

DRAWINGS ISSUED FOR ARCOM FINAL SUBMITTAL

RESUBMITTAL HEARING: JANUARY 29, 2024

GUEST HOUSE 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 (APPROVED 12/20/2024), TWO-STORY GUEST/POOL HOUSE, AND POOL. THERE WILL BE WIDE LANDSCAPE AND HARDSCAPE IMPROVEMENTS (APPROVED 12/20/2024).

ROBERT A.M. STERN ARCHITECTS, LLP PROJECT NO. 23054

ARCHITECT	LANDSCAPE DESIGN	CIVIL ENGINEER	COASTAL ENGINEER	SURVEYOR
RAMSA ONE PARK AVENUE NEW YORK, NY 10016 PHONE: (212) 967-5100	NIEVERA WILLIAMS 625 N. FLAGLER DRIVE, SUITE 502 WEST PALM BEACH, FL 33401 PHONE: (561) 659-2820	GRUBER CONSULTING ENGINEERS 2475 MERCER AVENUE, SUITE 305 WEST PALM BEACH, FL 33401 PHONE: (561) 312-2041	ISIMINGER & STUBBS ENGINEERING, INC. 649 US HIGHWAY 1, SUITE 9 NORTH PALM BEACH, FL 33408 PHONE: (561) 881-0003	WALLACE SURVEYING 5553 VILLAGE BOULEVARD WEST PALM BEACH, FL 33407 PHONE: (561) 640-4551

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MAIN HOUSE AND LANDSCAPE APPROVED
DECEMBER 20, 2024

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RESIDENCE IN
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203 S LAKE TRL
PALM BEACH, FL 33480

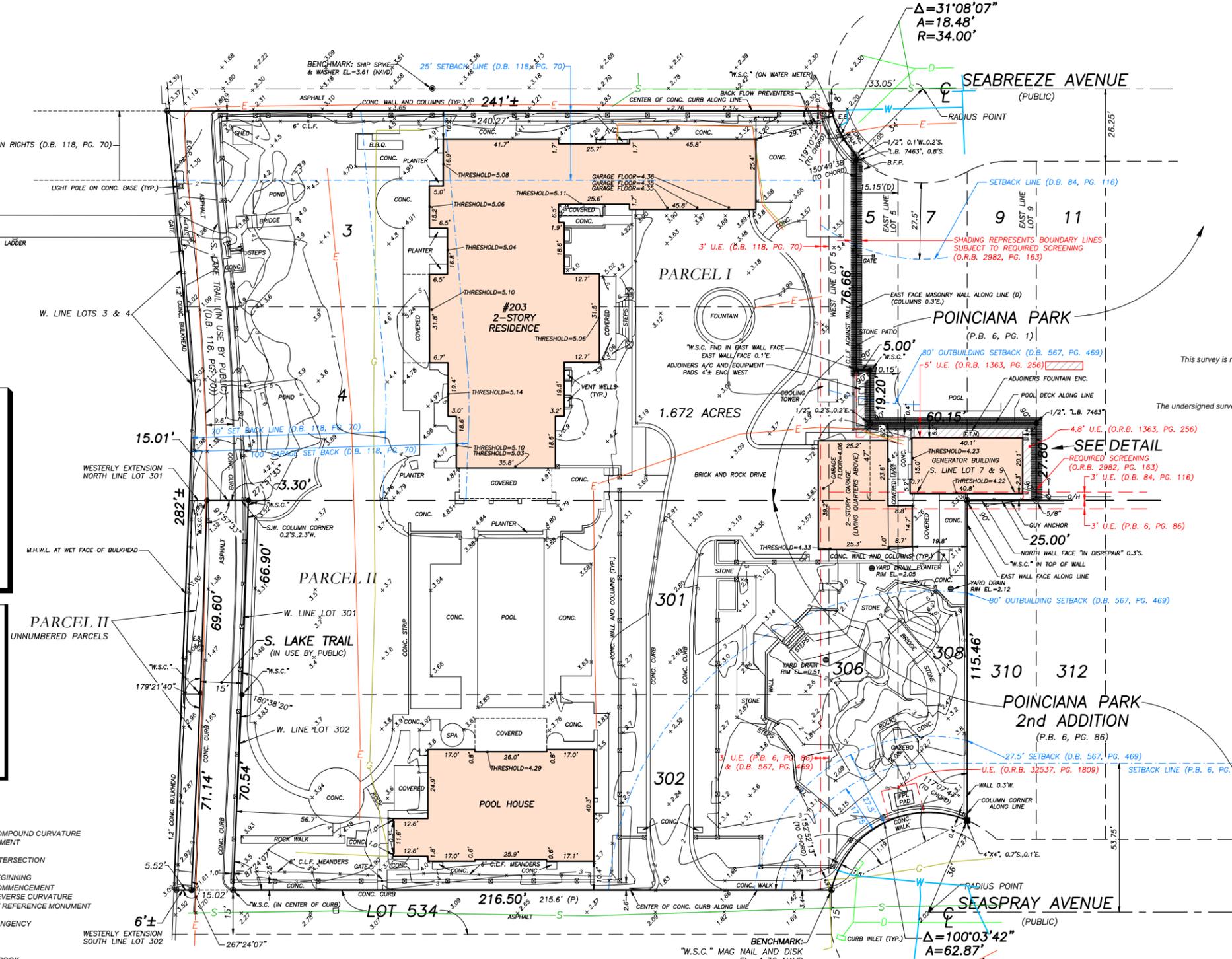
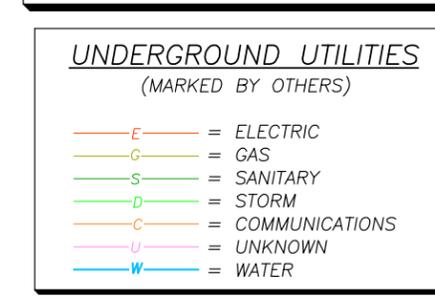
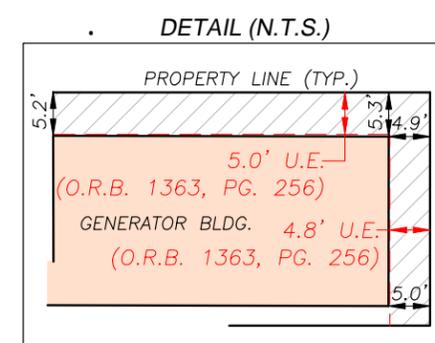
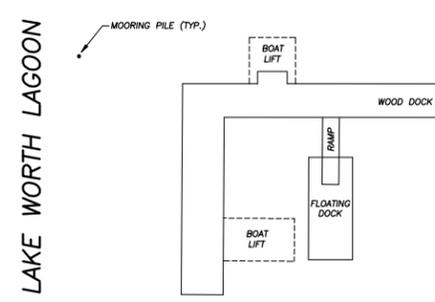
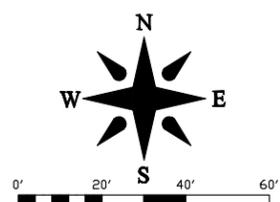
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ONE PARK AVENUE, NEW YORK, NY 10016
TEL: (212) 967-5100 | WWW.RAMSA.COM



PROJECT NO: A23054

DRAWING NO:

CS



PROPERTY ADDRESS:
203 South Lake Trail
Palm Beach, FL 33480

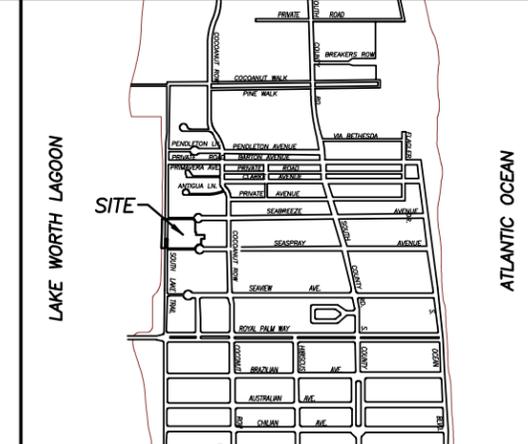
LEGAL DESCRIPTION:
PARCEL 1:
Lots 3, 4, 5, 7 and 9, POINCIANA PARK, according to the Plat thereof, as recorded in Plat Book 6, Page 1, of the Public Records of Palm Beach County, Florida, less and excepting therefrom the following:
The East 15.15 feet of Lot 5 less the South 47 feet thereof lying and being East of the East face of an existing masonry wall running North and South through the Western half of said Lot 5;
AND
The East 10.15 feet of the North 19.2 feet of the South and 47 feet of said Lot 5;
AND
Lots 7 and 9, less the South 27.8 feet thereof.

PARCEL 2:
Lots 301, 302, 306 and 308, POINCIANA PARK 2ND ADDITION, according to the Plat thereof recorded in Plat Book 6, Page 86, of the Public Records of Palm Beach County, Florida.

ALSO those two unnumbered parcels of land lying between the West line of Lake Trail and the waters of Lake Worth and bounded on the North by a Westerly extension of the North line of Lot 301, and on the South by the Westerly extension of the South line of Lot 302, POINCIANA PARK 2ND ADDITION, according to the Plat thereof, as recorded in Plat Book 6, Page 86, of the Public Records of Palm Beach County, Florida.

FLOOD ZONE:
This property is located in Flood Zone AE (EL 6), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0583F, dated 10/05/2017.

NOTES:
1. All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number 110021947, issued by First American Land Title Association, dated May 25, 2023. This office has made no search of the Public Records.
2. Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NGVD-29. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations and 0.1' for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.
3. Description furnished by client or client's agent.
4. Unless it bears the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
5. This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB4569.
6. Except as shown, underground and overhead improvements are not located. Underground foundations not located.
7. The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
8. No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
9. Revisions shown hereon do not represent a "survey update" unless otherwise noted.
10. All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.
11. In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
12. It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.
13. The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
14. The expected horizontal accuracy of the information shown hereon is +/- 0.10'.
15. Parcel 1 and Parcel 2 are contiguous along their common boundaries and the "ALSO" part of the legal description is contiguous with the southern boundary of Parcel 1.



BOUNDARY SURVEY FOR:
GERALD AND DARLENE JORDAN

This survey is made specifically and only for the following parties for the purpose of design on the surveyed property.

Gerald and Darlene Jordan
First American Land Title Association

The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

TITLE COMMITMENT REVIEW						
CLIENT:	Gerald and Darlene Jordan	COMMITMENT NO.:	110021947	DATE:	05/25/23	
REVIEWED BY:	Craig Wallace	JOB NO.:	95-1272-9			
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTTED	DOES NOT AFFECT	NOT A SURVEY MATTER
1-8	N/A	Standard Exceptions				*
9	P.B. 6, PG. 1	Restraints, indications, conditions, reservations, easements and other matters shown on plat of POINCIANA PARK.	*			
10	P.B. 6, PG. 86	Restraints, indications, conditions, reservations, easements and other matters shown on the plat of POINCIANA PARK AND ADDITION.	*			
11	ORB 9372, PG. 512	Kitchen agreement with the Town of Palm Beach.		*		
12	ORB 12315, PG. 1588	Subject to that certain agreement contained in Warranty Deed given by Homer H. Mastman and the Mastman family, his wife to Edith L. Smith, dated April 8, 1961.		*		
13	ORB 1303, PG. 256	As to Lots 3 and 4, POINCIANA PARK, restraints, indications, conditions, reservations and easements.	*			
14	D.B. 118, PG. 70	As to Lots 3, 4 and 5, POINCIANA PARK, restraints, indications, conditions, reservations and easements.	*			
15	D.B. 84, PG. 116	As to Lots 3, 4 and 5, POINCIANA PARK, restraints, indications, conditions, reservations and easements.	*			
16	D.B. 413, PG. 194	As to Lots 301, 302, 306, 308 and the (2) unnumbered Lots of POINCIANA PARK, SECOND ADDITION, restraints, indications, conditions, reservations and easements.	*			
17	D.B. 567, PG. 469	As to Lots 301, 302, 306 and 308, POINCIANA PARK, SECOND ADDITION, restraints, indications, conditions, reservations, easements and other matters shown on the plat of POINCIANA PARK AND ADDITION.	*			
18	N/A	Standard Exceptions				*
19	ORB 2962, PG. 163	Matters discovered in the two (2) Match agreements with the town of Palm Beach.		*		
19a	ORB 2962, PG. 168	Matters discovered in the two (2) Match agreements with the town of Palm Beach.		*		
20-21	N/A	Standard Exceptions				*
22	ORB 12317, PG. 1891	U.E.	*			

CERTIFICATION:
I HEREBY ATTEST that the survey shown hereon meets the minimum technical standards set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1991.

