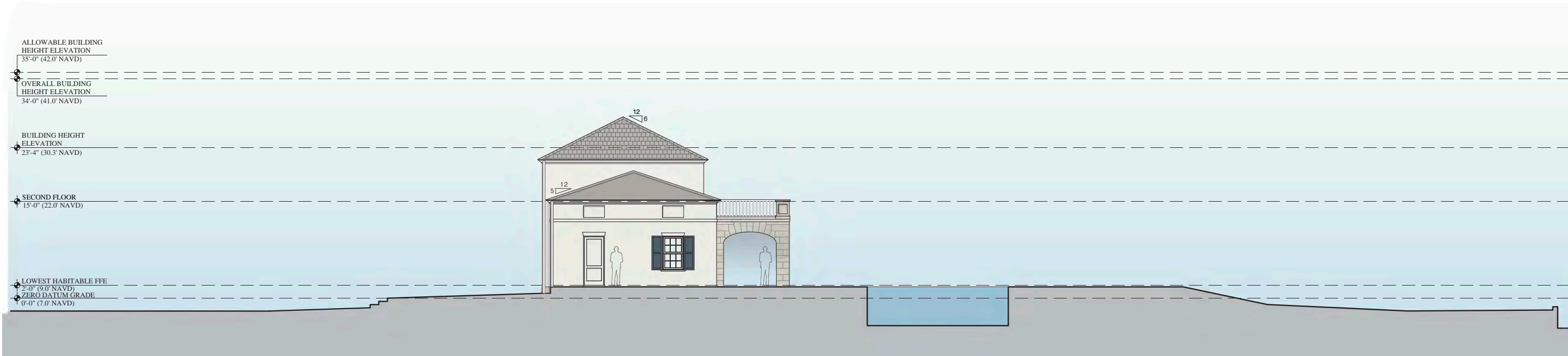
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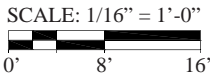
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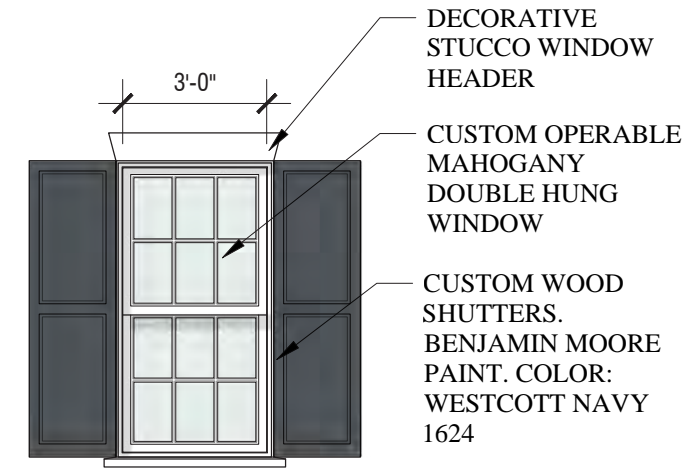
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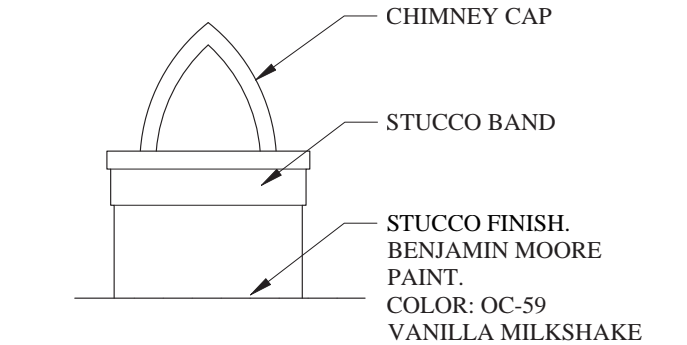
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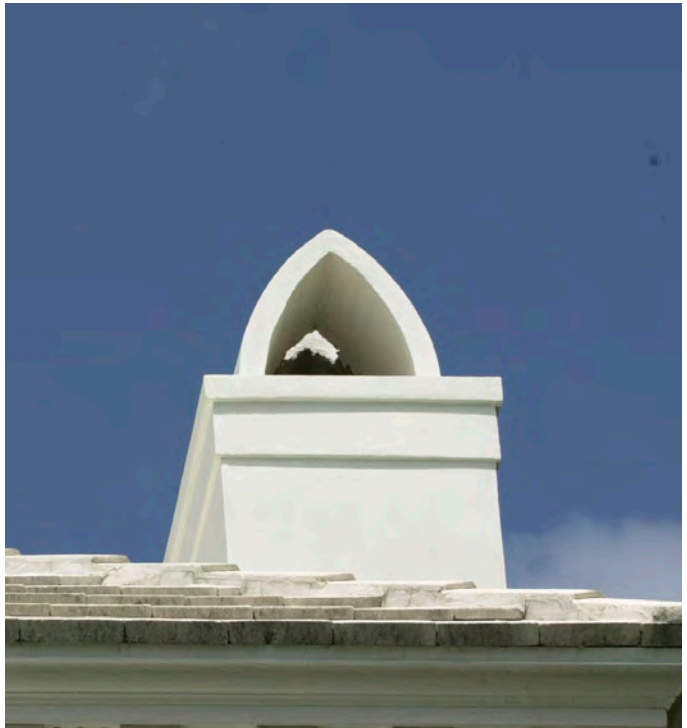
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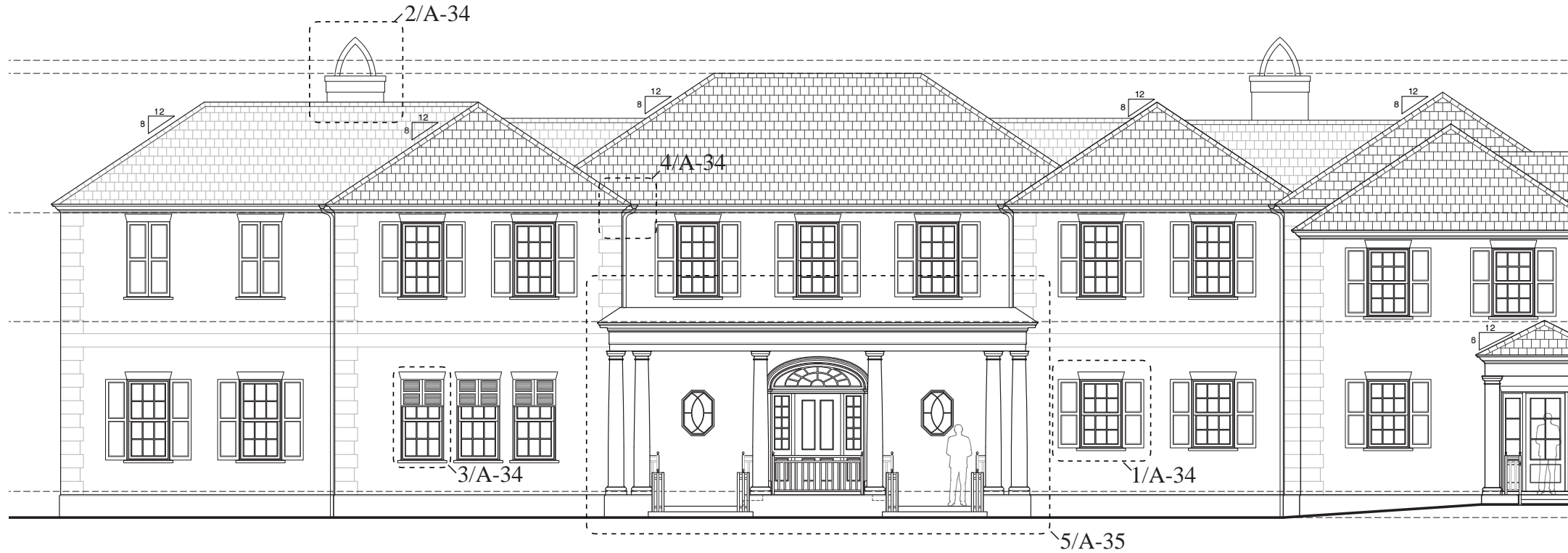
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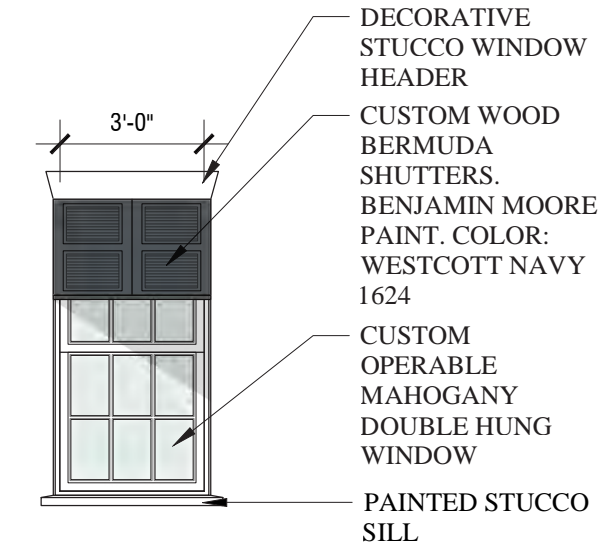
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CHIMNEY PRECEDENT, JOHN L. VOLK



