

# DRAWINGS ISSUED FOR ARCOM FINAL SUBMITTAL

FINAL SUBMITTAL: JULY 12, 2024 / ARCOM HEARING: AUGUST 28, 2024 / TC: SEPTEMBER 11, 2024

## RESIDENCE AT 203 S LAKE TRAIL

PALM BEACH, FLORIDA

SCOPE OF WORK: DEMOLITION OF AN EXISTING TWO-STORY RESIDENCE AND POOL HOUSE. CONSTRUCTION OF A NEW TWO-STORY SINGLE-FAMILY JOHN VOLK INSPITRED RESIDENCE, ONE-STORY POOL HOUSE, AND POOL. THERE WILL BE WIDE LANDSCAPE AND HARDSCAPE IMPROVEMENTS. IN ADDITION, THERE WILL BE A SPORT COURT ADDED AT THE SOUTHEAST PORTION OF THE SITE.

### ROBERT A.M. STERN ARCHITECTS, LLP

PROJECT NO. 23054

ARCHITECT	LANDSCAPE DESIGN	CIVIL ENGINEER	SURVEYOR
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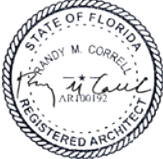
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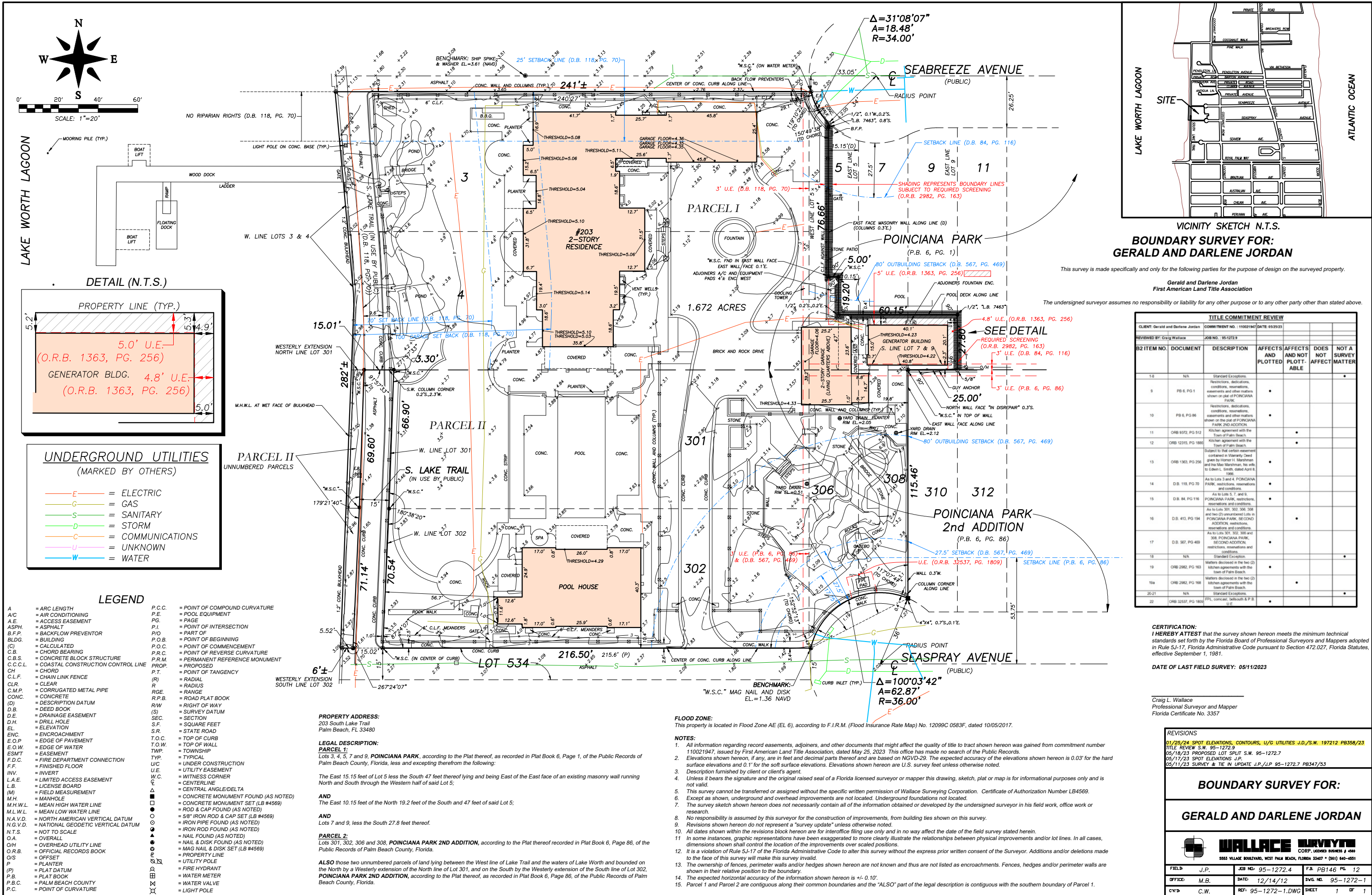


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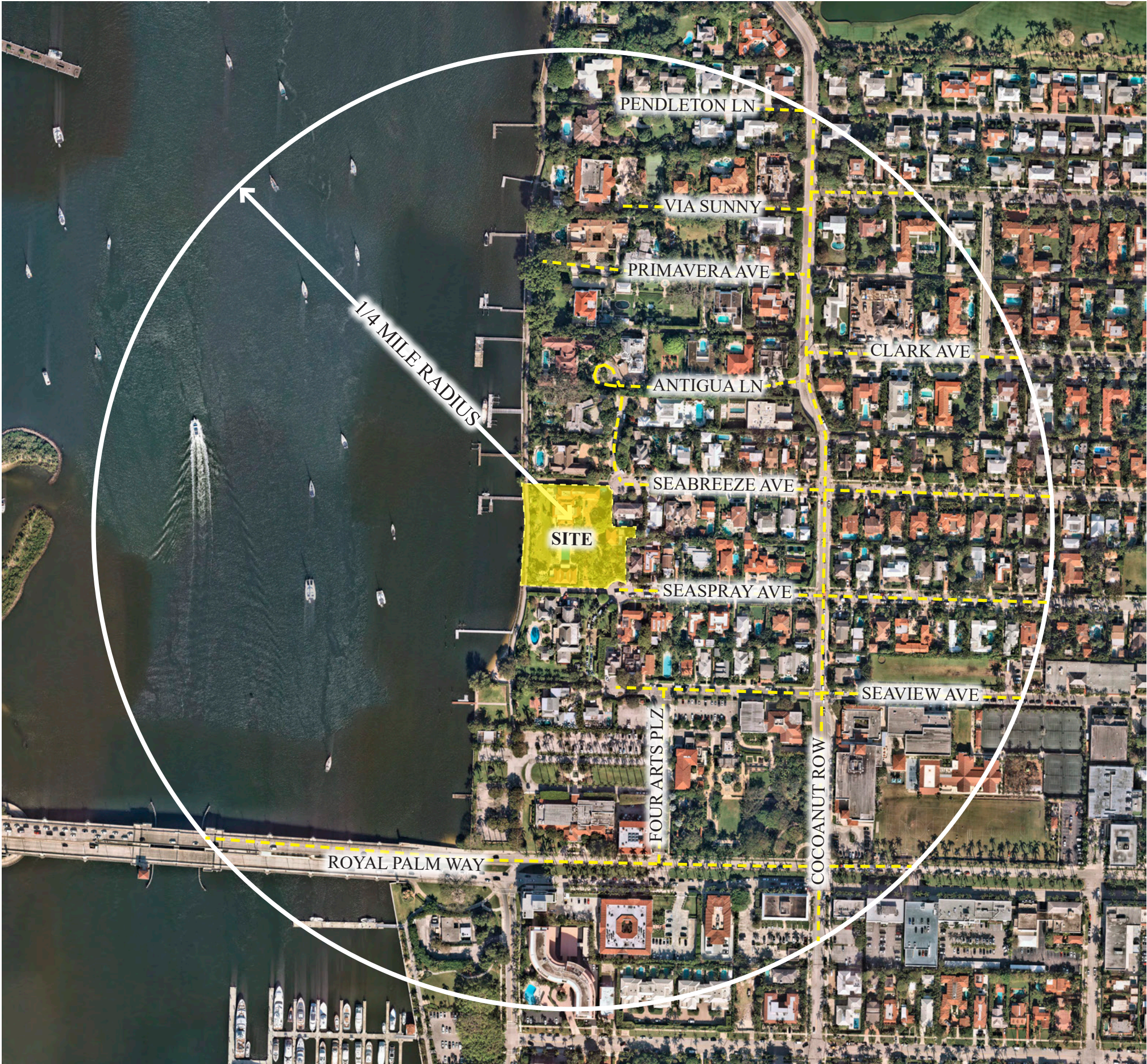
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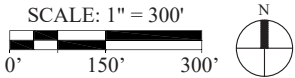
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VICINITY MAP