DATE OF LAST FIELD SURVEY: 05/11/2023

Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357

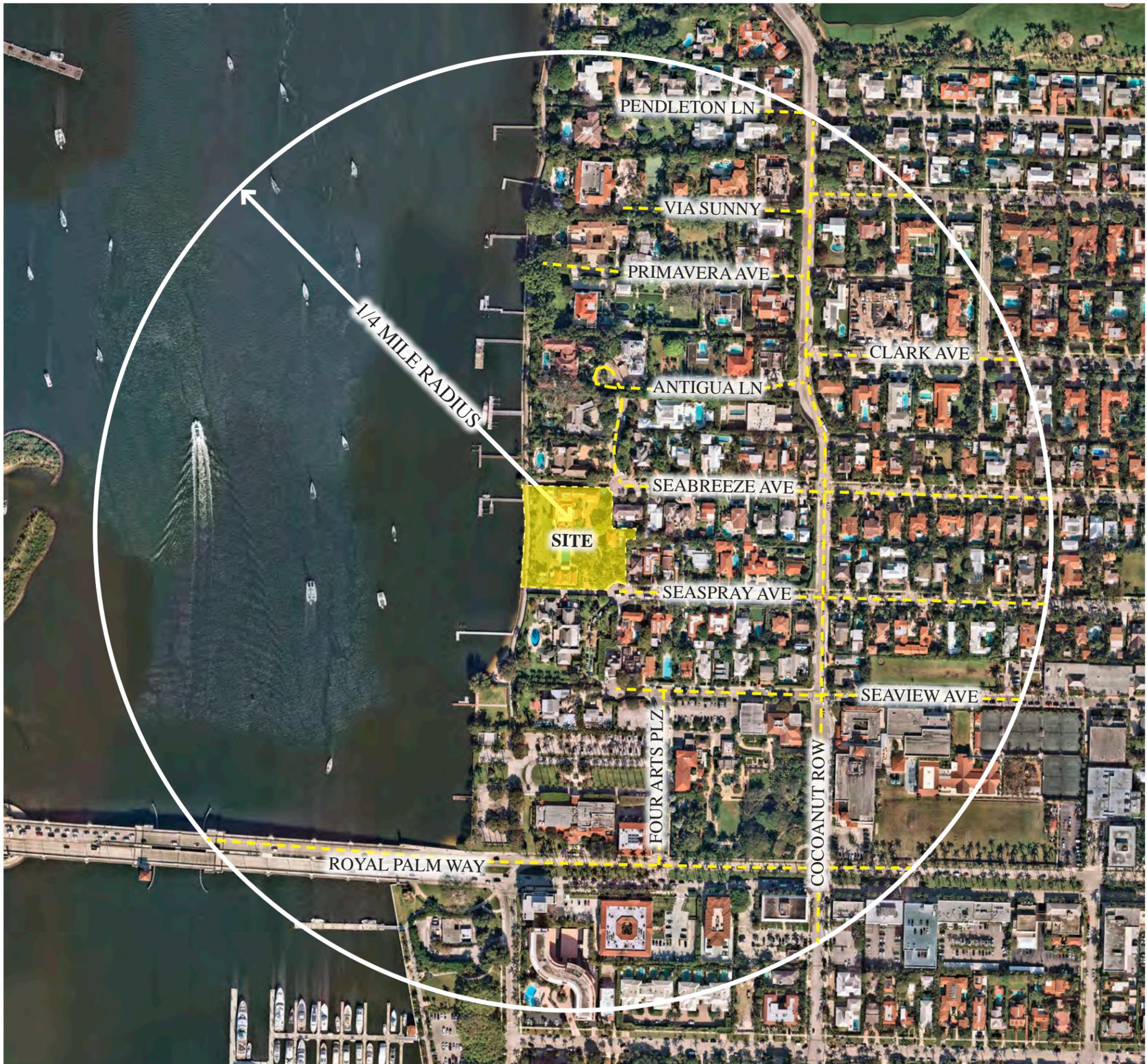
REVISIONS

01/25/24	SPOT ELEVATIONS, CONTOURS, U/G UTILITIES J.D./S.W. 197212 PB358/23
TITLE REVIEW	S.W. 95-1272-9
05/19/23	PROPOSED LOT SPLIT S.W. 95-1272-7
05/11/23	SPOT ELEVATIONS J.D.
05/11/23	SURVEY & TIE IN UPDATE J.P./J.P. 95-1272-7 PB347/53

BOUNDARY SURVEY FOR:
GERALD AND DARLENE JORDAN

WALLACE SURVEYING CORP. LICENSED SURVEYORS & MAPPERS
5555 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 645-6551

FIELD:	J.P.	JOB NO.:	95-1272-4	F.B.:	PB146 PG. 12
OFFICE:	M.B.	DATE:	12/14/12	SWG. NO.:	95-1272-1
C.K.D.:	C.W.	REF.:	95-1272-1-DWG	SHEET:	1 OF 1



VICINITY MAP

MAIN HOUSE AND
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203 S LAKE TRL
PALM BEACH, FL 33480

ROBERT A.M. STERN ARCHITECTS, LLP

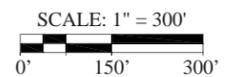
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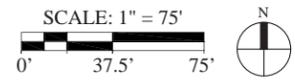
DRAWING NO:

A-1





LOCATION MAP



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PROJECT NO: A23054

DRAWING NO:

A-2



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



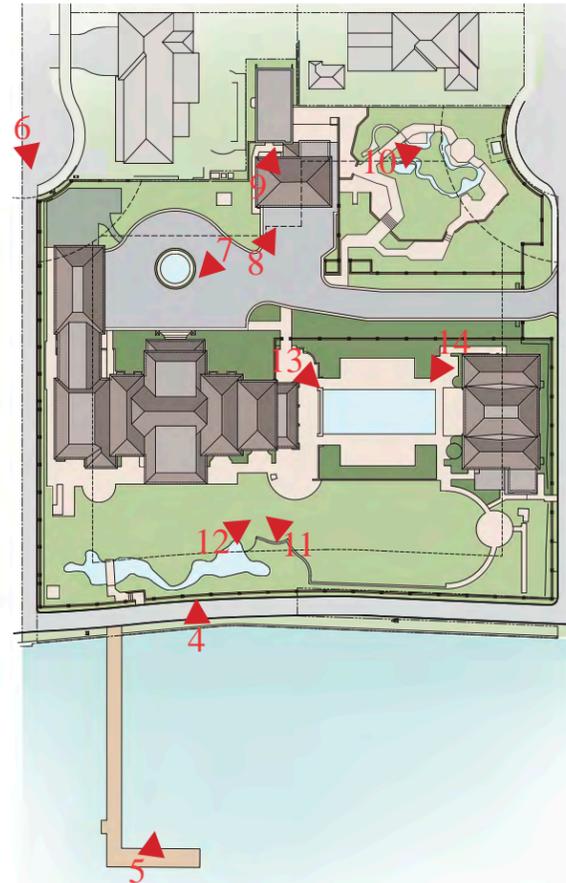
9. GENERATOR BUILDING



10. VIEW OF GAZEBO



11. HOUSE FACING WATERFRONT



KEY PLAN

N.T.S. N



12. WEST YARD LOOKING SOUTH



13. VIEW OF POOL HOUSE



14. VIEW OF MAIN HOUSE

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PROJECT NO: A23054

DRAWING NO:

A-3

PHOTOS OF EXISTING SITE CONDITIONS



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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RESIDENCE IN PALM BEACH 203 S LAKE TRL PALM BEACH, FL 33480

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PROJECT NO: A23054

DRAWING NO:

A-4





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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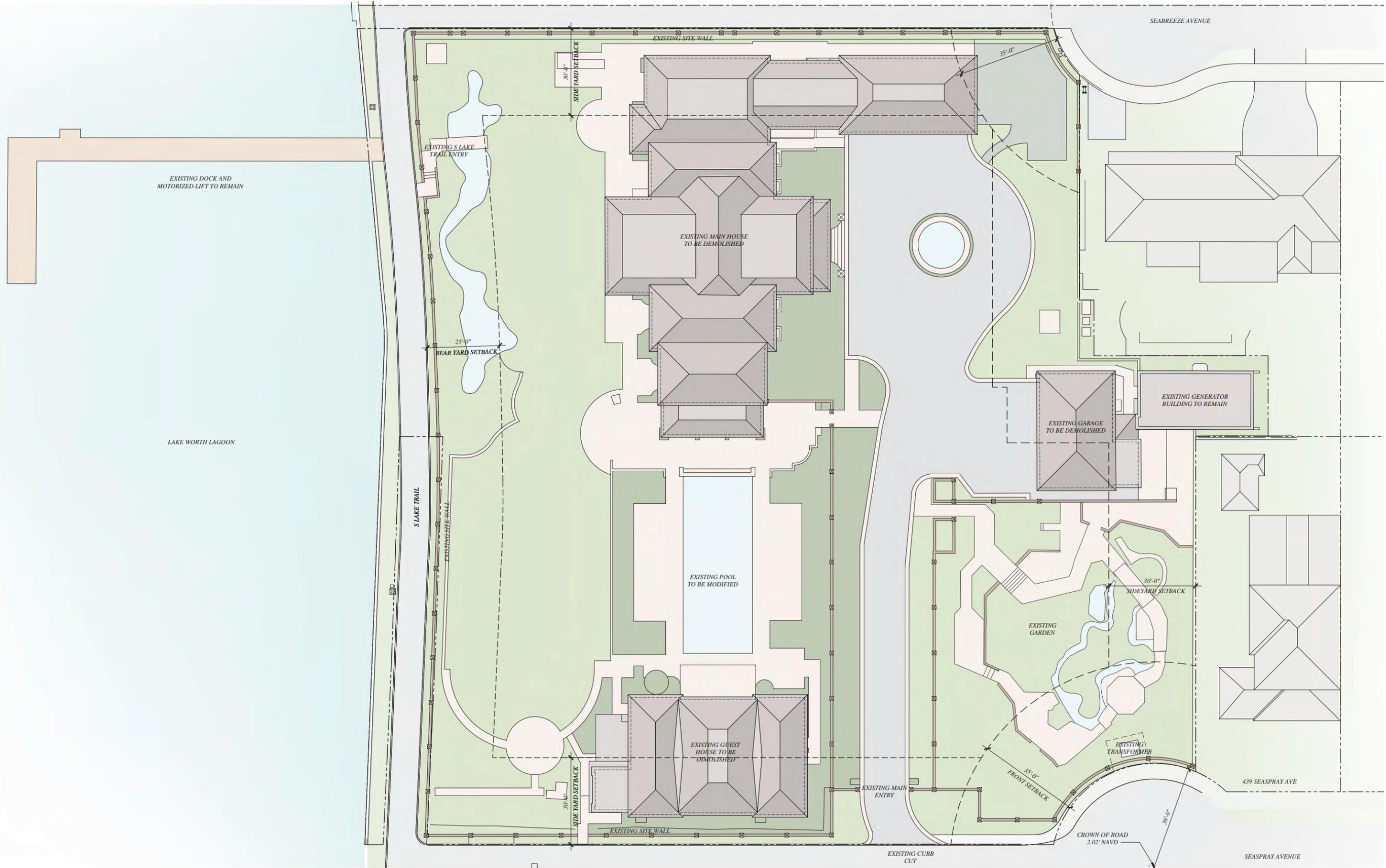


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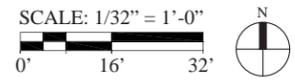
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EXISTING SITE PLAN



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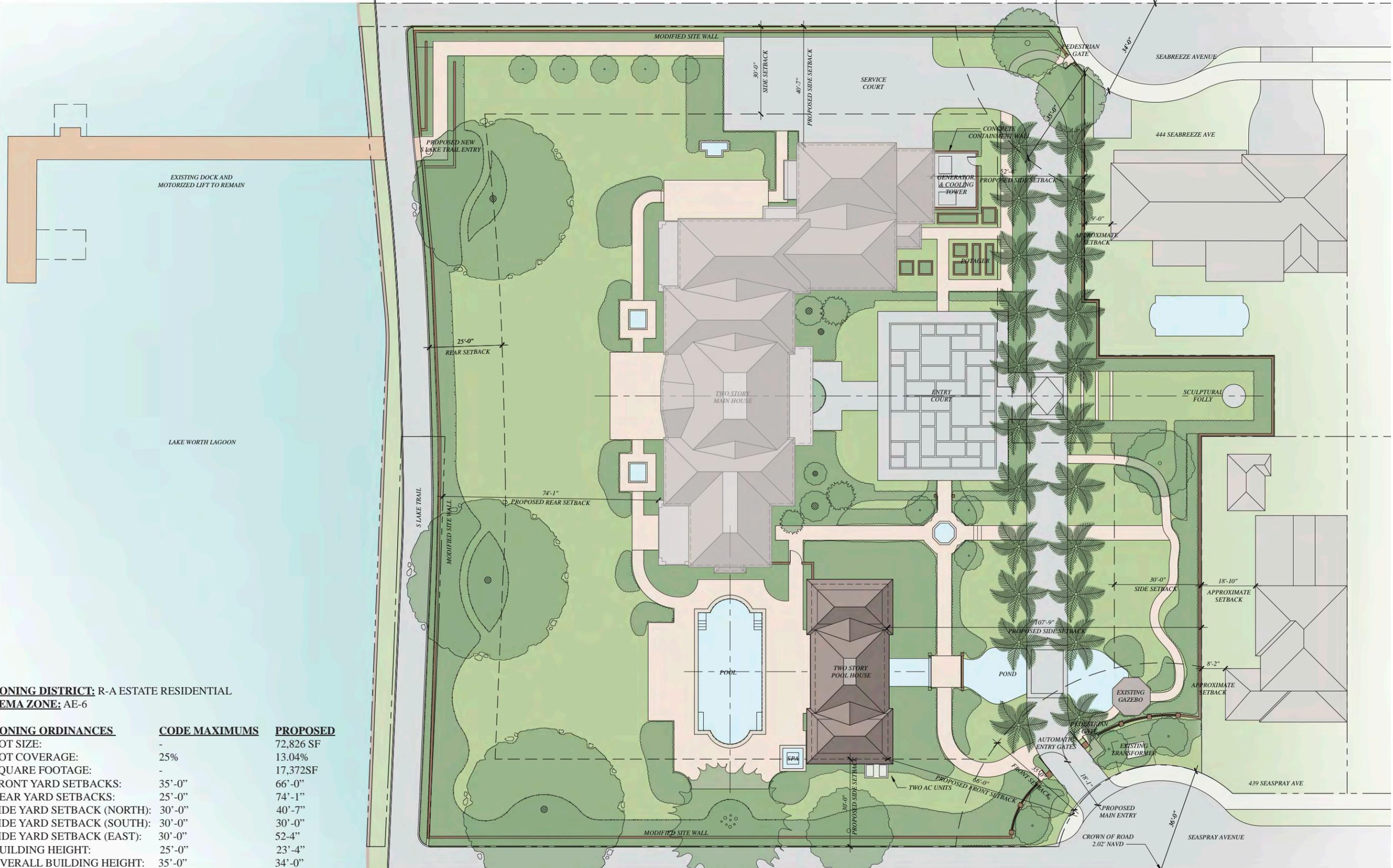
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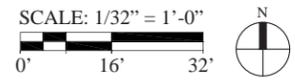
A-6



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

ZONING ORDINANCES	CODE MAXIMUMS	PROPOSED
LOT SIZE:	-	72,826 SF
LOT COVERAGE:	25%	13.04%
SQUARE FOOTAGE:	-	17,372SF
FRONT YARD SETBACKS:	35'-0"	66'-0"
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"

PROPOSED SITE PLAN



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PROJECT NO: A23054

DRAWING NO:

A-7



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%)	9,497(13.04%)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A	17,540 SF	14,906 SF
12	*Front Yard Setback (Ft.)	35'-0"	17'-9"	66'-0"
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)

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

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

Enter N/A if value is not applicable.

Enter N/C if value is not changing.