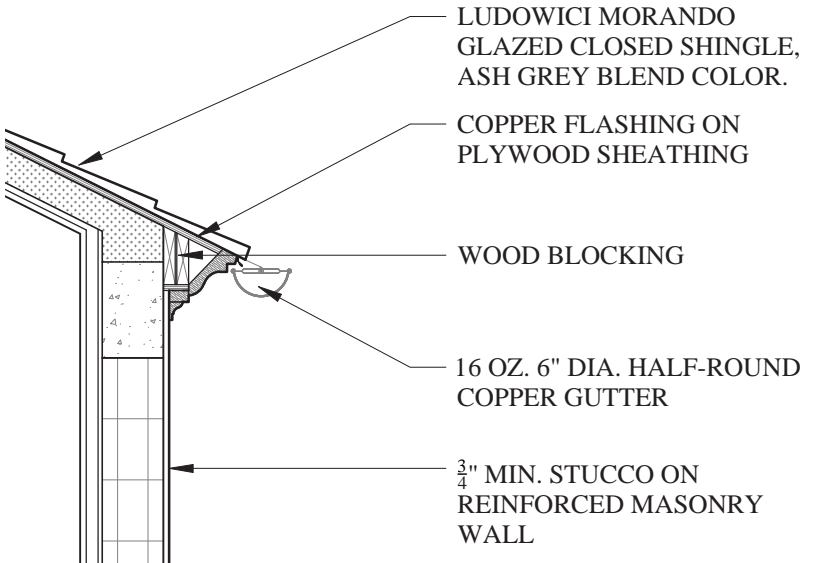
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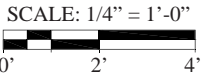
3. BERMUDA SHUTTERS



BERMUDA SHUTTER PRECEDENT,
203 S. LAKE TRAIL HISTORIC
PHOTO, JOHN L. VOLK



4. EAVE DETAIL



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PROPOSED EAST ELEVATION RENDERING



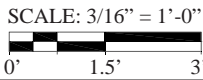
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PROPOSED EAST ELEVATION



EAST ENTRY PRECEDENT: TARRANT RESIDENCE
NORTH OCEAN BLVD, PALM BEACH, JOHN L. VOLK.



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PROPOSED WINDOW BAY DETAIL

WINDOW BAY & MASSING PRECEDENT
328 EL VEDADO ORIGINAL ELEVATIONS
JOHN L. VOLK

WINDOW BAY & MASSING PRECEDENT
400 ARABIAN RD, ORIGINAL ELEVATIONS, JOHN L. VOLK

SCALE: 1/8" = 1'-0"