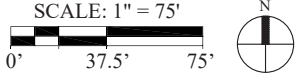


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LOCATION MAP



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1. ENTRY GATE



2. SEASPRAY VIEW NEAR ENTRY



3. SEASPRAY VIEW NEAR TRAIL



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. WEST YARD LOOKING NORTH



11. HOUSE FACING WATERFRONT



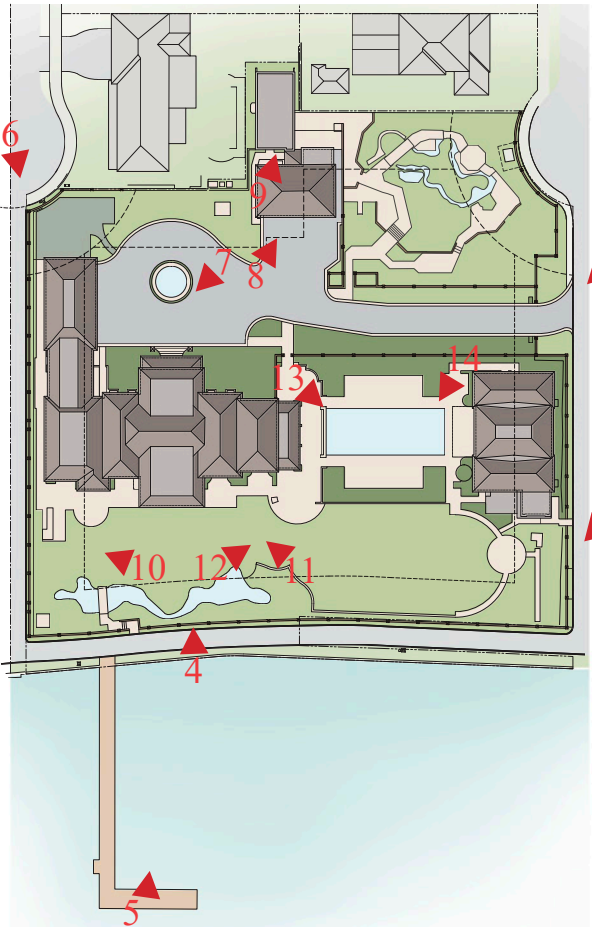
12. WEST YARD LOOKING SOUTH



13. VIEW OF POOL HOUSE



14. VIEW OF MAIN HOUSE



KEY PLAN



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442 SEASPRAY AVE



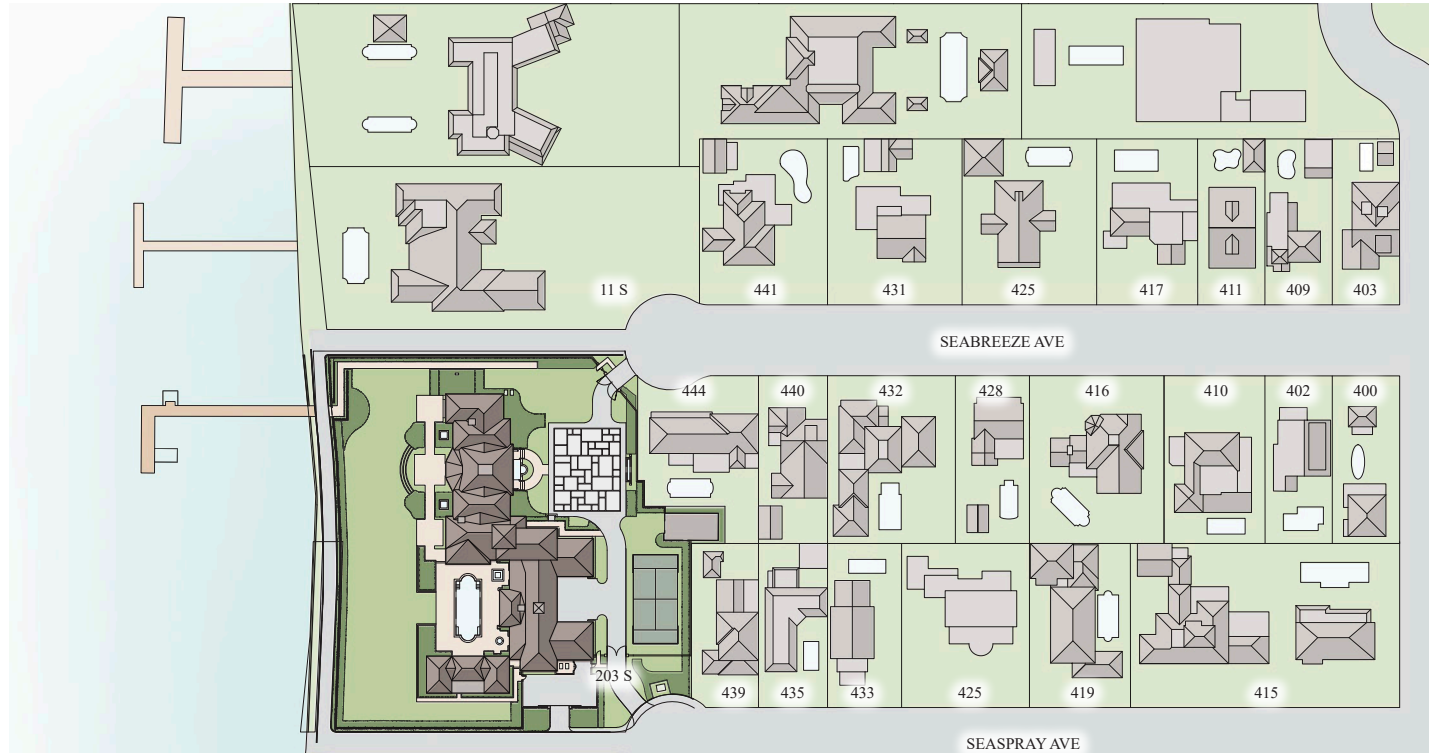
425 SEABREEZE AVE



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  
REGISTERED ARCHITECT  
AR 100192