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: Modification 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

REV BF 20230727

MAIN HOUSE AND LANDSCAPE APPROVED
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NOT FOR CONSTRUCTION PURPOSES

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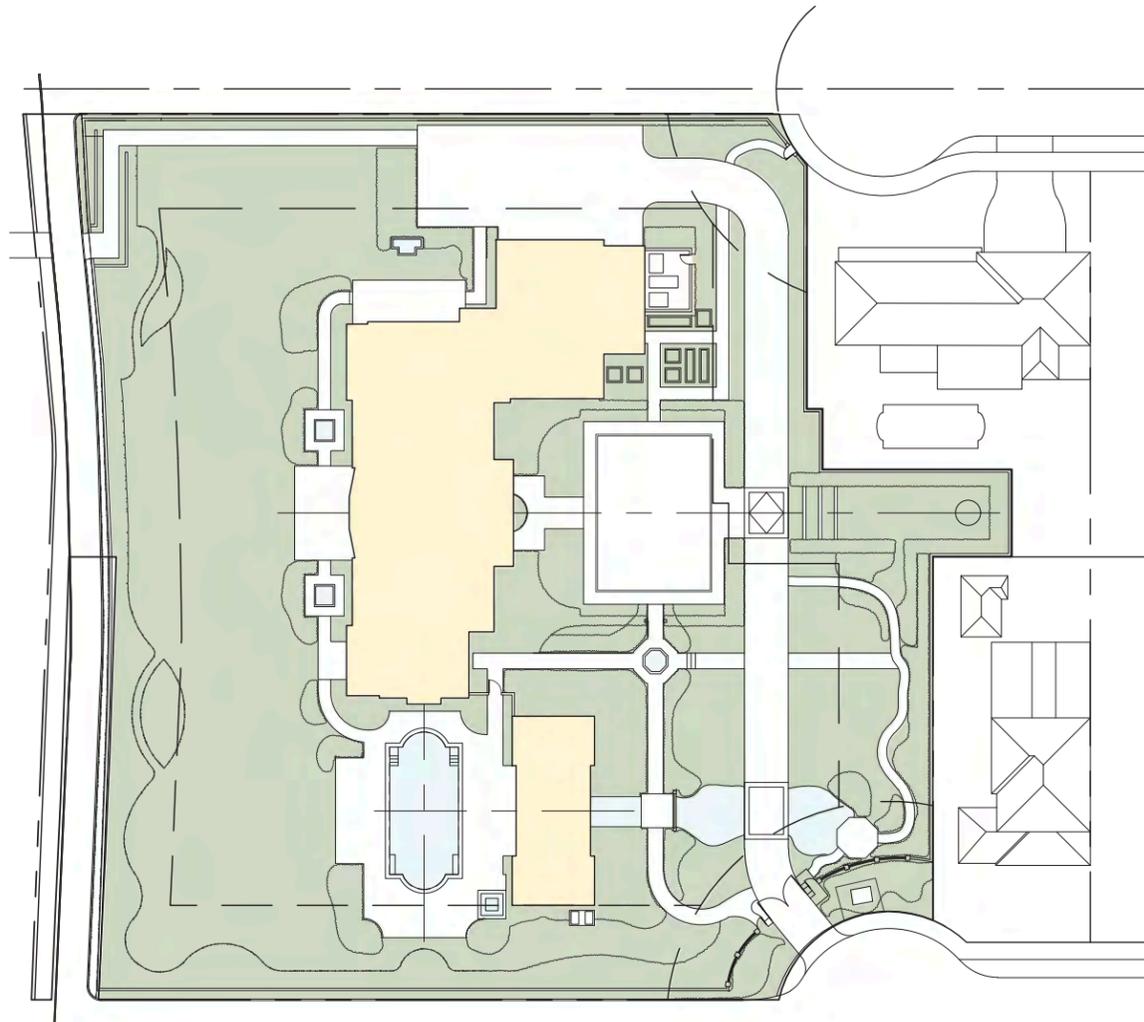
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PROJECT NO: A23054

DRAWING NO:

A-8



LOT COVERAGE	
ENCLOSED FIRST FLOOR:	7,923 SF
GROUND LEVEL PORCHES:	1,121 SF
MECHANICAL PAD:	315 SF
EXISTING GAZEBO:	138 SF
TOTAL LOT COVERAGE:	9,497 SF
LOT COVERAGE PERCENTAGE:	13.04%

PROPOSED	
SETBACKS	
FRONT:	66'-0"
REAR:	74'-1"
NORTH SIDE:	40'-7"
SOUTH SIDE:	30'-0"
PROPOSED COVERAGE:	9,497 SF
OPEN SPACE:	50,052 SF
FRONT YARD LANDSCAPE:	2,304 SF
S LAKE TRAIL:	3,381 SF

MAIN HOUSE AND
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RESIDENCE IN
PALM BEACH
203 S LAKE TRL
PALM BEACH, FL 33480

ROBERT A.M. STERN ARCHITECTS, LLP

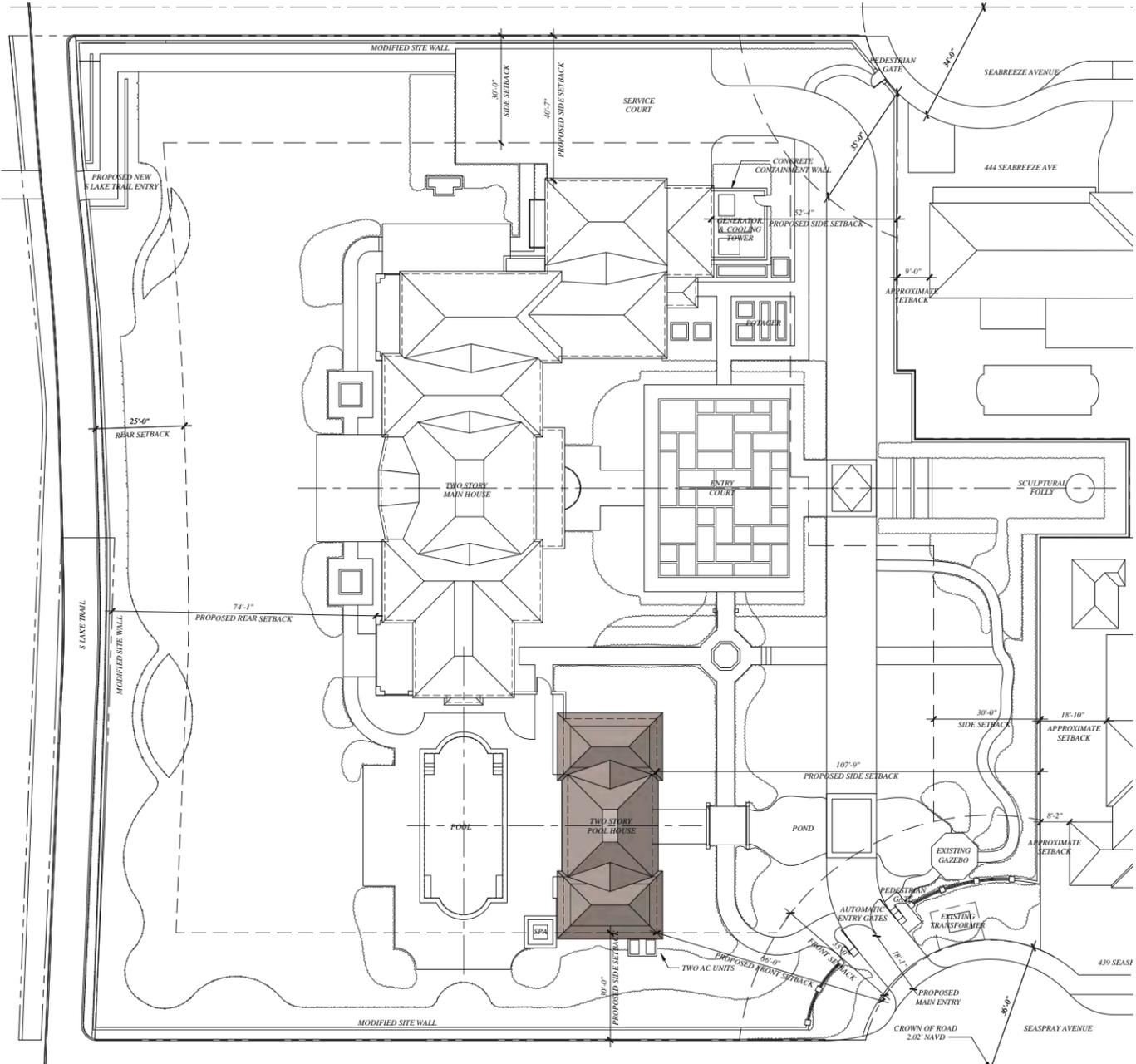
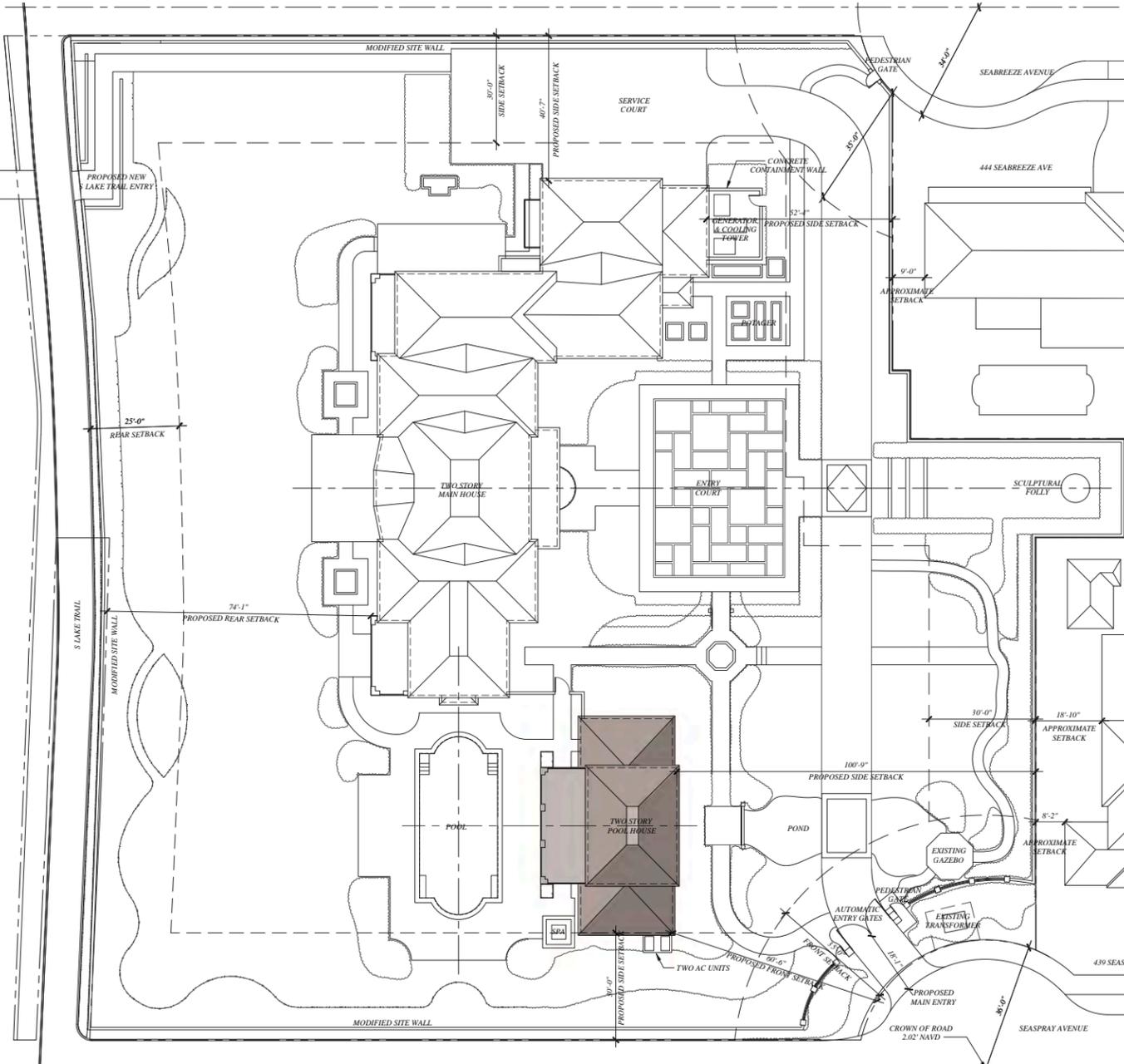
ONE PARK AVENUE, NEW YORK, NY 10016
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PROJECT NO: A23054

DRAWING NO:

A-9



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"