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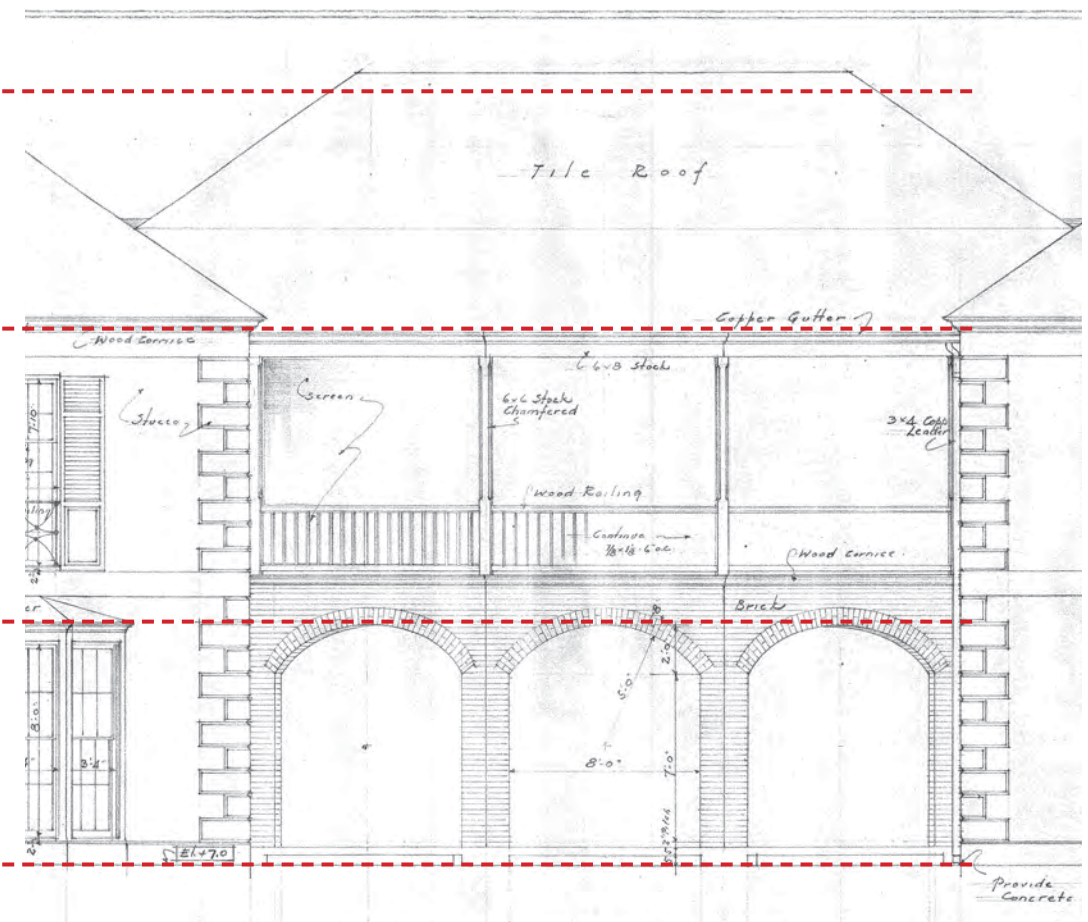
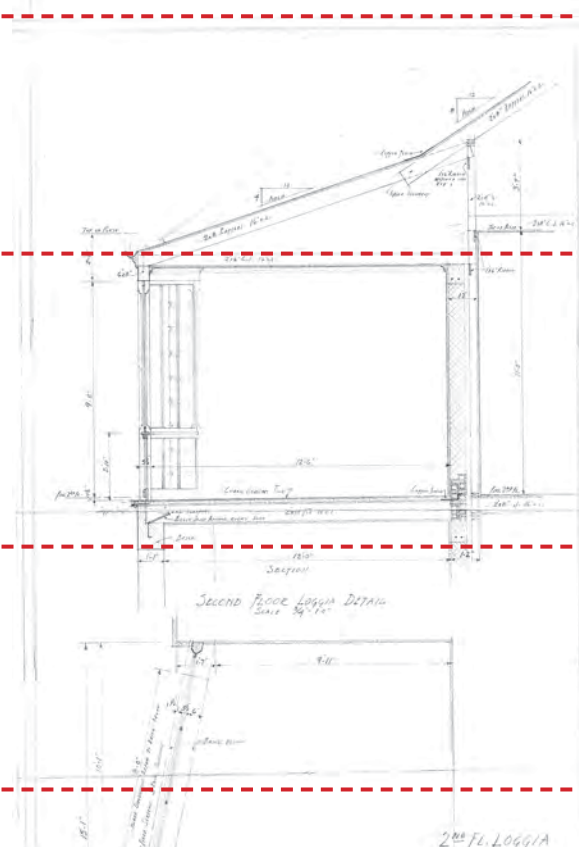
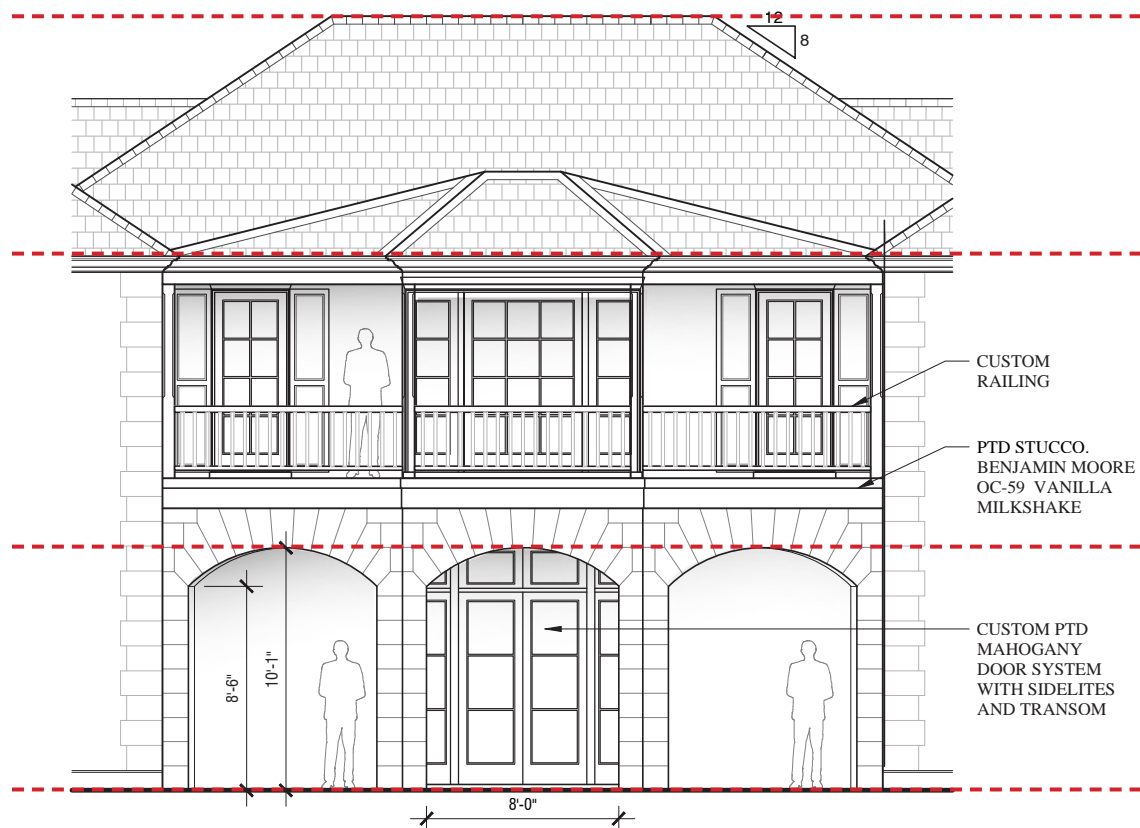