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425 SEASPRAY AVE



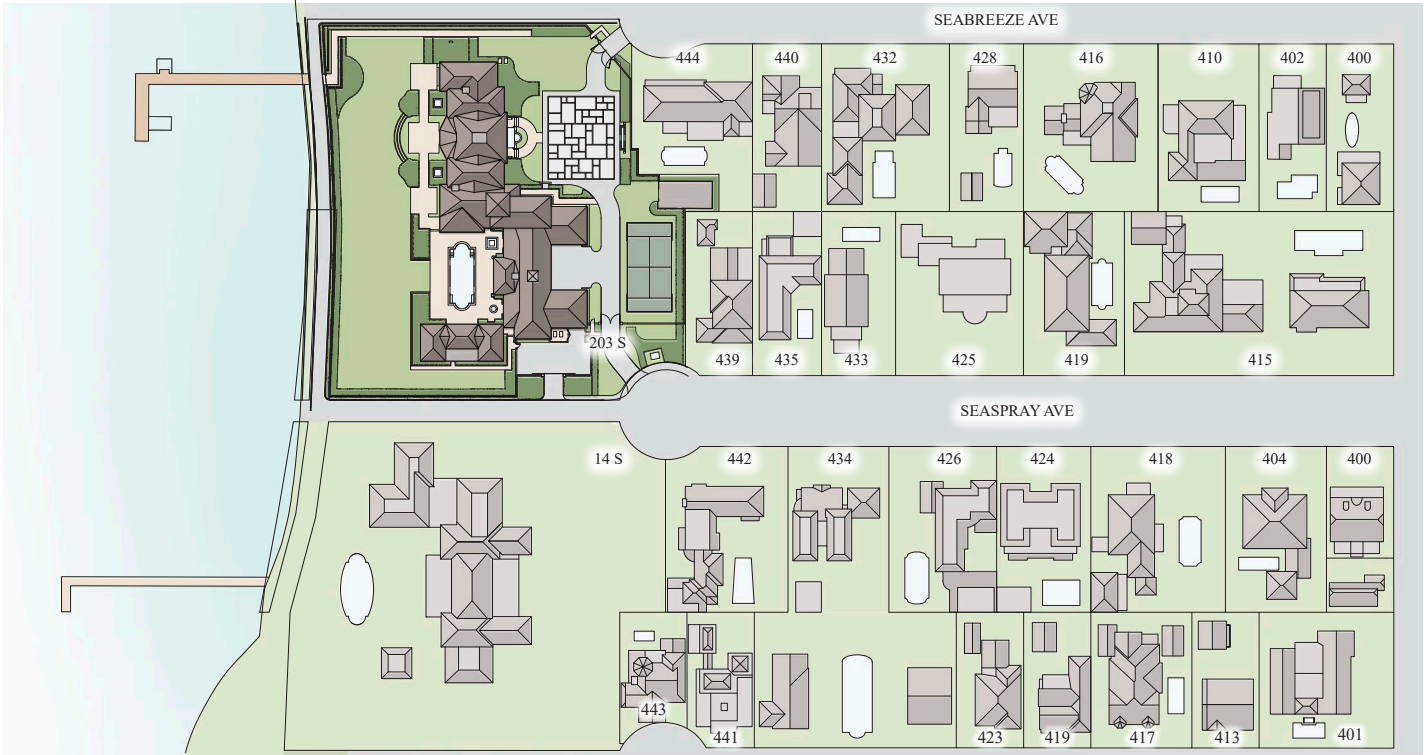
426 SEASPRAY AVE



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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ARCHITECT  
REGISTERED ARCHITECT  
AR 130192

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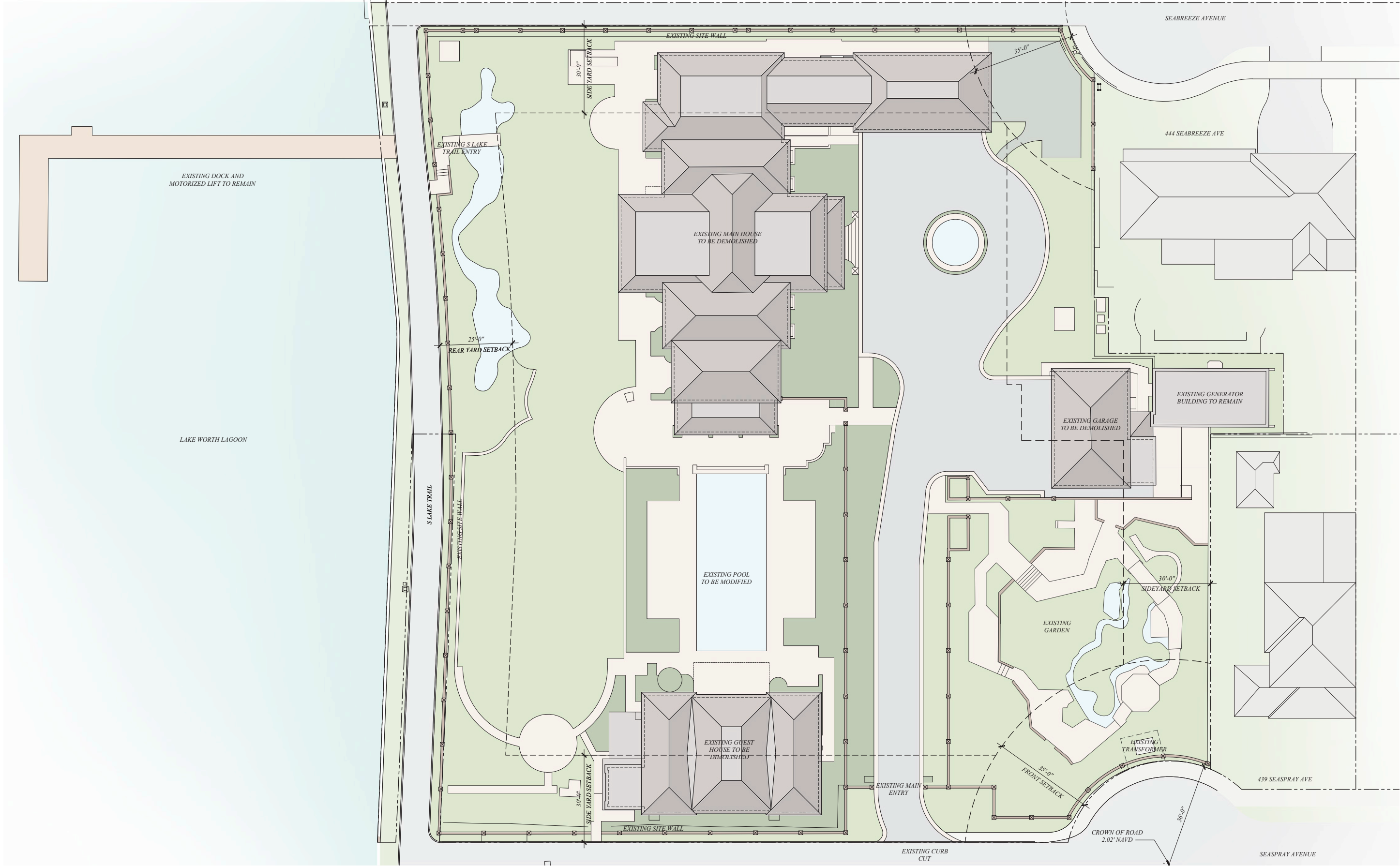
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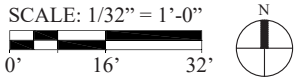
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EXISTING SITE PLAN