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%	13.04%
SQUARE FOOTAGE:	-	17,372 SF
FRONT YARD SETBACKS:	35'-0"	66'-0"
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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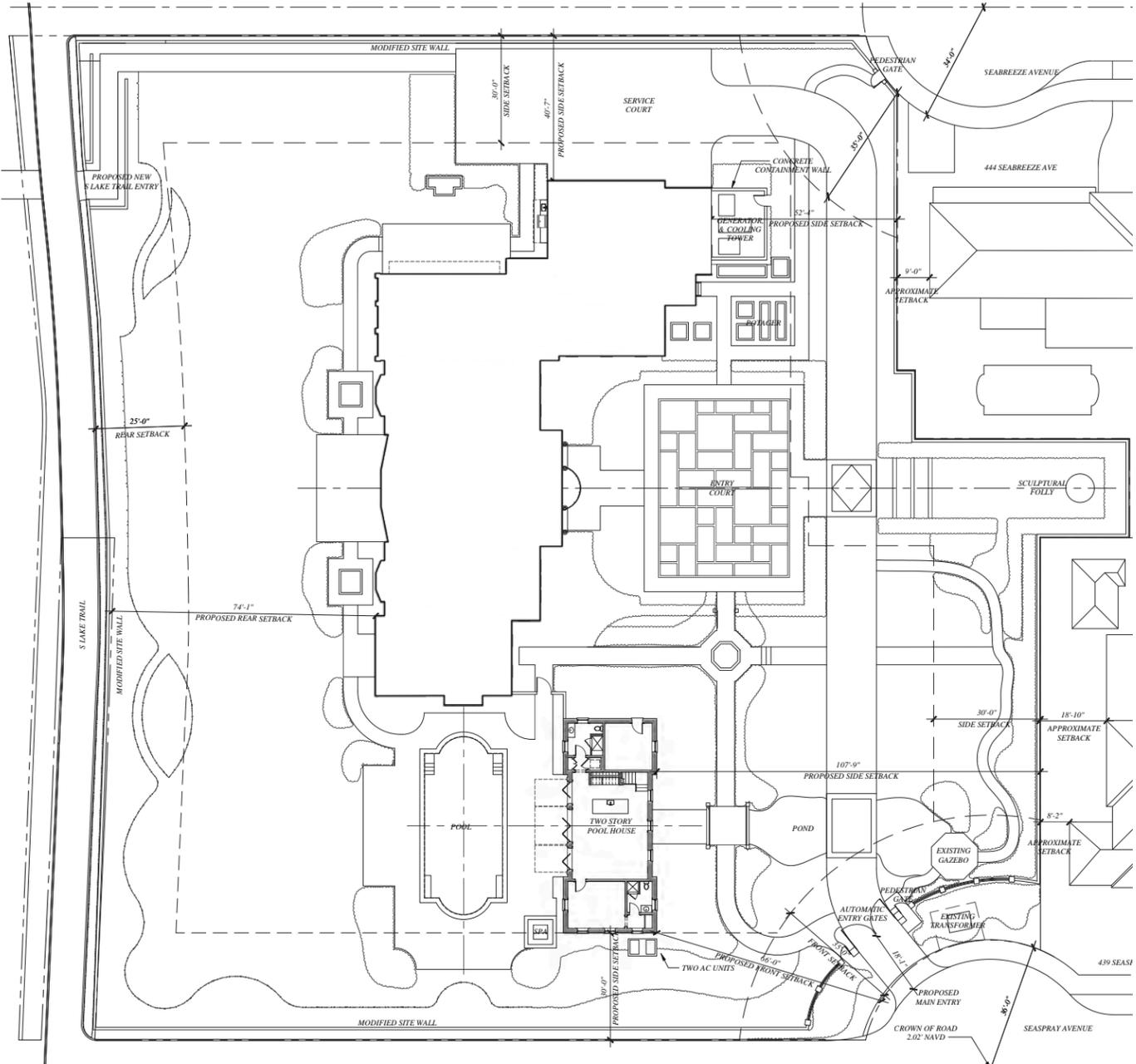
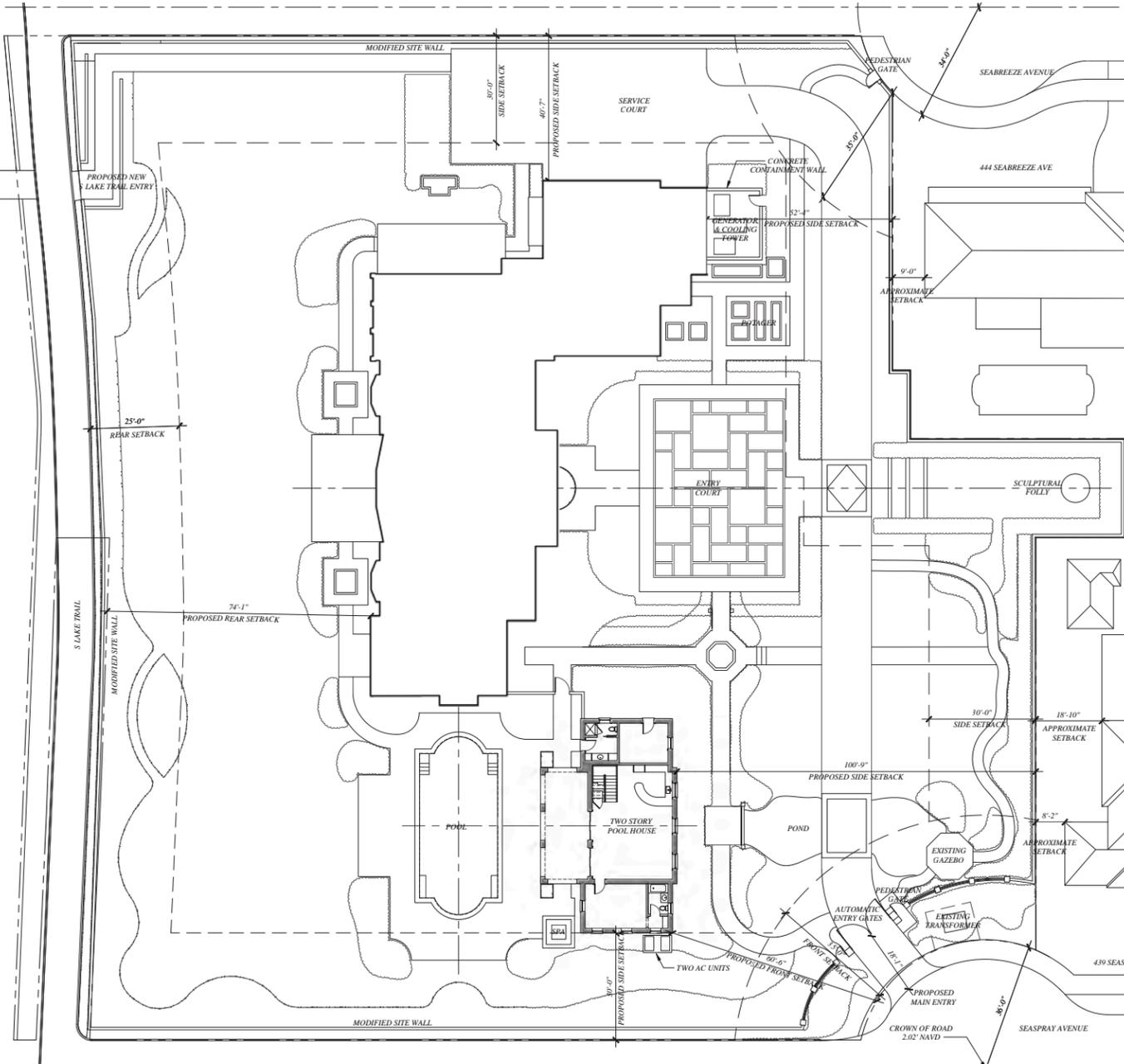


PROJECT NO: A23054

DRAWING NO:

A-10





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"

PREVIOUS FIRST 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%	13.04%
SQUARE FOOTAGE:	-	17,372 SF
FRONT YARD SETBACKS:	35'-0"	66'-0"
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 FIRST FLOOR SITE PLAN

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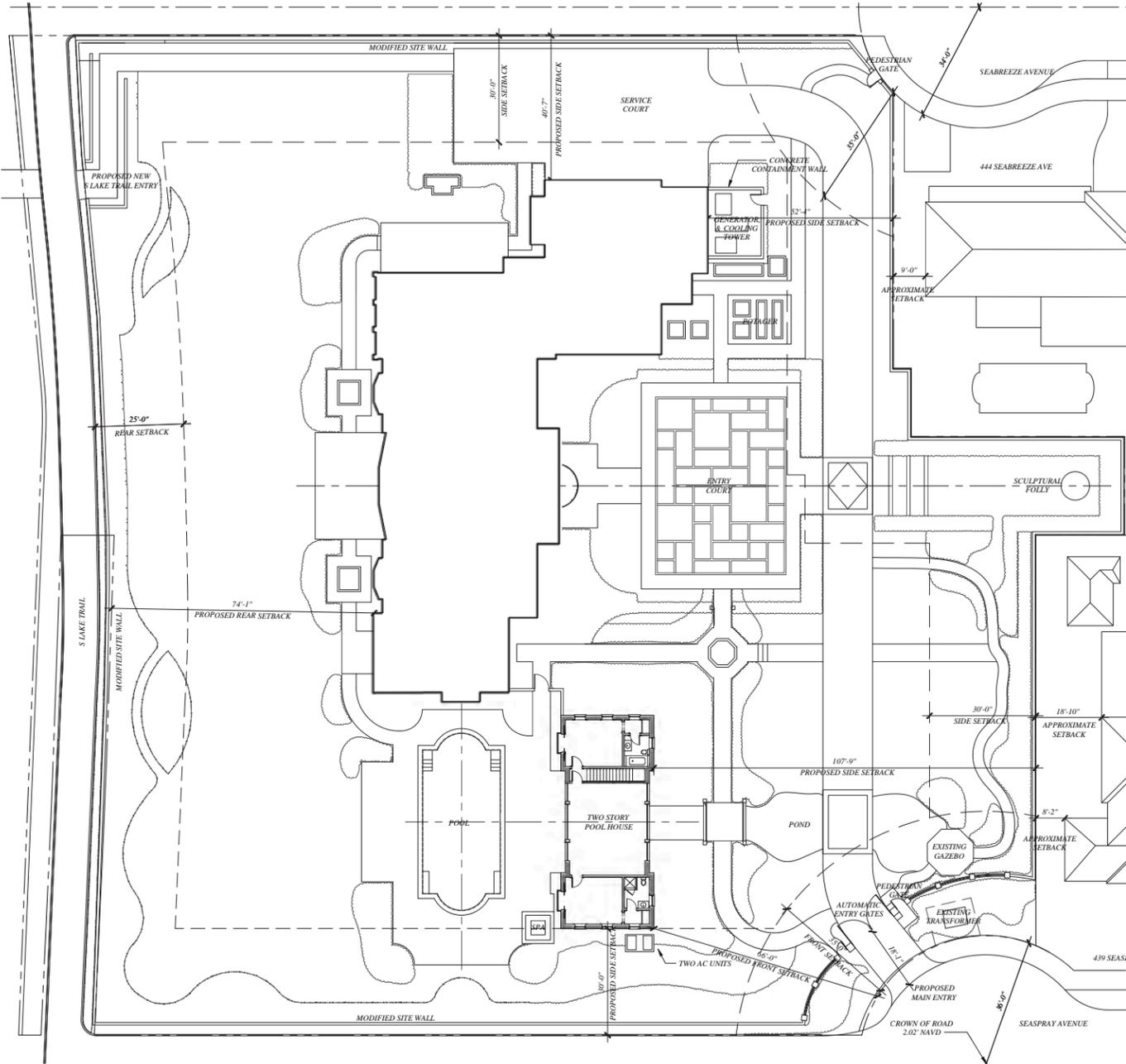
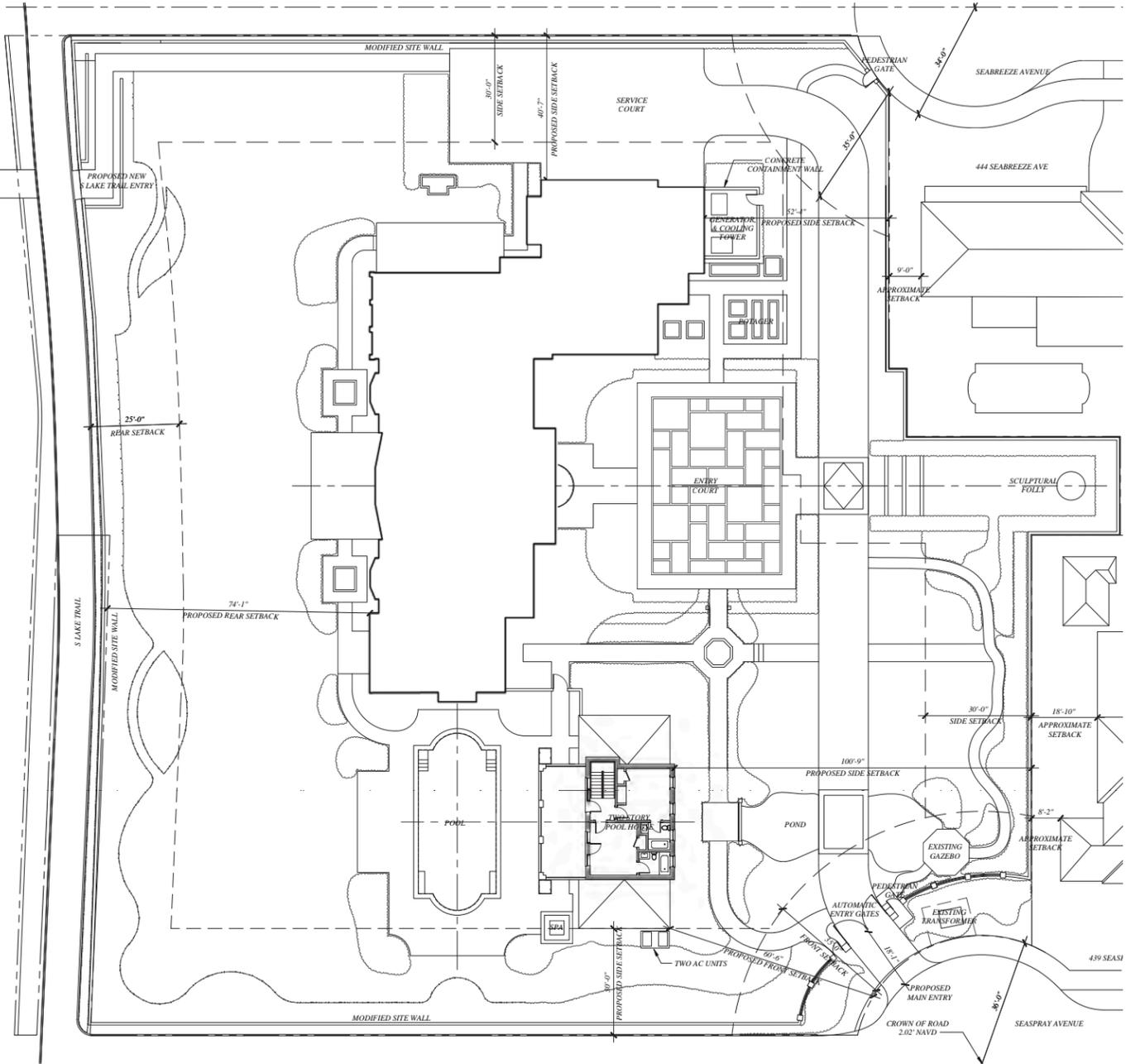


PROJECT NO: A23054

DRAWING NO:

A-11





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"