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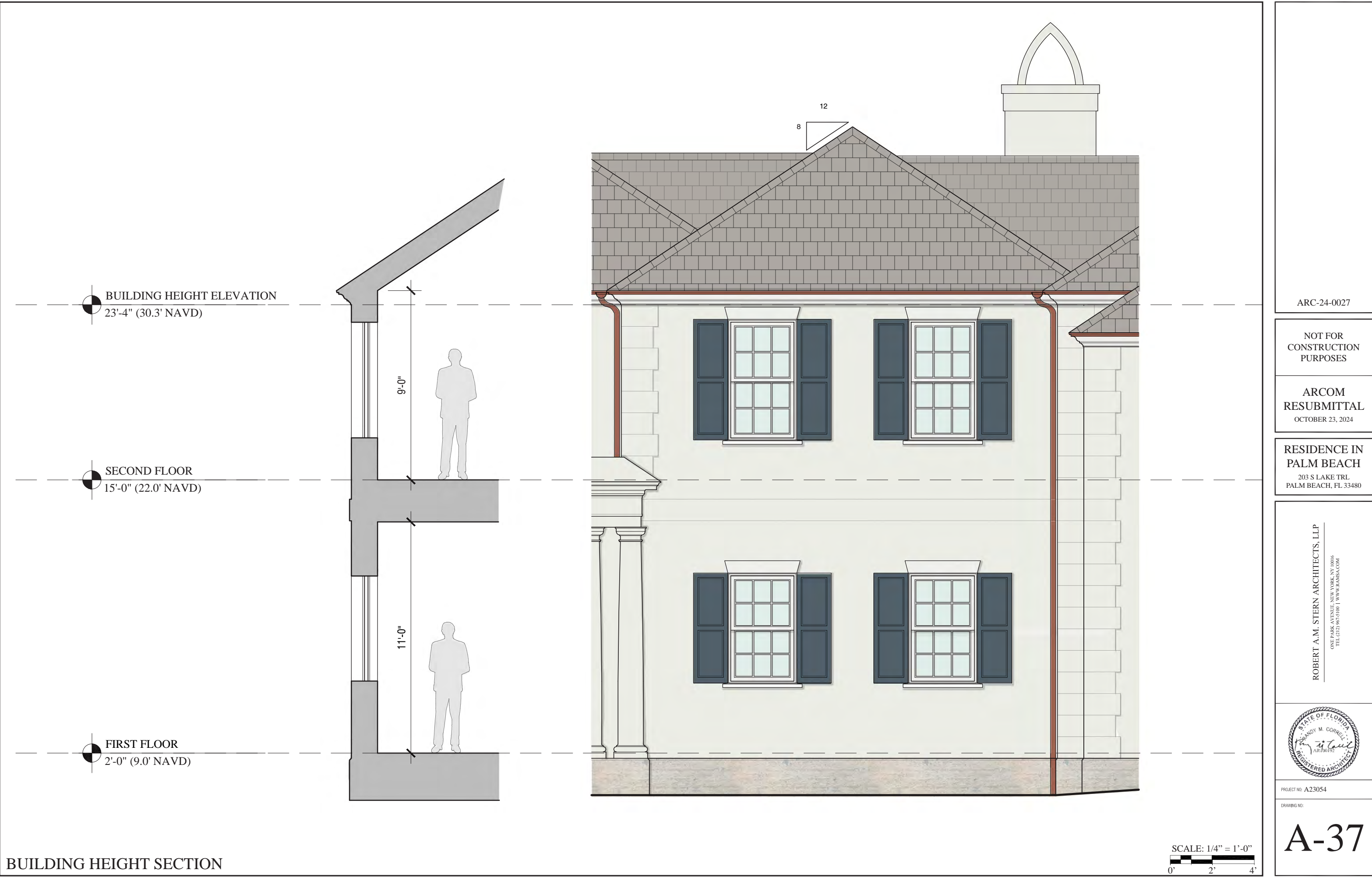
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SCALE: $1/8" = 1'-0"$



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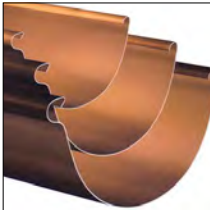
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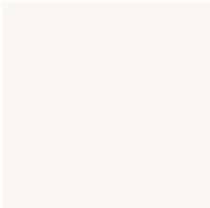
EXTERIOR TEXTURE:
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LUDOWICI SLATE SHINGLE
TILE IN CUSTOM COLOR



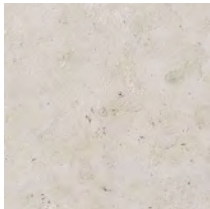
GUTTERS & DOWNSPOUTS:
COPPER



EXTERIOR STUCCO COLOR:
BENJAMIN MOORE PAINT,
OC-57 WHITE HERON



SHUTTERS AND FRONT DOOR:
BENJAMIN MOORE PAINT,
WESTCOTT NAVY 1624

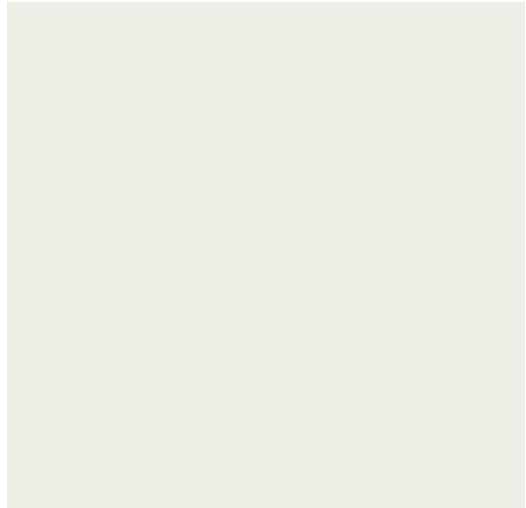


STONE ACCENTS:
WHITE LIMESTONE

PREVIOUS BUILDING MATERIALS



EXTERIOR TEXTURE:
SMOOTH STUCCO,
‘SANTA BARBARA FINISH’