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ANDY M. CORRELL

ARCHITECT

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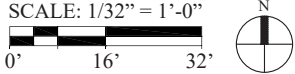
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PROPOSED SITE PLAN



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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%)	13,281 SF (18.2%)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A	17,540 SF	16,578 SF
12	*Front Yard Setback (Ft.)	35'-0"	17'-9"	50'-11"
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"	84'-2"
16	Angle of Vision (Deg.)	N/A	N/A	N/A
17	Building Height (Ft.)	25'-0"	22'-3"	24'-2"
18	Overall Building Height (Ft.)	35'-0"	32'-3"	35'-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%)	37,583 (52%)
24	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
25	Front Yard LOS (Sq Ft and %)	1,419 (45%)	N/A	2,528 (80%)
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.):	72,213	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	36,413 (50%)	37,583 (52%)
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%)	2,528 (80%)
8	Native Trees %	30% (number of trees)	66%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	100%
10	Native Groundcover %	30% (groundcover area)	0%

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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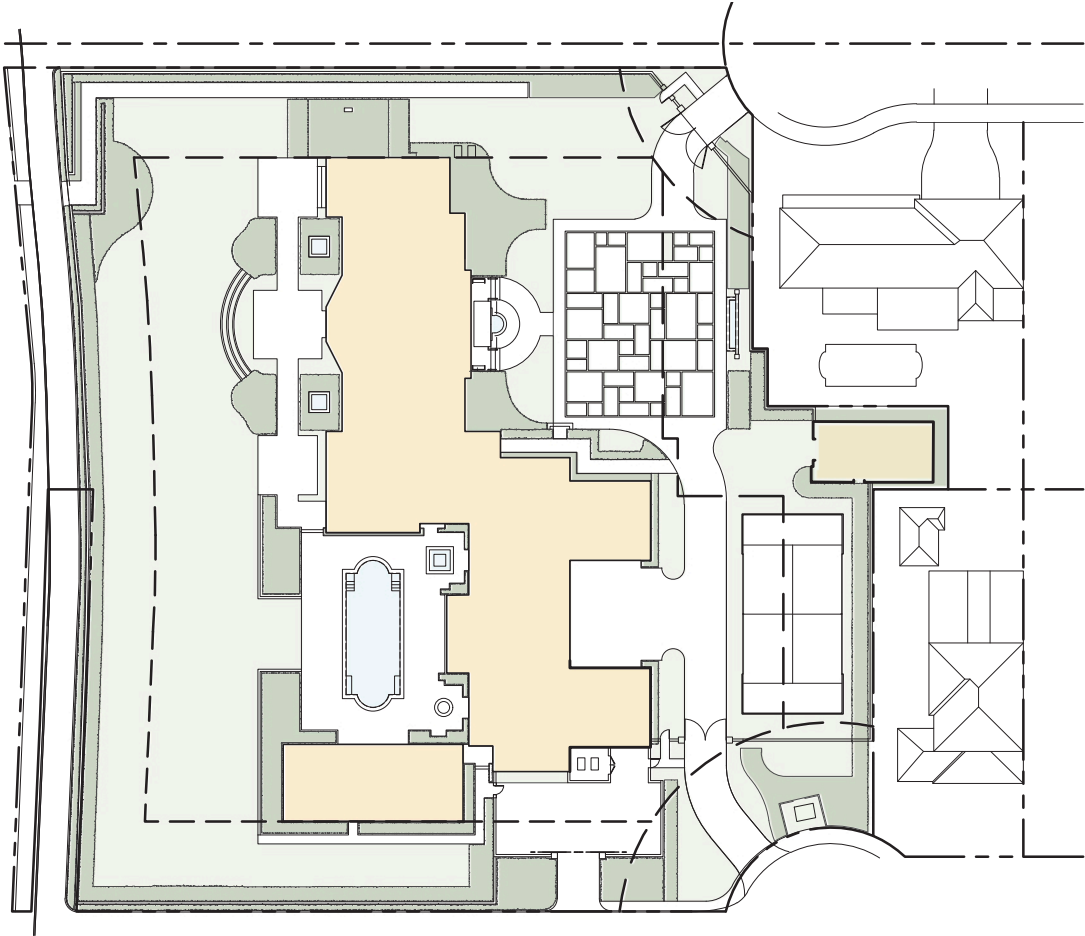
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LOT COVERAGE DIAGRAM



LOT COVERAGE	
ENCLOSED FIRST FLOOR:	10,148 SF
ENCLOSED GENERATOR BUILDING:	813 SF
GROUND LEVEL PORCHES	2,320 SF
TOTAL LOT COVERAGE:	13,281 SF
LOT COVERAGE PERCENTAGE:	18.2%

PROPOSED	
SETBACKS	
FRONT:	50'-11"
REAR:	84'-2"
RIGHT SIDE:	30'-0"
LEFT SIDE:	30'-0"
PROPOSED COVERAGE:	13,281 SF
OPEN SPACE:	37,583 SF
FRONT YARD LANDSCAPE:	2,528 SF
S LAKE TRAIL:	3,381 SF