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%	13.04%
SQUARE FOOTAGE:	-	17,372 SF
FRONT YARD SETBACKS:	35'-0"	66'-0"
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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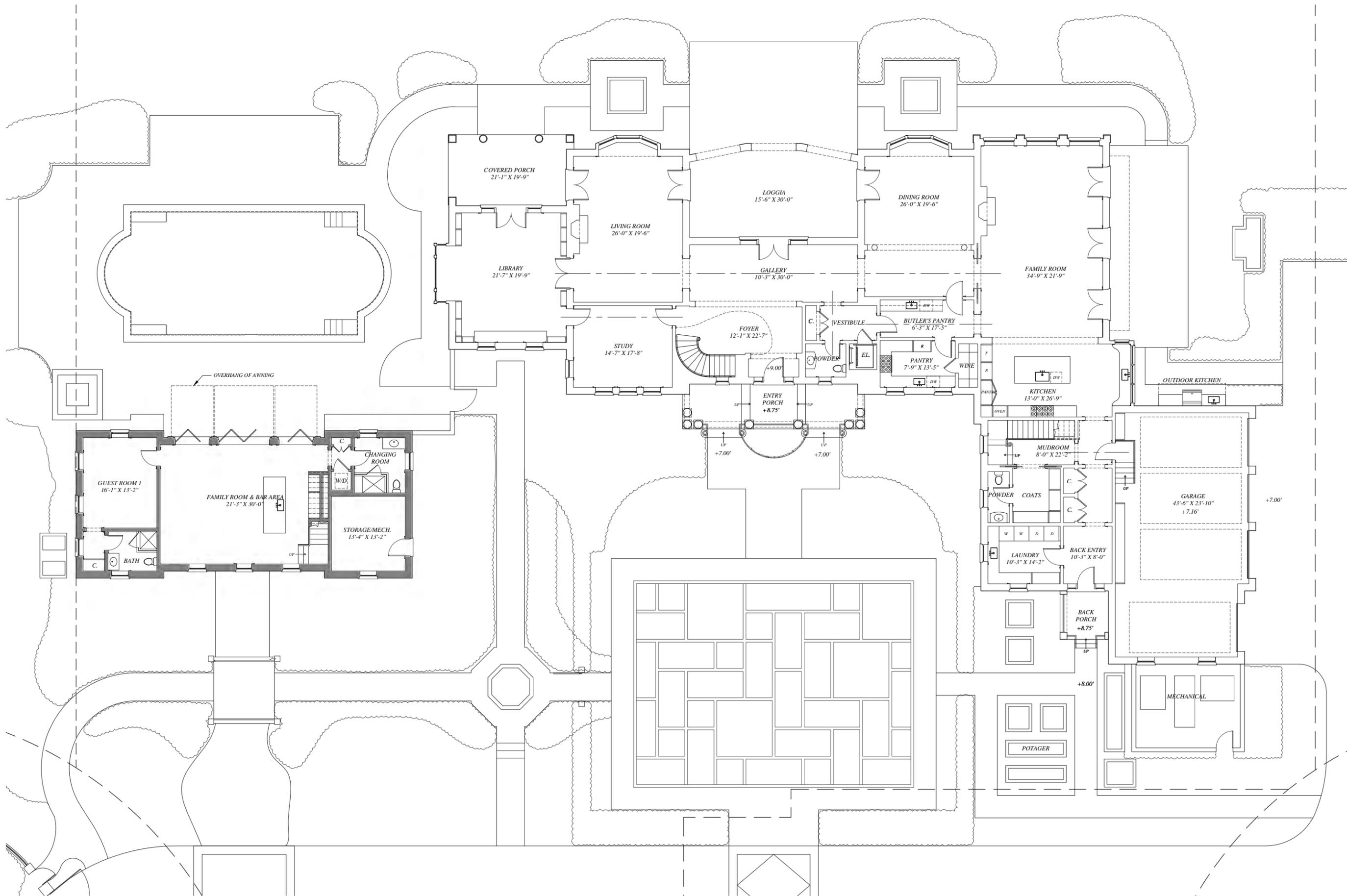


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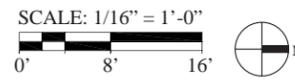
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A-12





FIRST FLOOR PLAN



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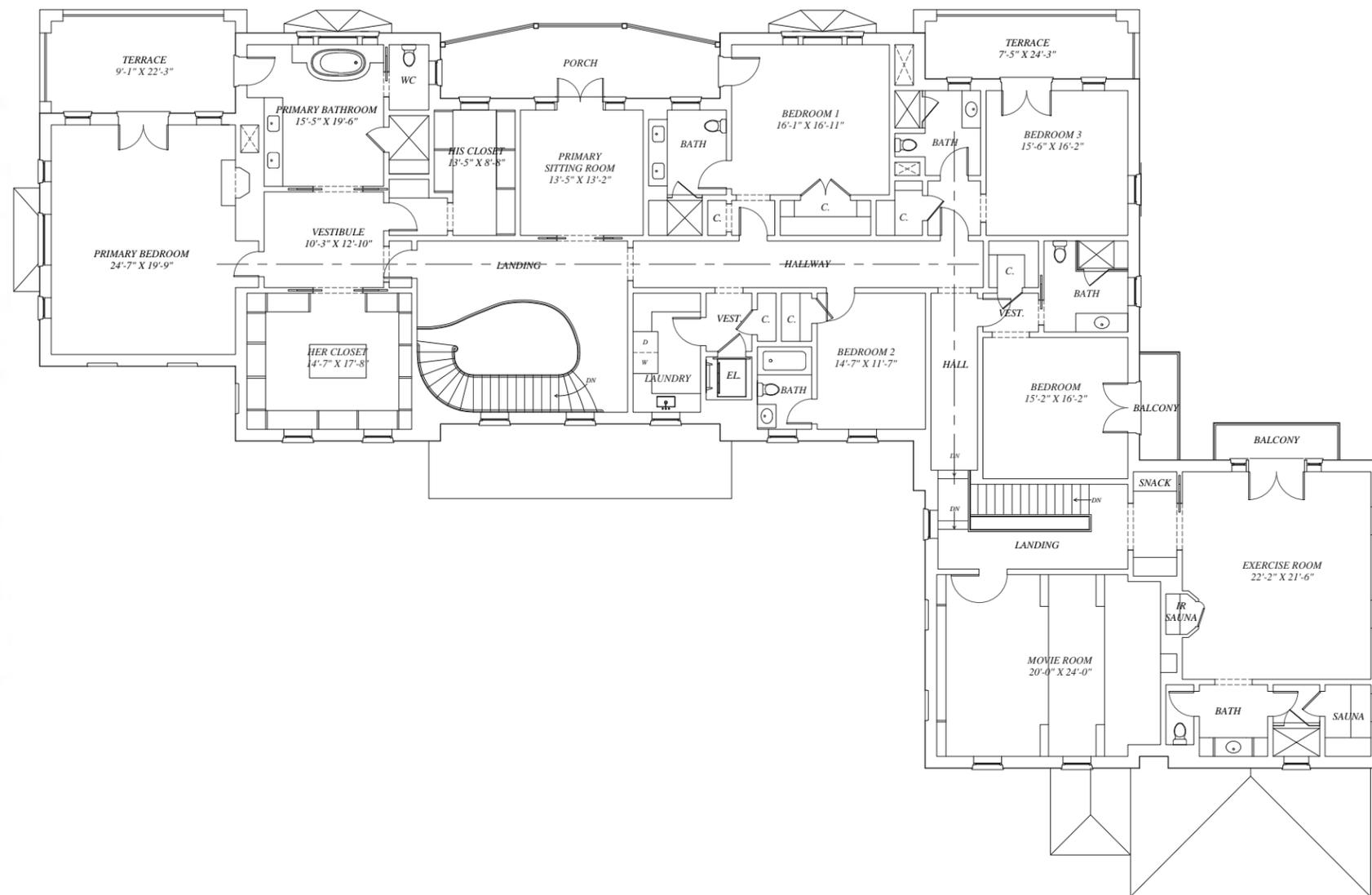
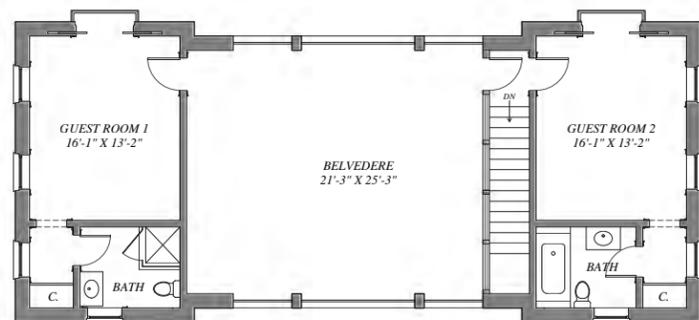


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A-13

SECOND FLOOR PLAN



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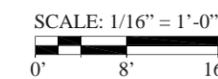
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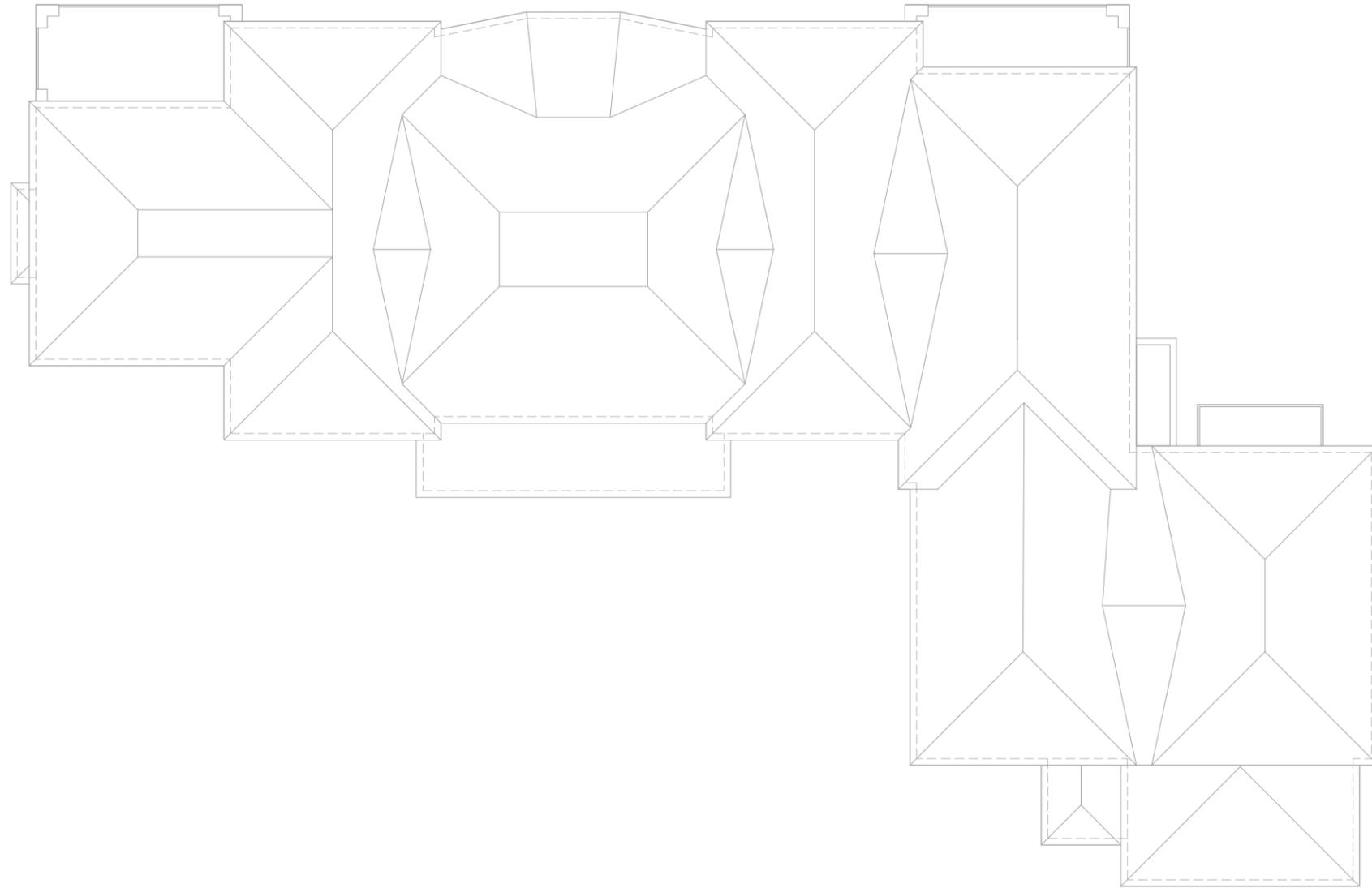
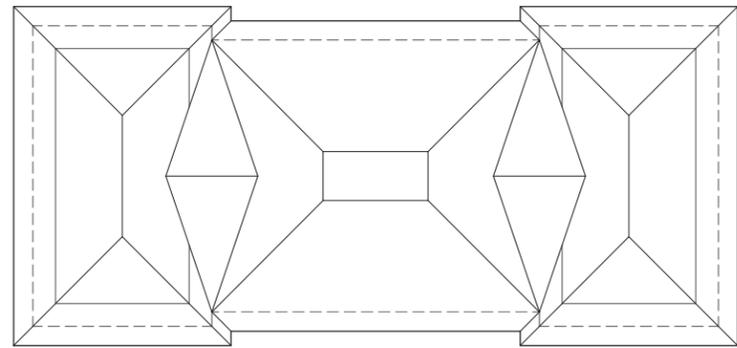


PROJECT NO: A23054

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A-14





ROOF PLAN

SCALE: 1/16" = 1'-0"
0' 8' 16'



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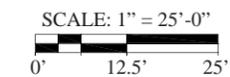
A-15



EAST ELEVATION



WEST ELEVATION



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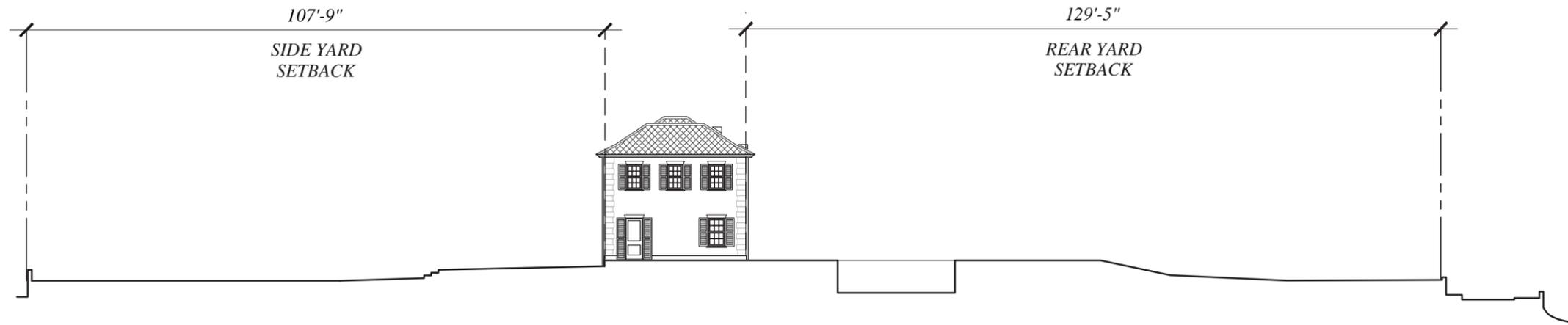
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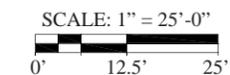
A-16