EXTERIOR STUCCO COLOR:
BENJAMIN MOORE PAINT,
OC-59 VANILLA MILKSHAKE

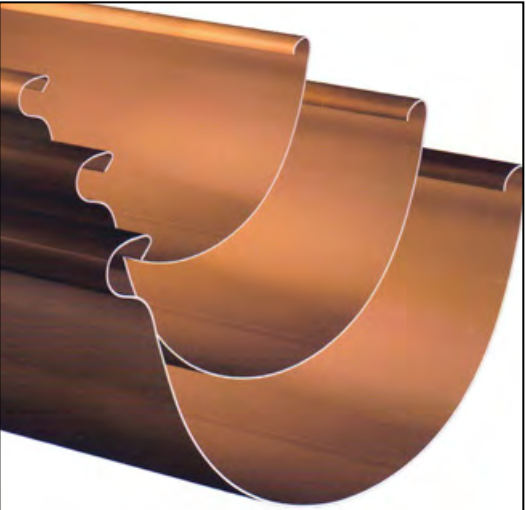
REVISED BUILDING MATERIAL



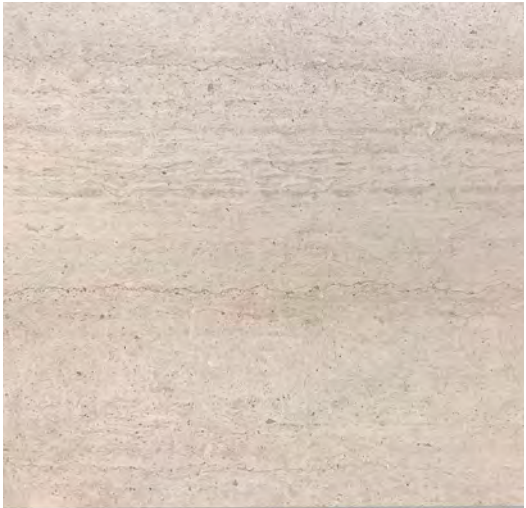
LUDOWICI MORANDO GLAZED
CLOSED SHINGLE,
ASH GRAY BLEND COLOR



SHUTTERS AND FRONT DOOR:
BENJAMIN MOORE PAINT,
WESTCOTT NAVY 1624



GUTTERS & DOWNSPOUTS:
COPPER



STONE ACCENTS:
GASCOIGNE BLUE VEIN CUT
LIMESTONE

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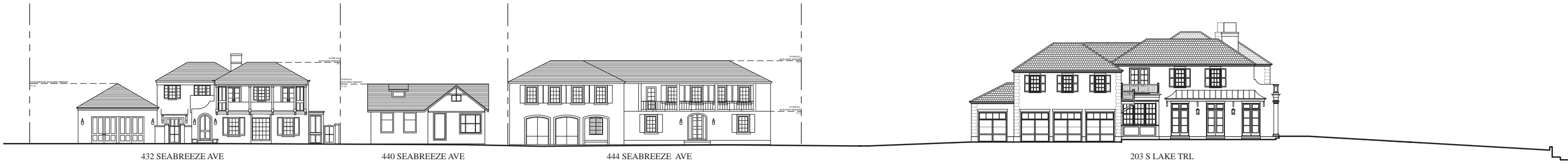
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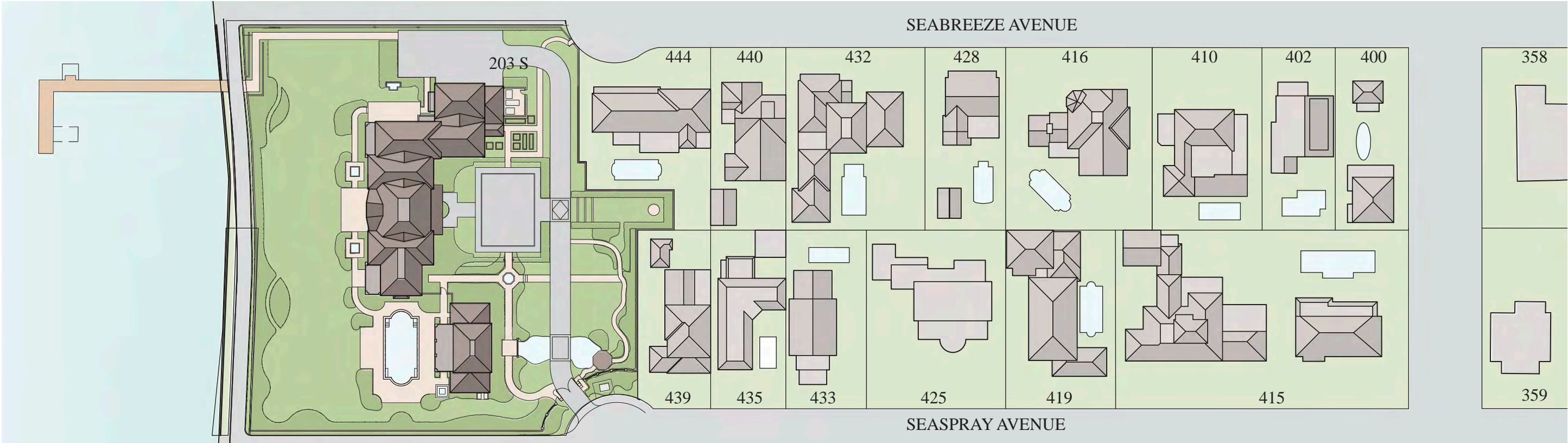
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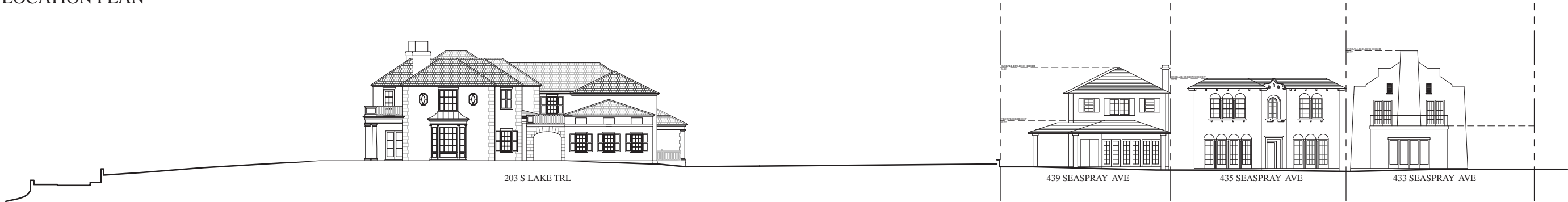
A-38



SEABREEZE AVENUE NORTH ELEVATIONS



LOCATION PLAN



SEASPRAY AVENUE SOUTH ELEVATIONS
STREET ELEVATIONS

SCALE: 1/32" = 1'-0"
0' 16' 32'



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S LAKE TRAIL STREET ELEVATION



LOCATION PLAN
STREET ELEVATIONS

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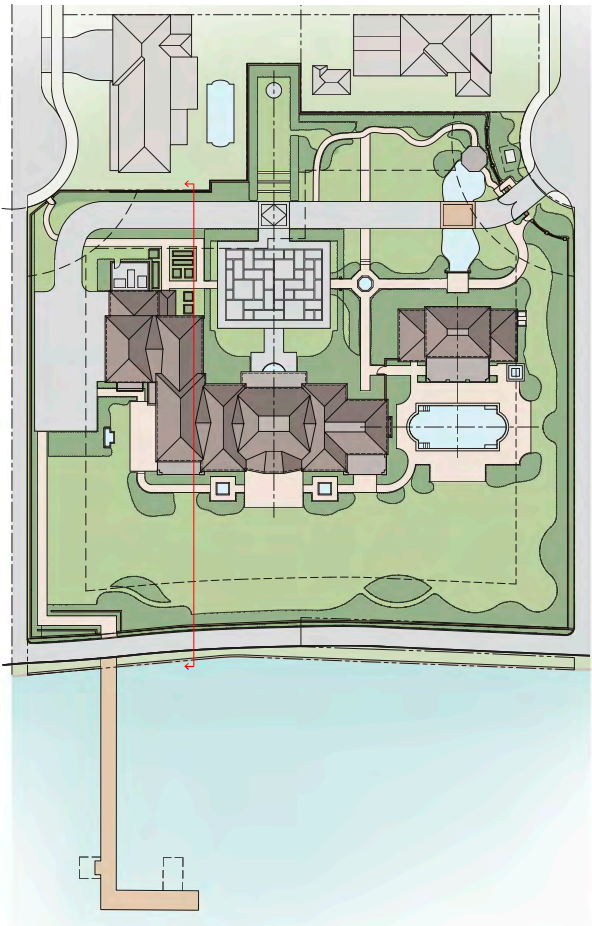
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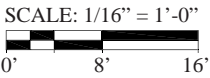
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KEY PLAN (NOT TO SCALE)
EAST-WEST BUILDING SECTION