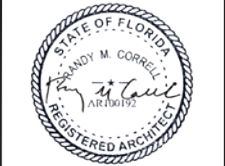
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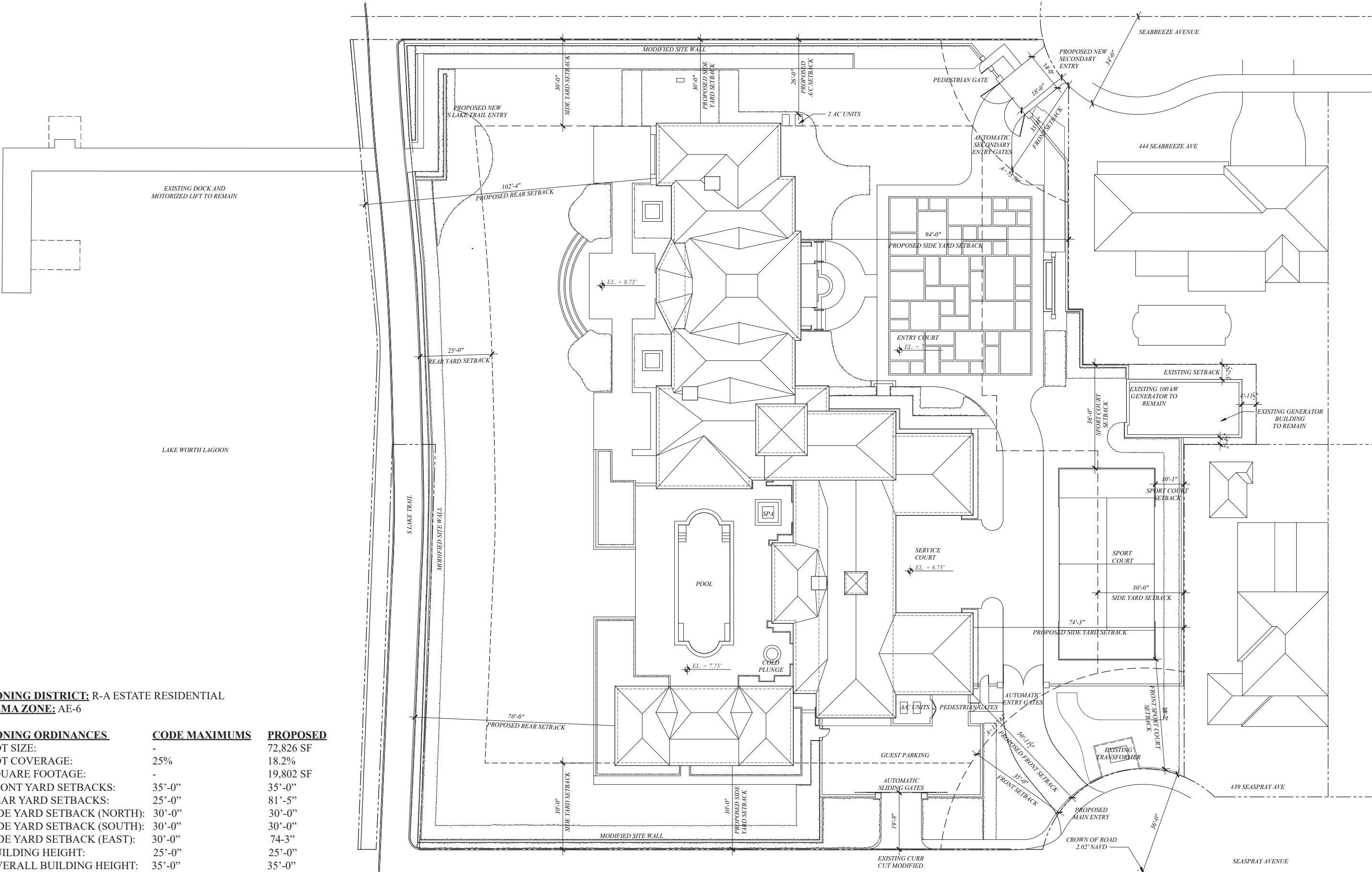


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**ZONING DISTRICT:** R-A ESTATE RESIDENTIAL  
**FEMA ZONE:** AE-6

ZONING ORDINANCES	CODE MAXIMUMS	PROPOSED
LOT SIZE:	-	72,826 SF
LOT COVERAGE:	25%	18.2%
SQUARE FOOTAGE:	-	19,802 SF
FRONT YARD SETBACKS:	35'-0"	35'-0"
REAR YARD SETBACKS:	25'-0"	81'-5"
SIDE YARD SETBACK (NORTH):	30'-0"	30'-0"
SIDE YARD SETBACK (SOUTH):	30'-0"	30'-0"
SIDE YARD SETBACK (EAST):	30'-0"	74'-3"
BUILDING HEIGHT:	25'-0"	25'-0"
OVERALL BUILDING HEIGHT:	35'-0"	35'-0"

PROPOSED ROOF SITE PLAN

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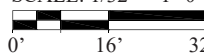
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SEASPRAY AVENUE