NORTH ELEVATION



SOUTH ELEVATION



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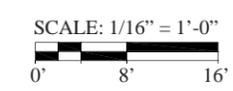
A-17



PREVIOUS EAST ELEVATION



REVISED EAST ELEVATION



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DECEMBER 20, 2024
ARC-24-0027

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DRAWING NO:

A-18



PREVIOUS WEST ELEVATION



REVISED WEST ELEVATION



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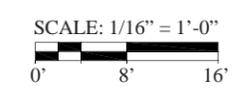
A-19



PREVIOUS SOUTH ELEVATION



REVISED SOUTH ELEVATION



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DECEMBER 20, 2024

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DRAWING NO:

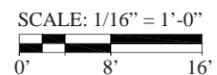
A-20



PREVIOUS NORTH POOL COURT ELEVATION



REVISED NORTH POOL COURT ELEVATION



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PROJECT NO: A23054

DRAWING NO:

A-21



PREVIOUS EAST ELEVATION



REVISED EAST ELEVATION

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RESIDENCE IN
PALM BEACH
203 S LAKE TRL
PALM BEACH, FL 33480

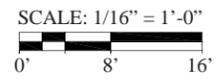
ROBERT A.M. STERN ARCHITECTS, LLP
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A-22

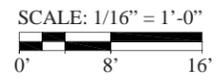




PREVIOUS WEST ELEVATION



REVISED WEST ELEVATION



MAIN HOUSE AND
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PROJECT NO: A23054

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A-23



PREVIOUS SOUTH ELEVATION



REVISED SOUTH ELEVATION

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PALM BEACH, FL 33480

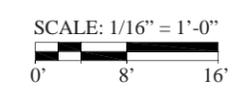
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A-24





PREVIOUS NORTH POOL COURT ELEVATION



REVISED NORTH POOL COURT ELEVATION

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RESIDENCE IN
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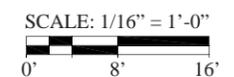
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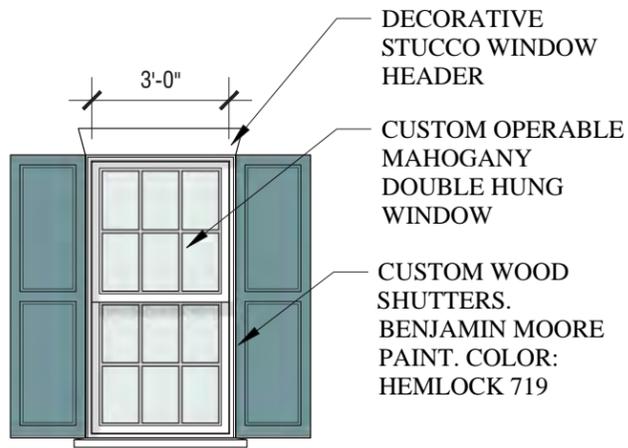


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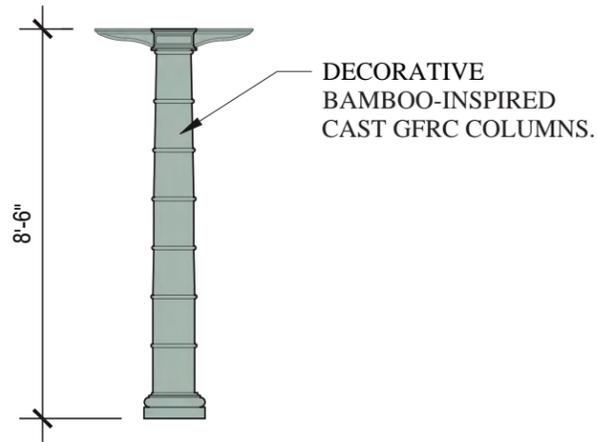
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A-25





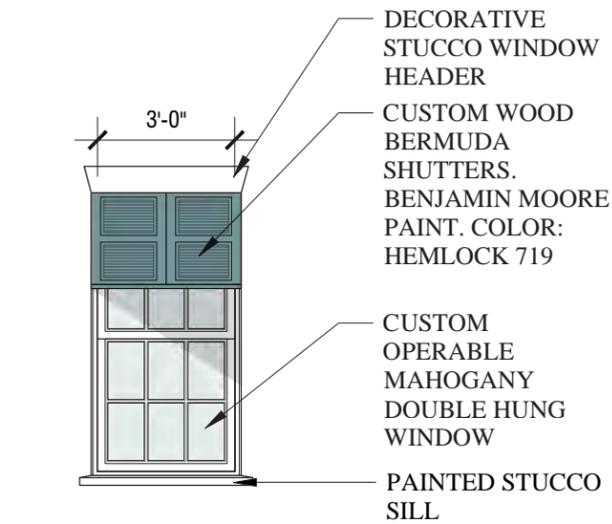
1. TYPICAL WINDOW



3. GUEST HOUSE COLUMNS



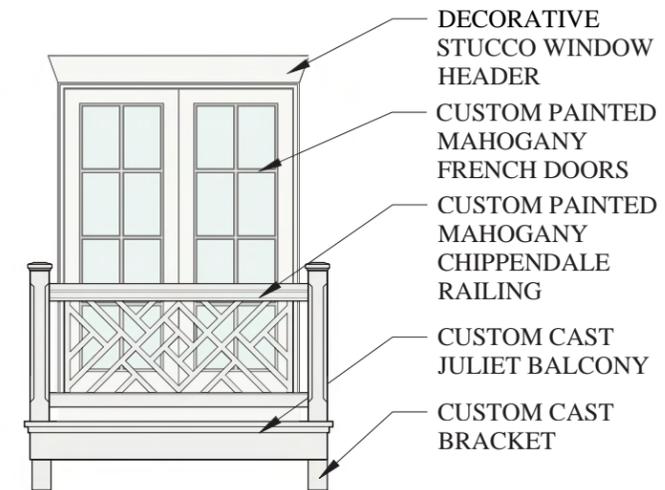
COLUMN PRECEDENT: ISAAC BELL HOUSE. NEWPORT, RI.



2. BERMUDA SHUTTERS



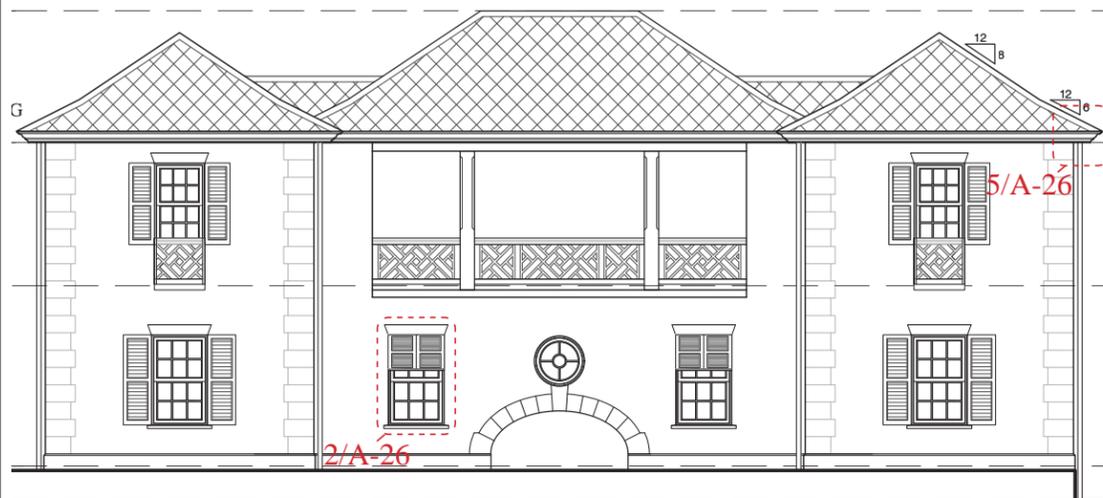
GUEST HOUSE - WEST ELEVATION



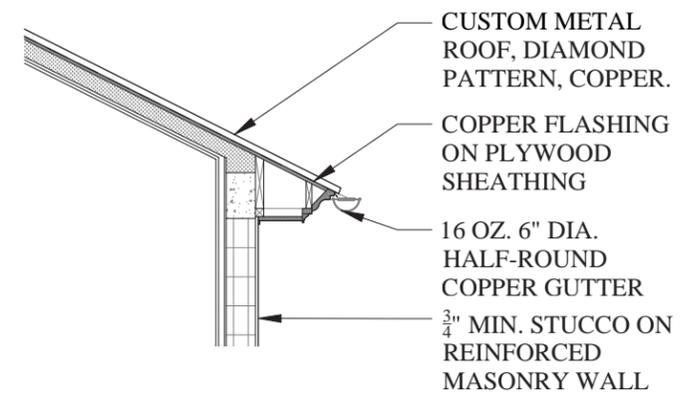
4. JULIET BALCONY



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



GUEST HOUSE - EAST ELEVATION



5. EAVE DETAIL OF GUEST HOUSE



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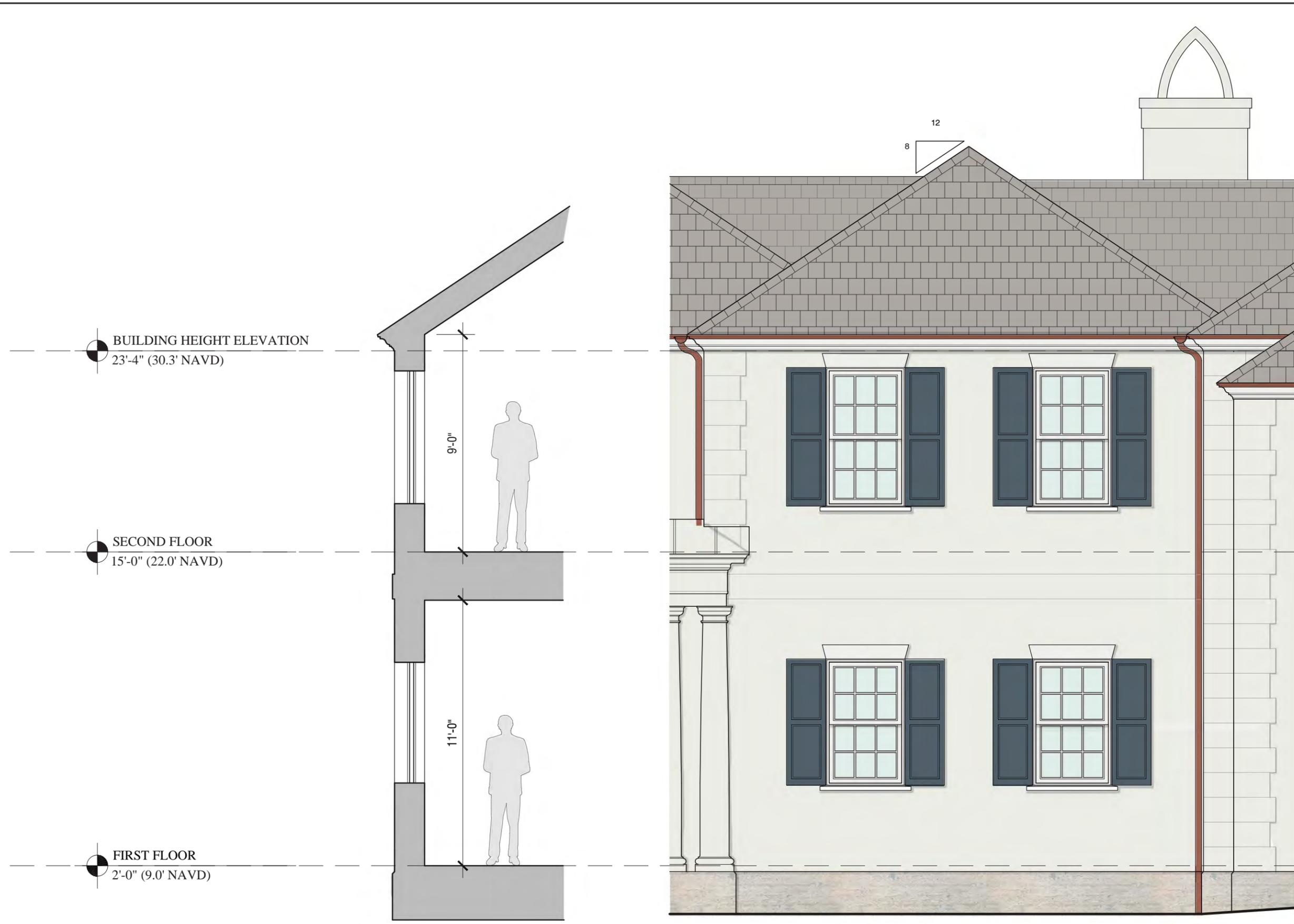
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DRAWING NO:

A-26



BUILDING HEIGHT SECTION - MAIN HOUSE

SCALE: 1/4" = 1'-0"
 0' 2' 4'

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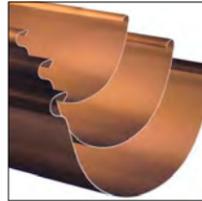
A-27



EXTERIOR TEXTURE:
SMOOTH STUCCO,
'SANTA BARBARA FINISH'