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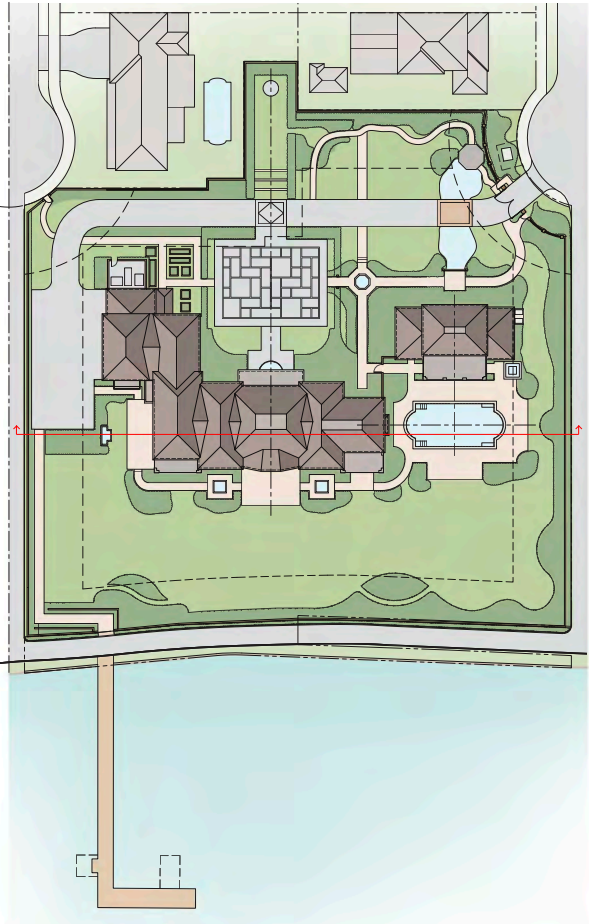
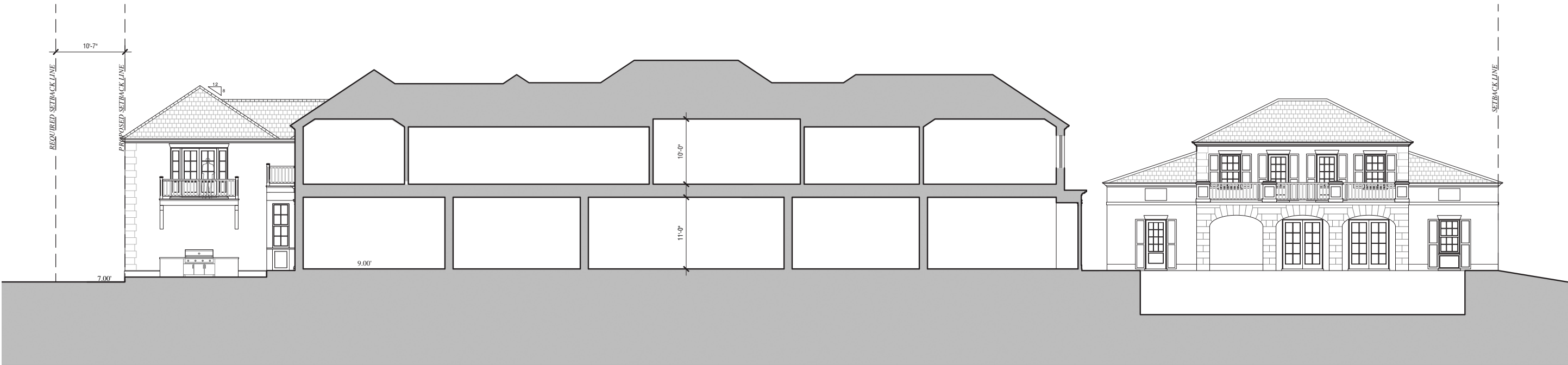
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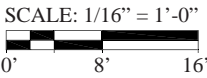
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NORTH-SOUTH BUILDING SECTION