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

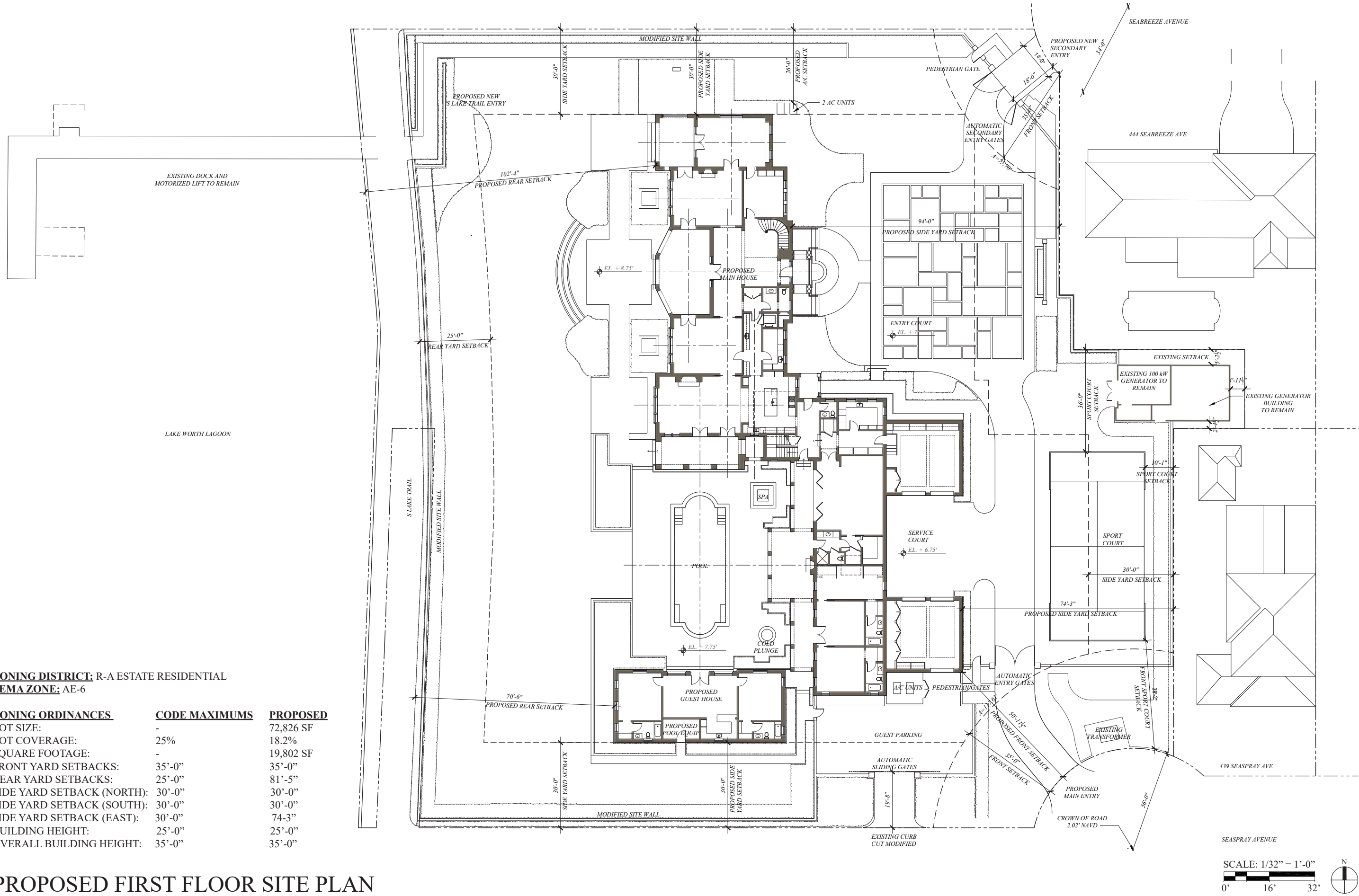




**ZONING DISTRICT:** R-A ESTATE RESIDENTIAL  
**FEMA ZONE:** AE-6

ZONING ORDINANCES	CODE MAXIMUMS	PROPOSED
LOT SIZE:	-	72,826 SF
LOT COVERAGE:	25%	18.2%
SQUARE FOOTAGE:	-	19,802 SF
FRONT YARD SETBACKS:	35'-0"	35'-0"
REAR YARD SETBACKS:	25'-0"	81'-5"
SIDE YARD SETBACK (NORTH):	30'-0"	30'-0"
SIDE YARD SETBACK (SOUTH):	30'-0"	30'-0"
SIDE YARD SETBACK (EAST):	30'-0"	74'-3"
BUILDING HEIGHT:	25'-0"	25'-0"
OVERALL BUILDING HEIGHT:	35'-0"	35'-0"

PROPOSED FIRST FLOOR SITE PLAN



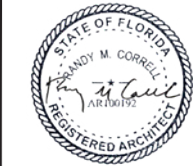
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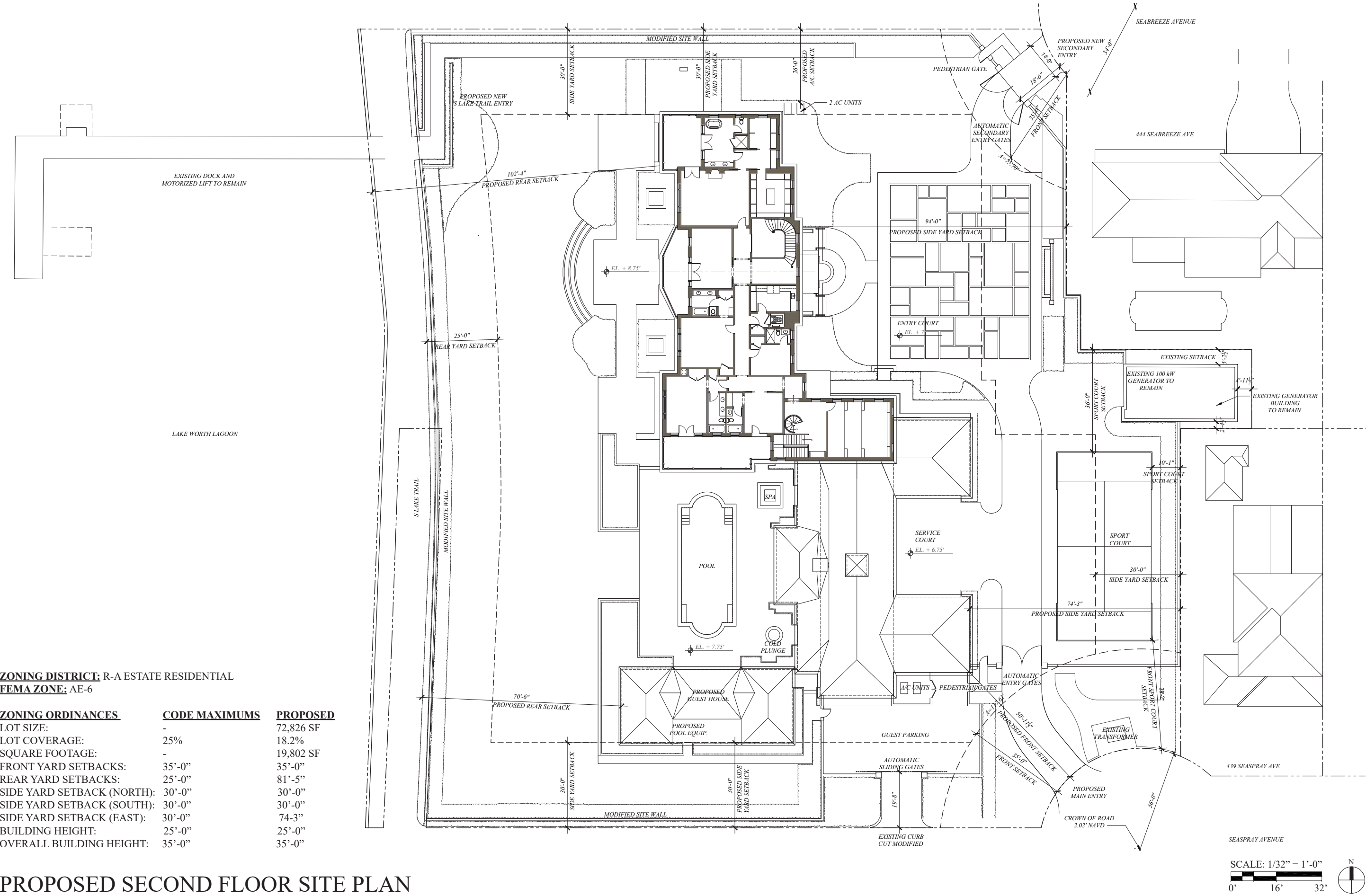
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**FEMA ZONE:** AE-6

ZONING ORDINANCES	CODE MAXIMUMS	PROPOSED
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LOT COVERAGE:	25%	18.2%
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FRONT YARD SETBACKS:	35'-0"	35'-0"
REAR YARD SETBACKS:	25'-0"	81'-5"
SIDE YARD SETBACK (NORTH):	30'-0"	30'-0"
SIDE YARD SETBACK (SOUTH):	30'-0"	30'-0"
SIDE YARD SETBACK (EAST):	30'-0"	74'-3"
BUILDING HEIGHT:	25'-0"	25'-0"
OVERALL BUILDING HEIGHT:	35'-0"	35'-0"