LUDOWICI MORANDO
GLAZED CLOSED SHINGLE,
SLATE GRAY COLOR -
MAIN HOUSE



GUTTERS & DOWNSPOUTS:
COPPER



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



SHUTTERS: BENJAMIN MOOR
PAINT, HEMLOCK 719

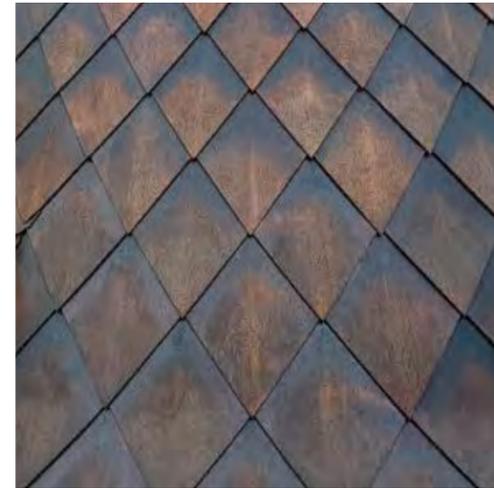


STONE ACCENTS:
GASCOGNE BLUE VEIN CUT
LIMESTONE

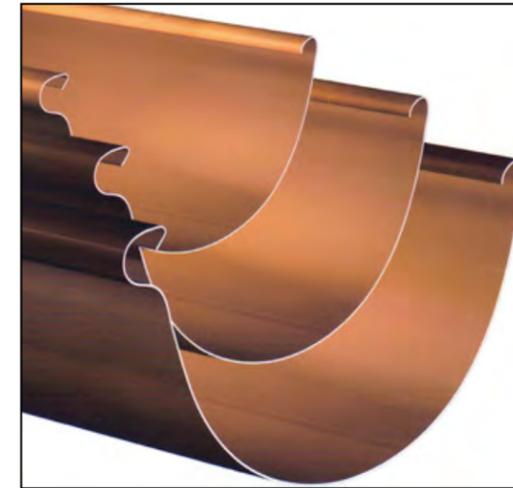
PREVIOUS BUILDING MATERIALS



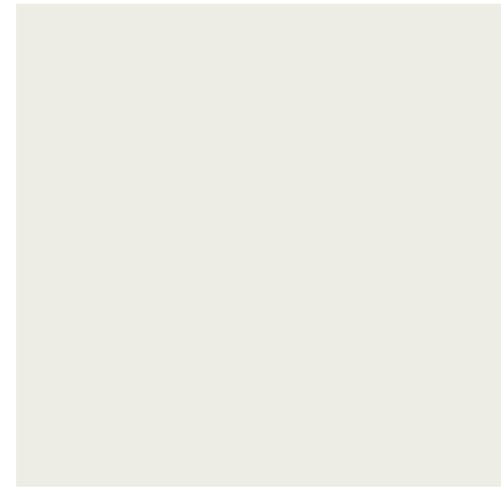
EXTERIOR TEXTURE:
SMOOTH STUCCO,
'SANTA BARBARA FINISH'



GUEST HOUSE: CUSTOM
METAL ROOF, DIAMOND
PATTERN: COPPER



GUTTERS & DOWNSPOUTS:
COPPER



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



SHUTTERS:
BENJAMIN MOORE PAINT,
HEMLOCK 719



STONE ACCENTS:
GASCOGNE CREAM CUT
LIMESTONE

REVISED BUILDING MATERIAL

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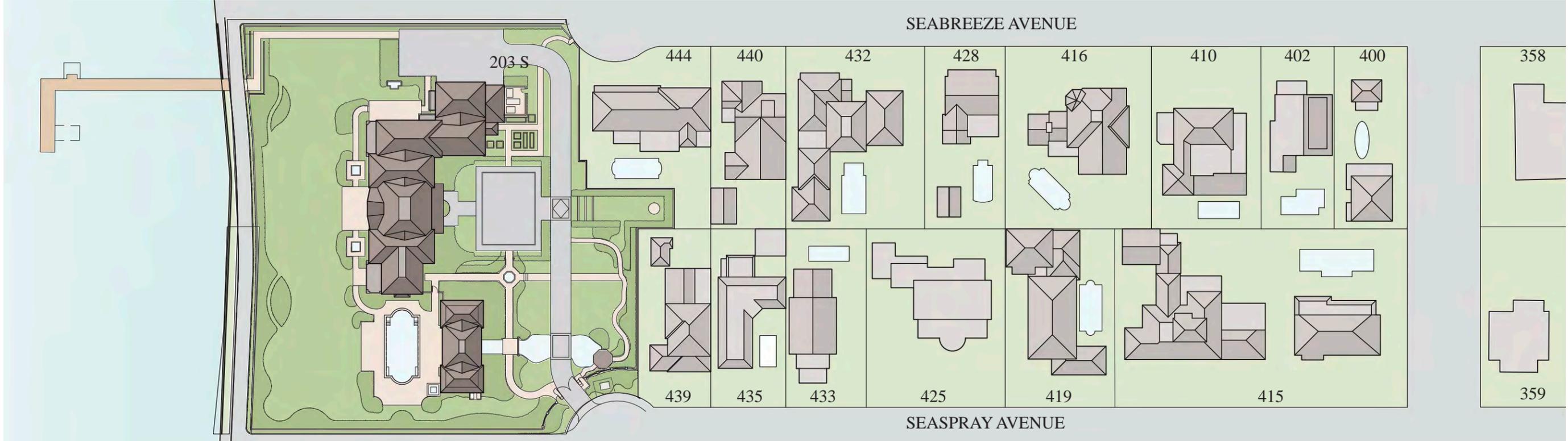
PROJECT NO: A23054

DRAWING NO:

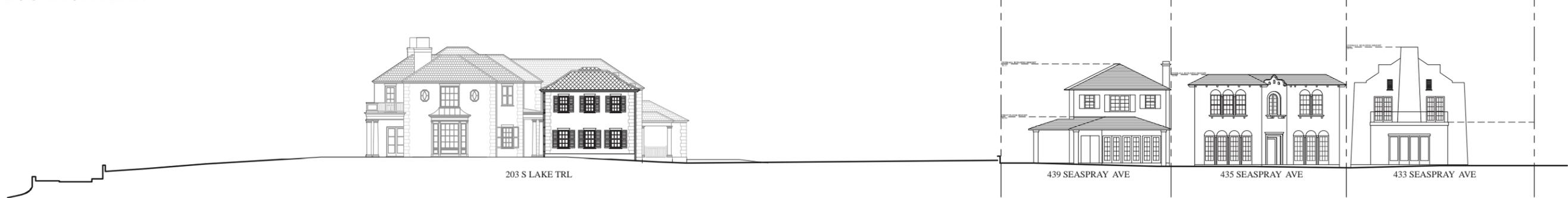
A-28



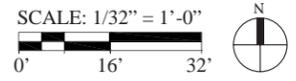
SEABREEZE AVENUE NORTH ELEVATIONS



LOCATION PLAN



SEASPRAY AVENUE SOUTH ELEVATIONS
STREET ELEVATIONS



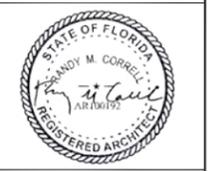
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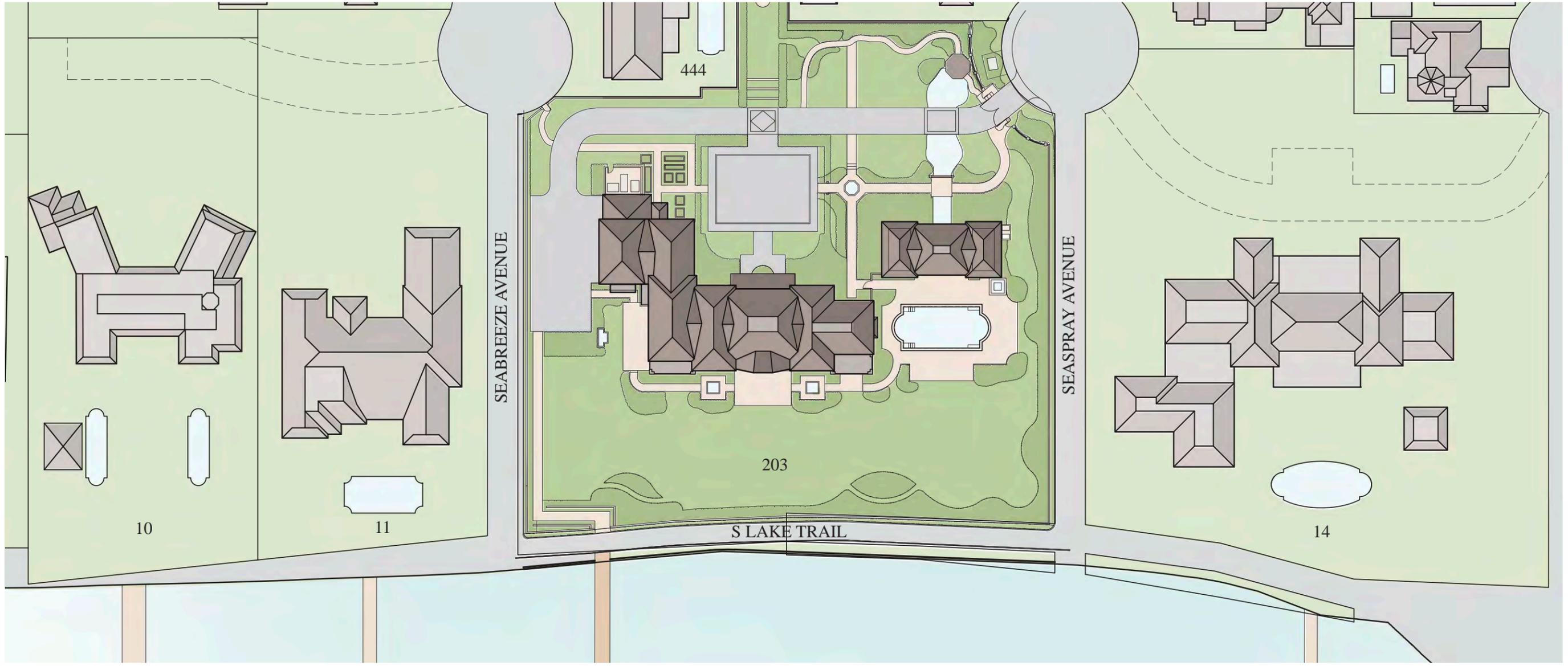


PROJECT NO: A23054
DRAWING NO:

A-29



S LAKE TRAIL STREET ELEVATION



LOCATION PLAN
STREET ELEVATIONS

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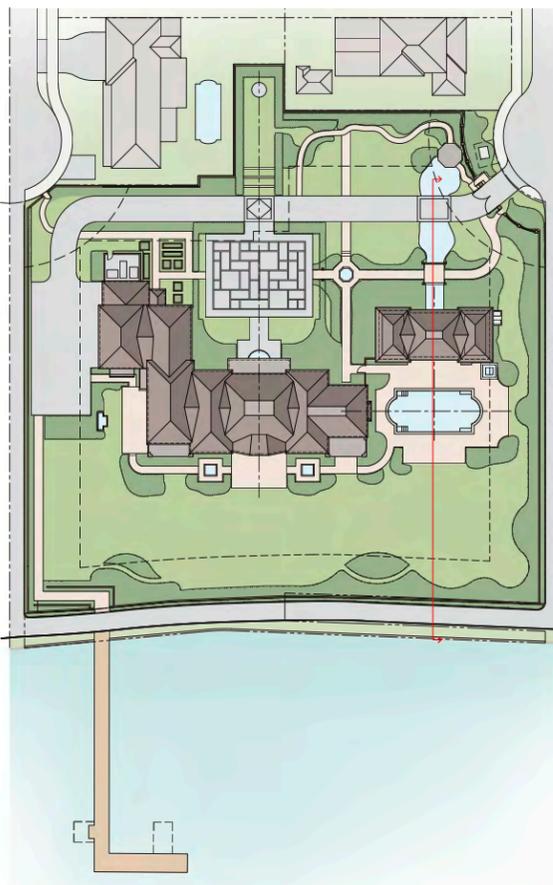
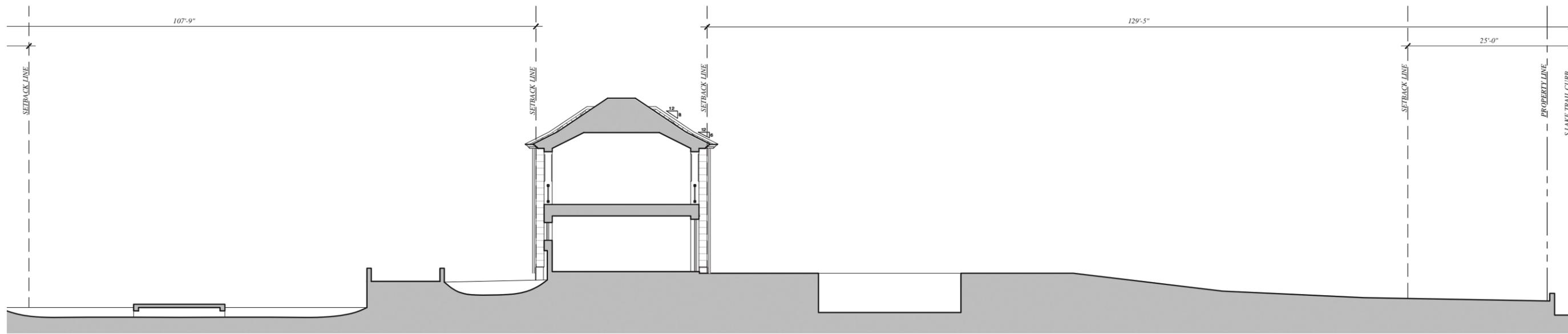
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DRAWING NO:

A-30

NOT TO SCALE



KEY PLAN (NOT TO SCALE)