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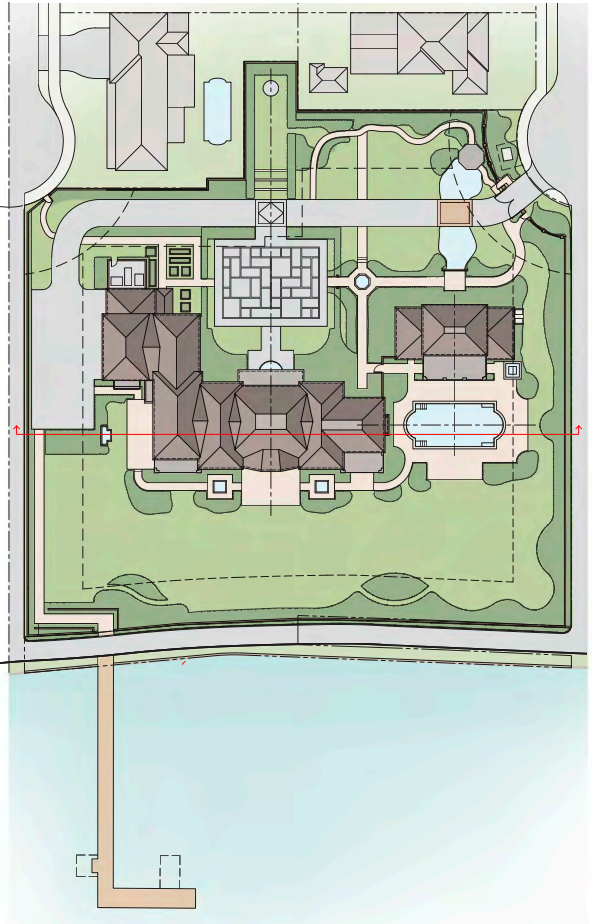
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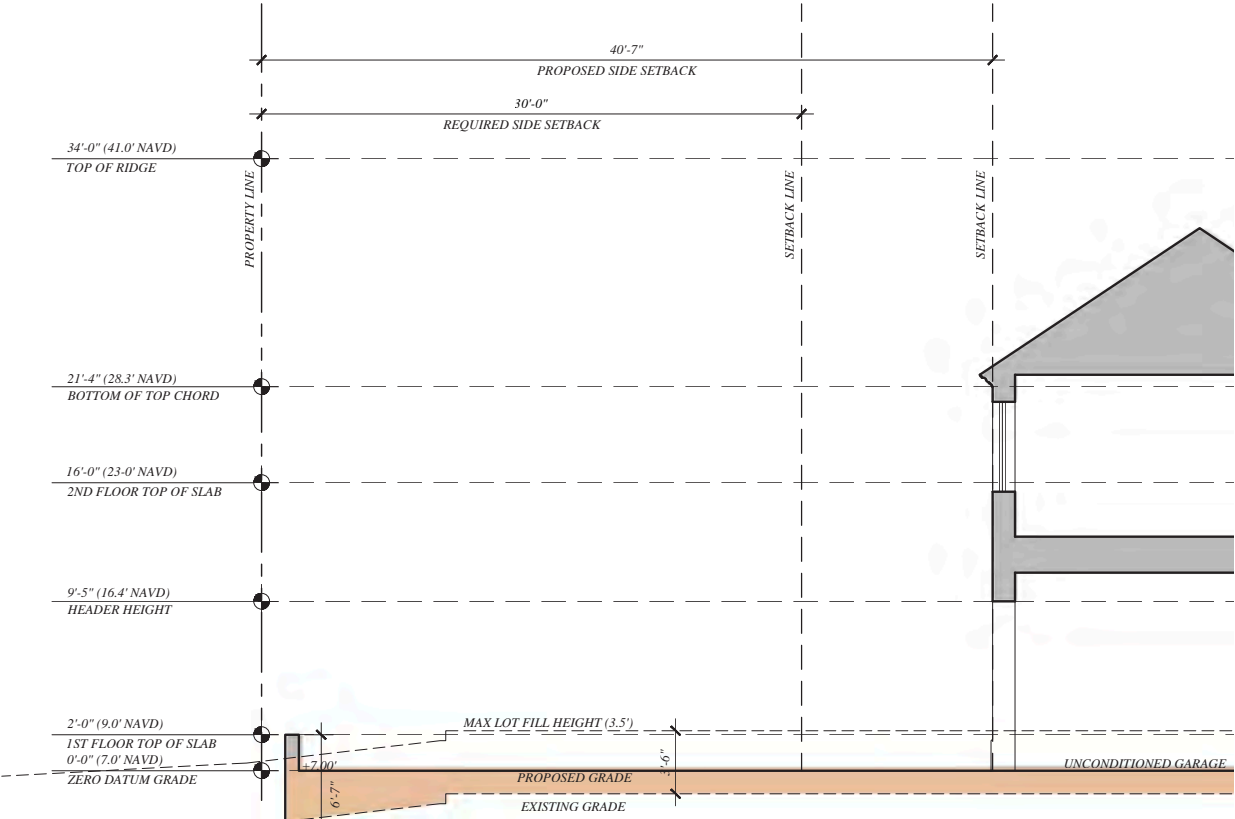
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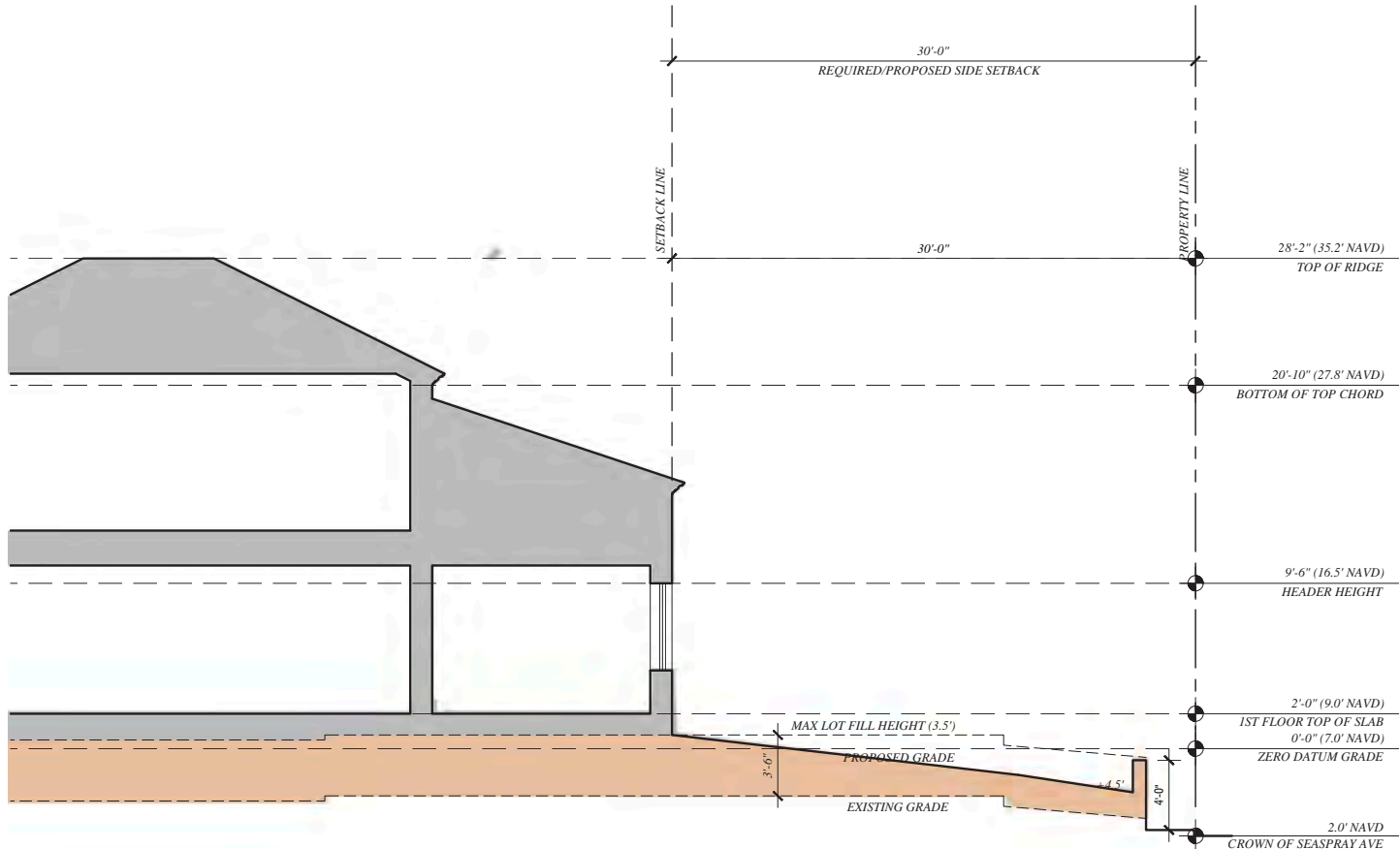
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KEY PLAN (NOT TO SCALE)



NORTH YARD SECTION



SOUTH YARD SECTION

AREA OF FILL (MAX ALLOWABLE: 3.5')

SCALE: 3/32" = 1'-0"