PROPOSED SECOND FLOOR SITE PLAN



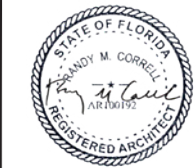
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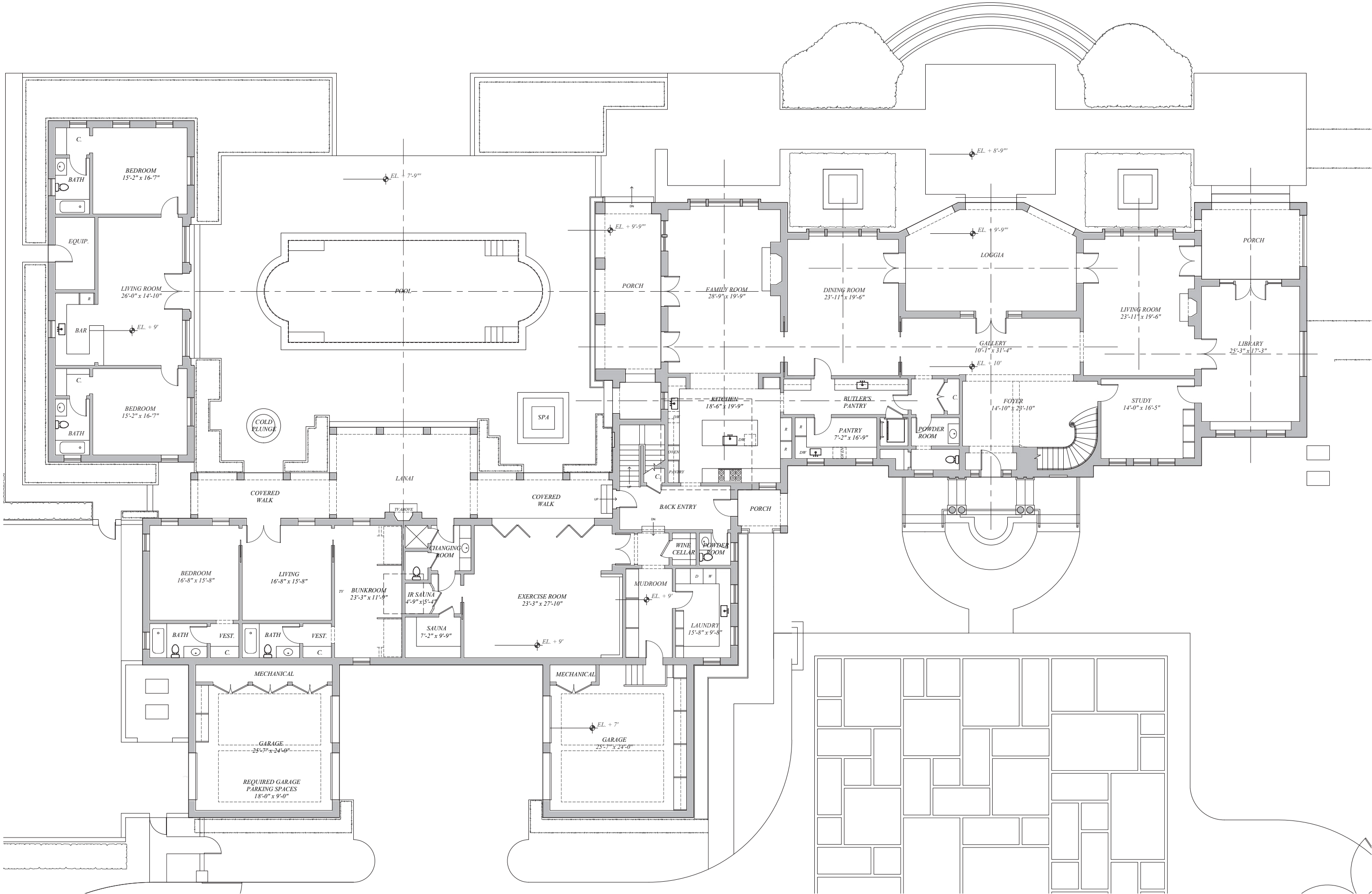
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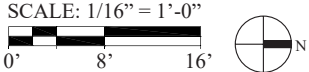
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FIRST FLOOR PLAN



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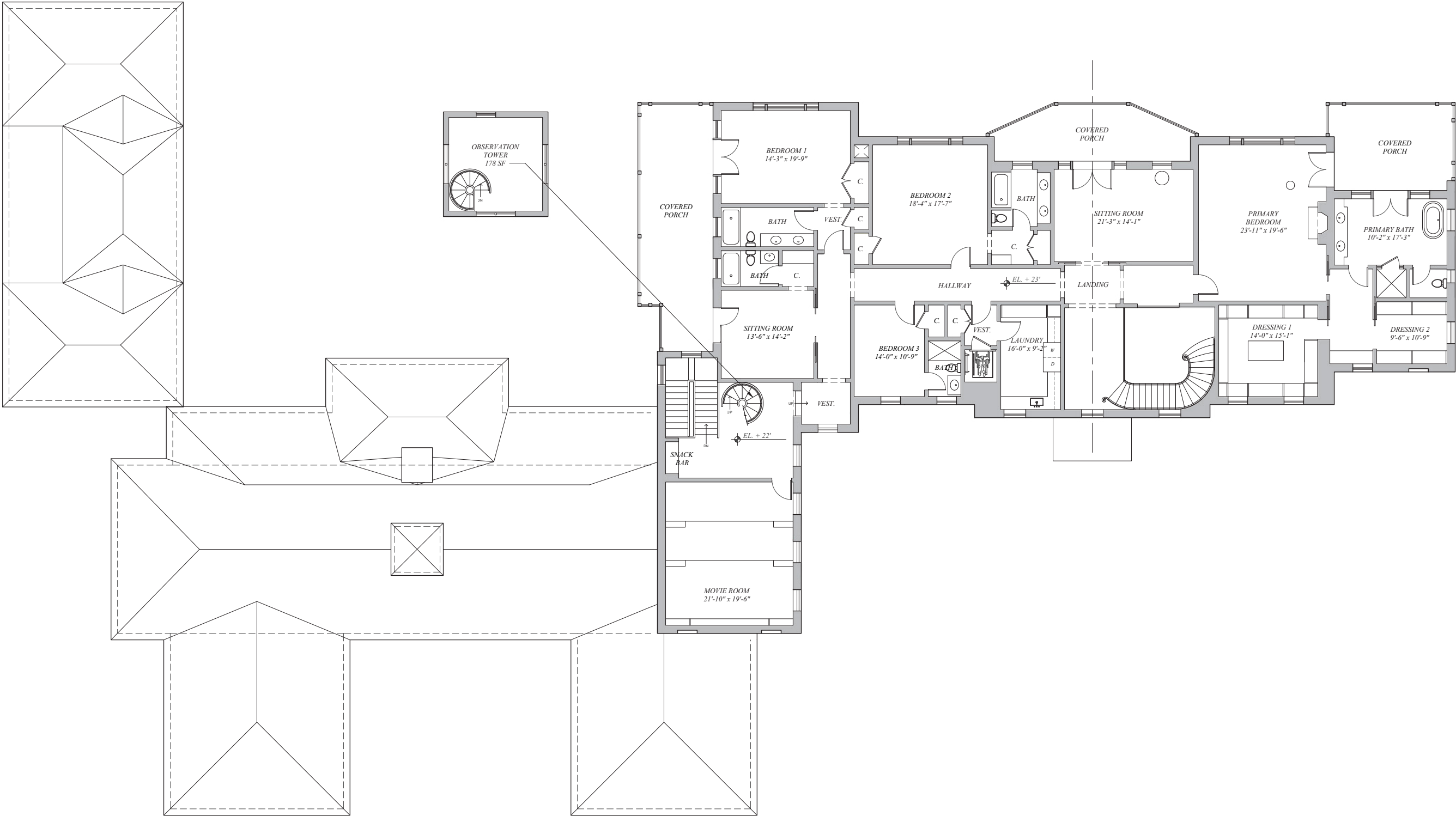
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SECOND FLOOR PLAN