EAST-WEST BUILDING SECTION

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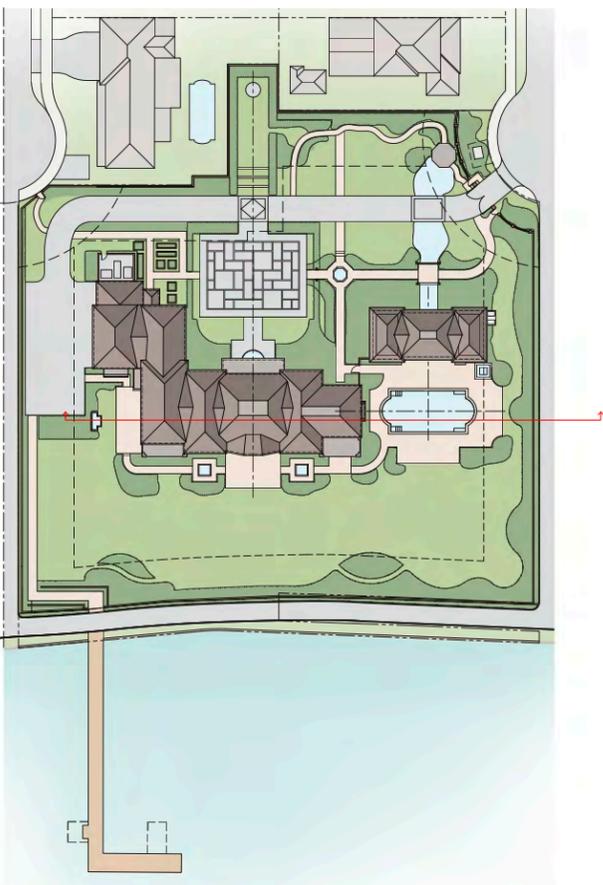
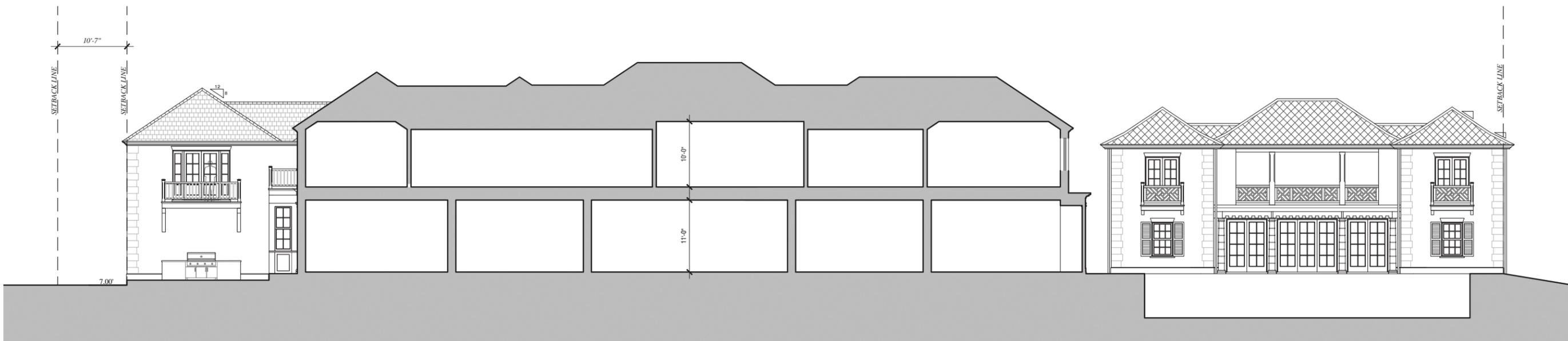


PROJECT NO: A23054

DRAWING NO:

A-31





KEY PLAN (NOT TO SCALE)

NORTH-SOUTH BUILDING SECTION

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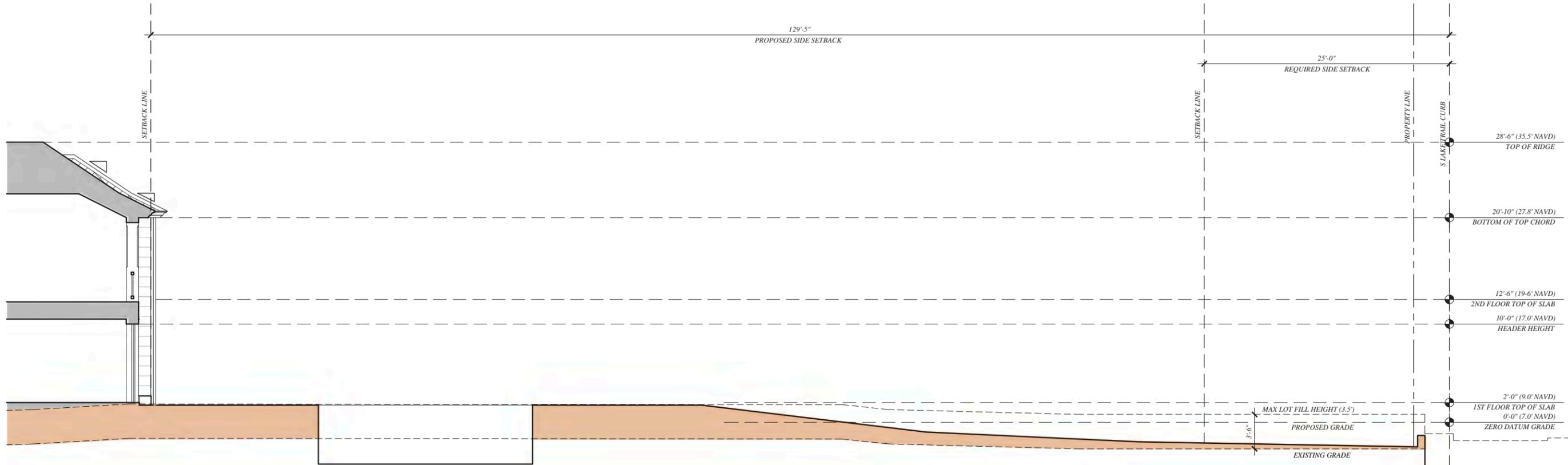


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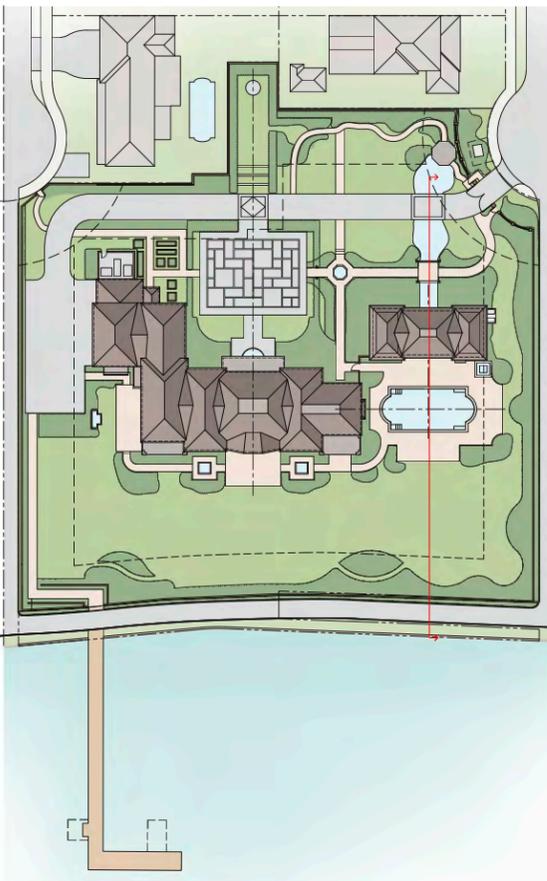
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A-32

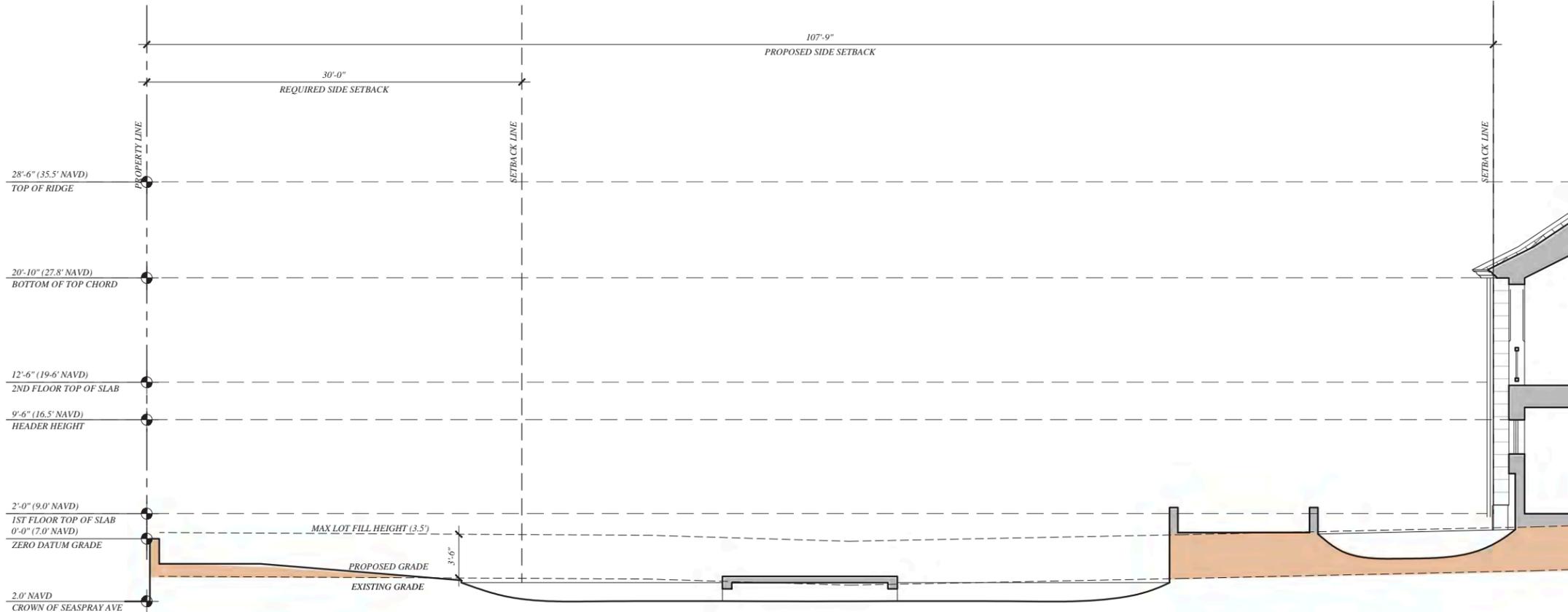




WEST YARD SECTION



KEY PLAN (NOT TO SCALE)



EAST YARD SECTION

AREA OF FILL (MAX ALLOWABLE: 3.5')

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

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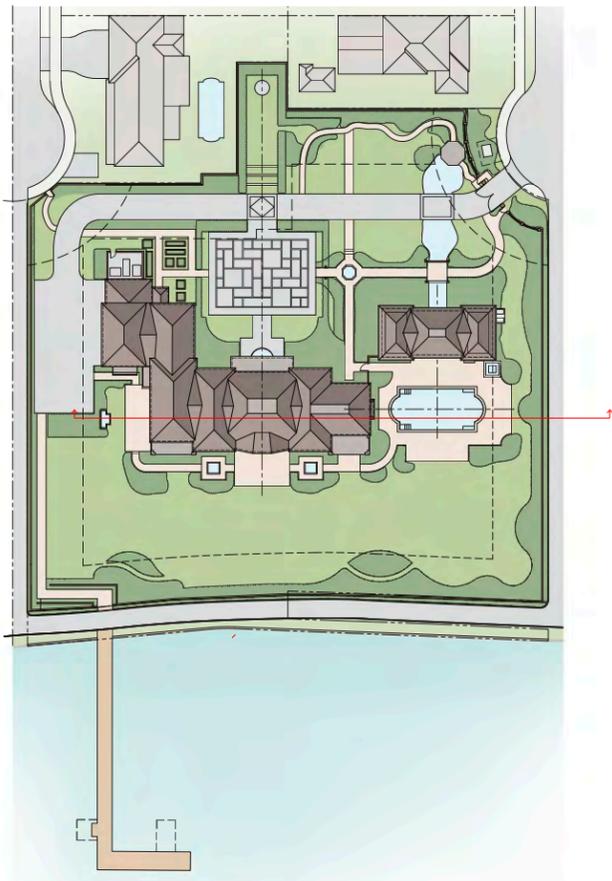
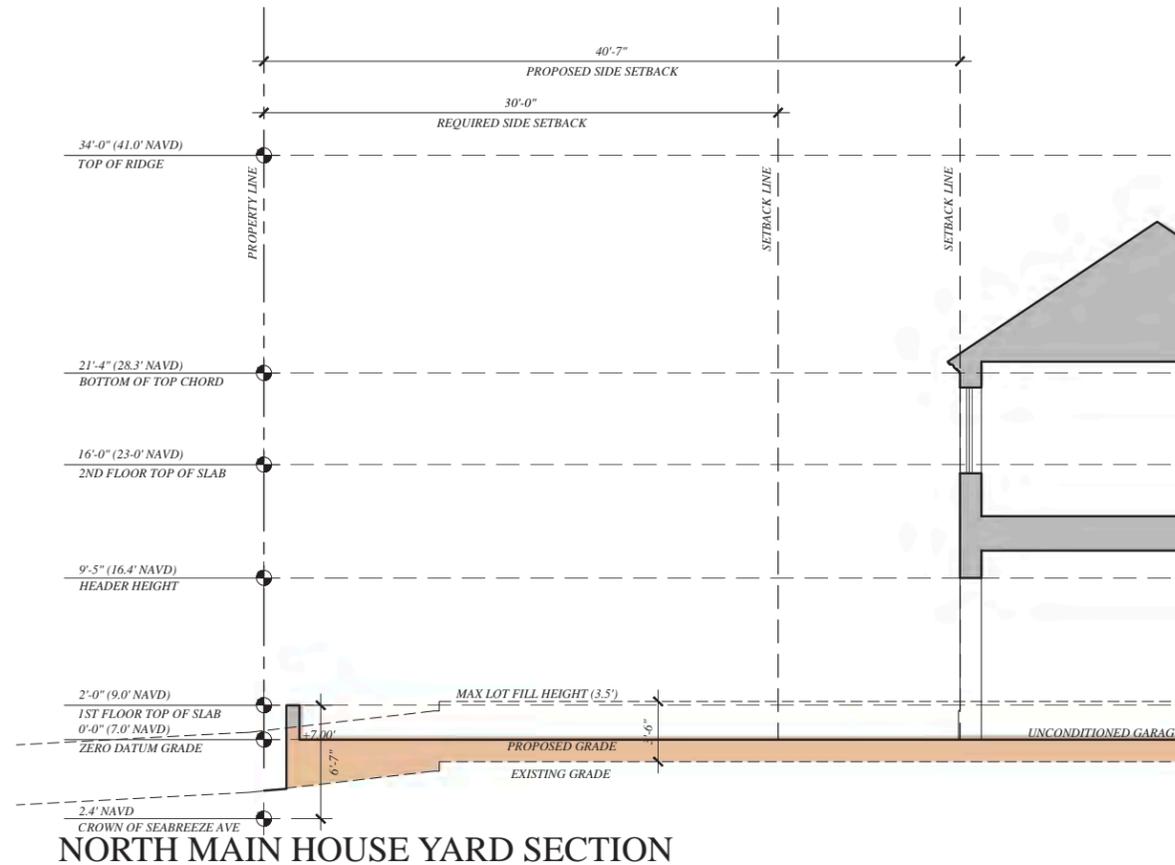
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PROJECT NO: A23054

DRAWING NO:

A-33



KEY PLAN (NOT TO SCALE)

YARD SECTION DIAGRAMS



AREA OF FILL (MAX ALLOWABLE: 3.5')

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

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DRAWING NO:

A-34



POOL HOUSE VIEW

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A-35



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SEASPRAY AVE VIEW

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