YARD SECTION DIAGRAMS

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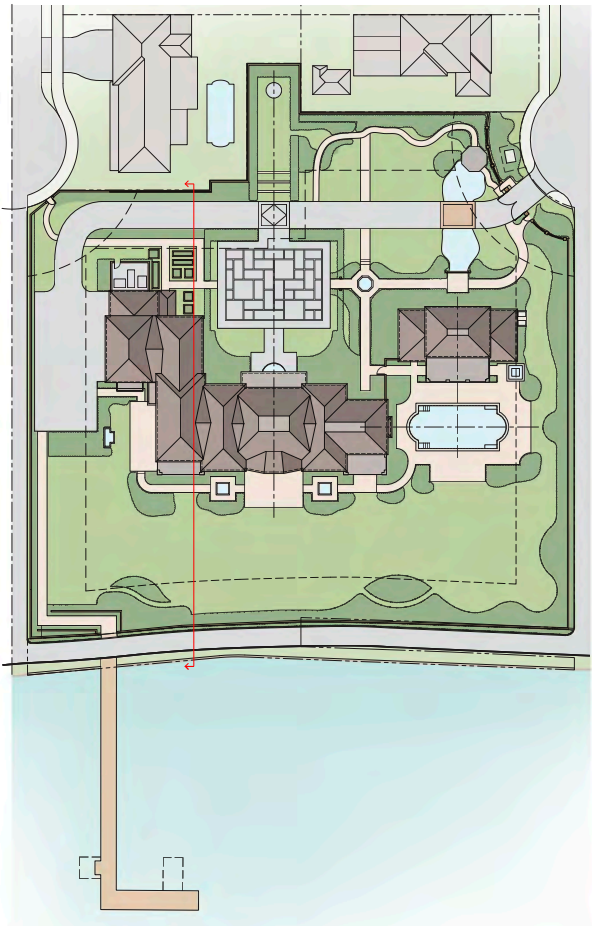
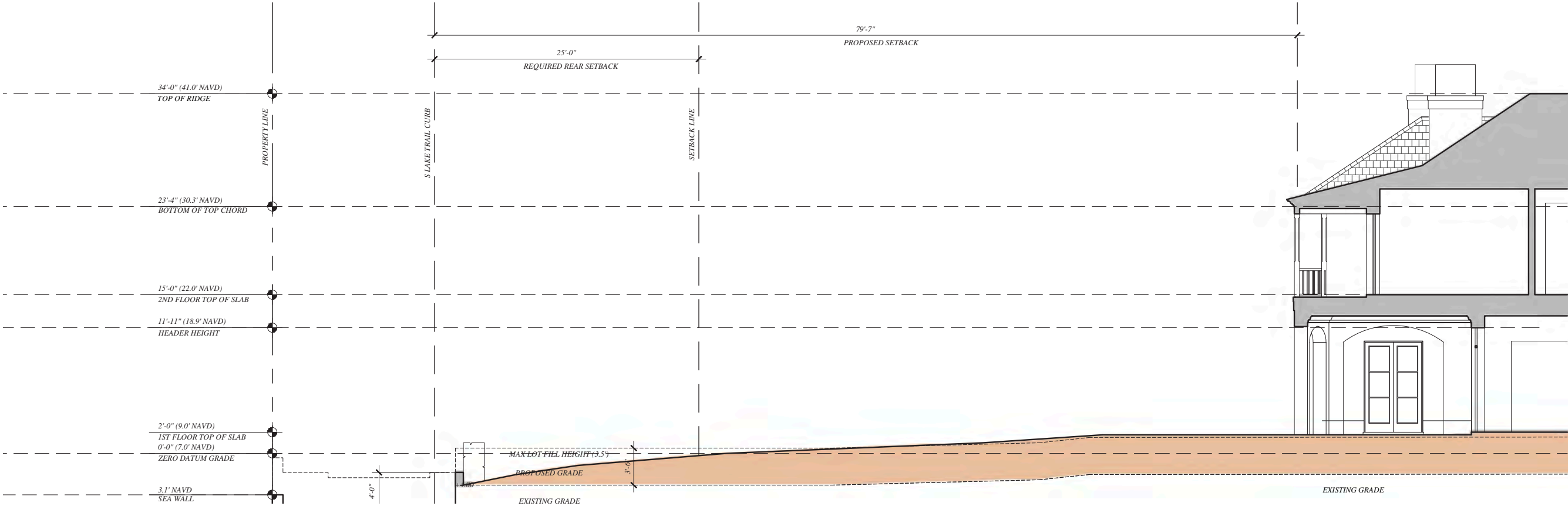
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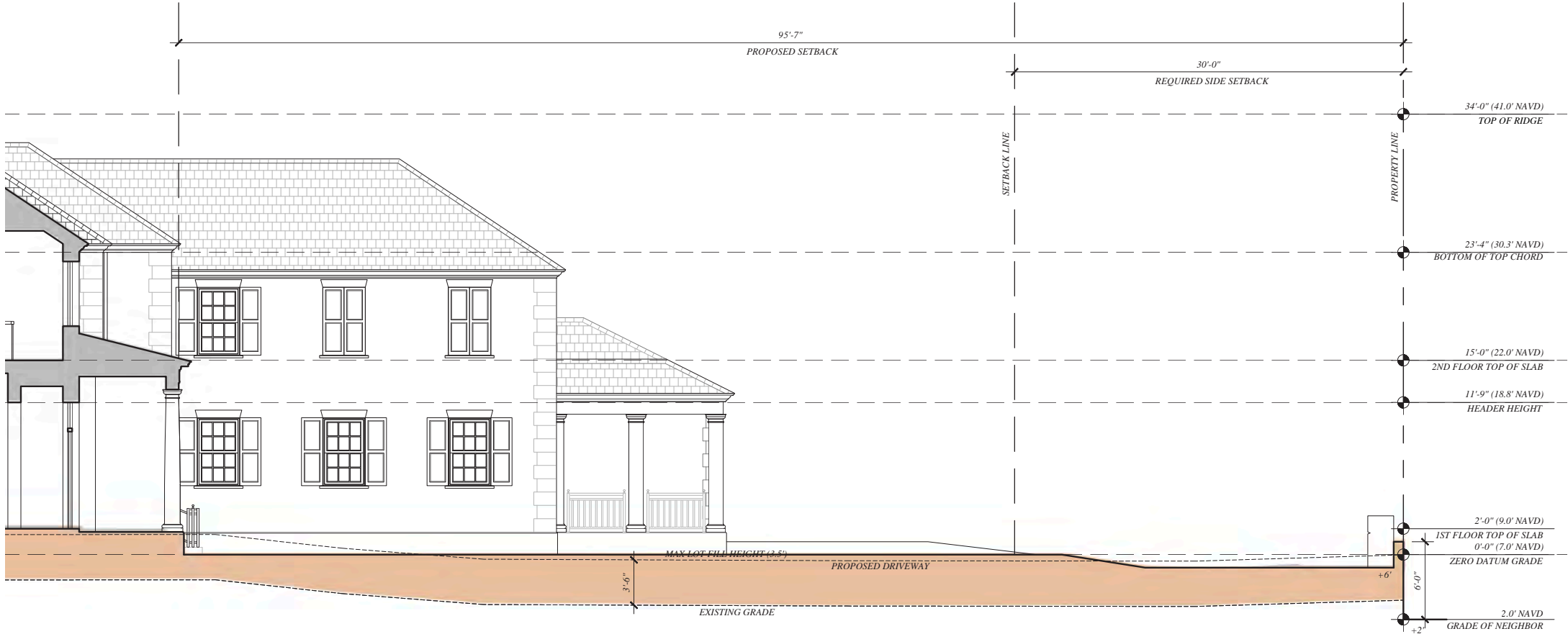
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WEST YARD SECTION



EAST YARD SECTION

AREA OF FILL (MAX ALLOWABLE: 3.5')

SCALE: 3/32" = 1'-0"

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ENTRY VIEW


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WATERFRONT VIEW

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POOL HOUSE VIEW


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