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ZON-24-0034

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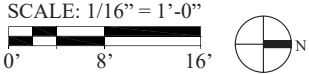
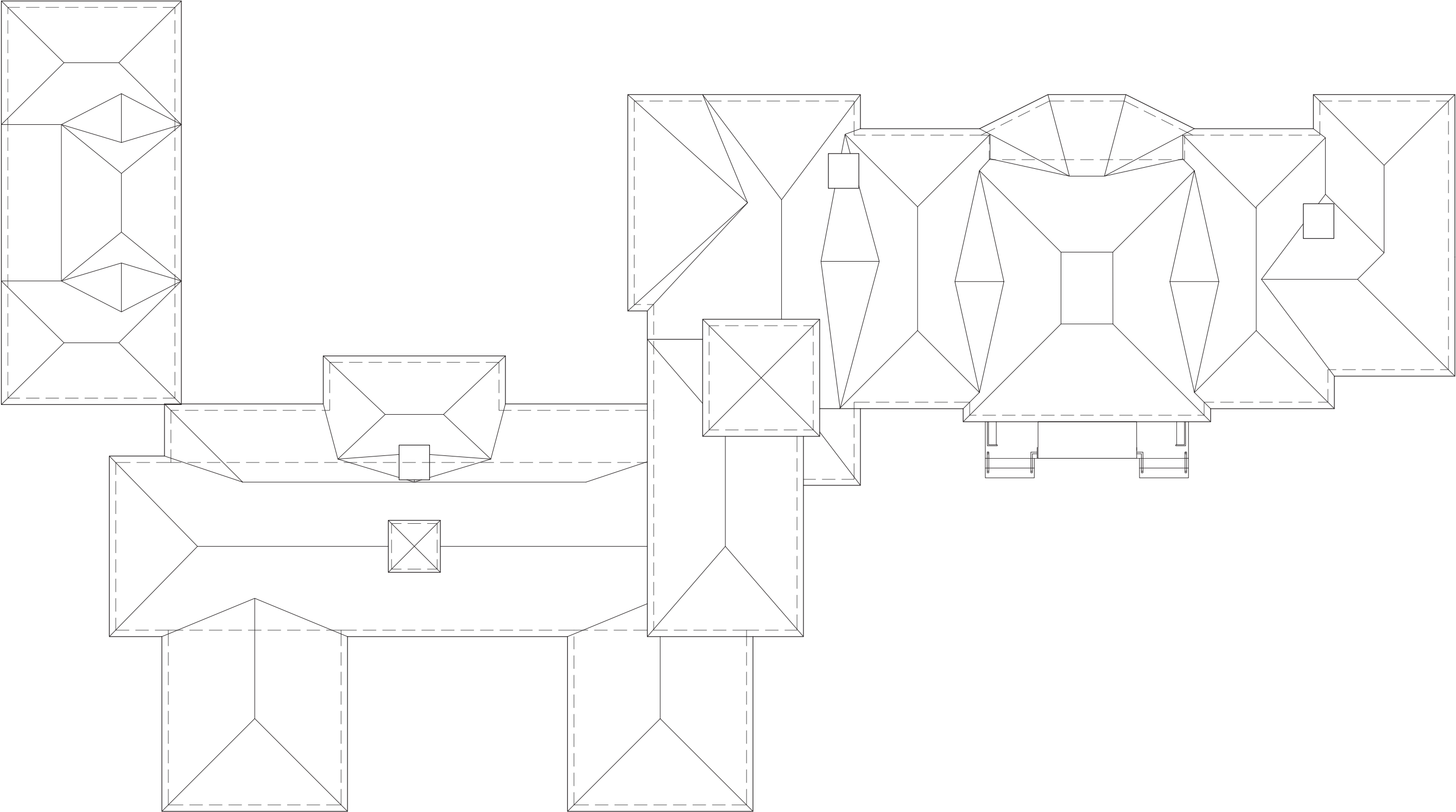
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ROOF PLAN



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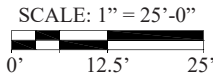




EAST ELEVATION



WEST ELEVATION



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JULY 12, 2024

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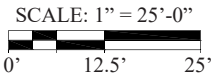




NORTH ELEVATION



SOUTH ELEVATION



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ZON-24-0034

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PURPOSES

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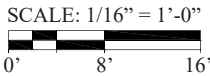




EAST ELEVATION



WEST ELEVATION



ARC-24-0027  
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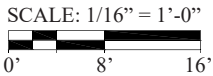




NORTH ELEVATION



SOUTH ELEVATION



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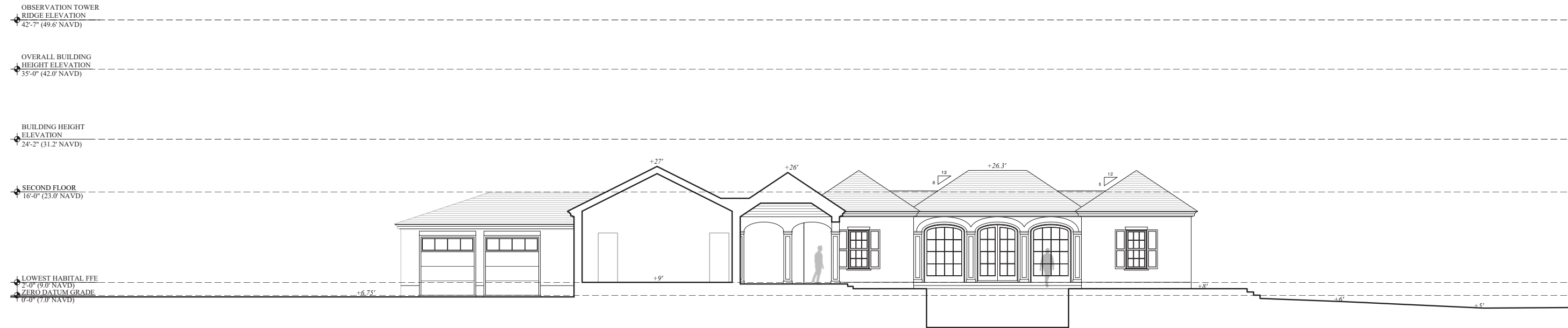
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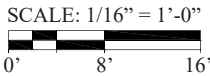




NORTH POOL COURT ELEVATION



SOUTH POOL COURT ELEVATION



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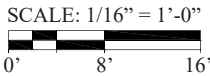




EAST ELEVATION



WEST ELEVATION



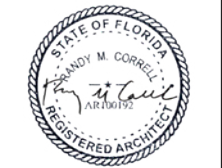
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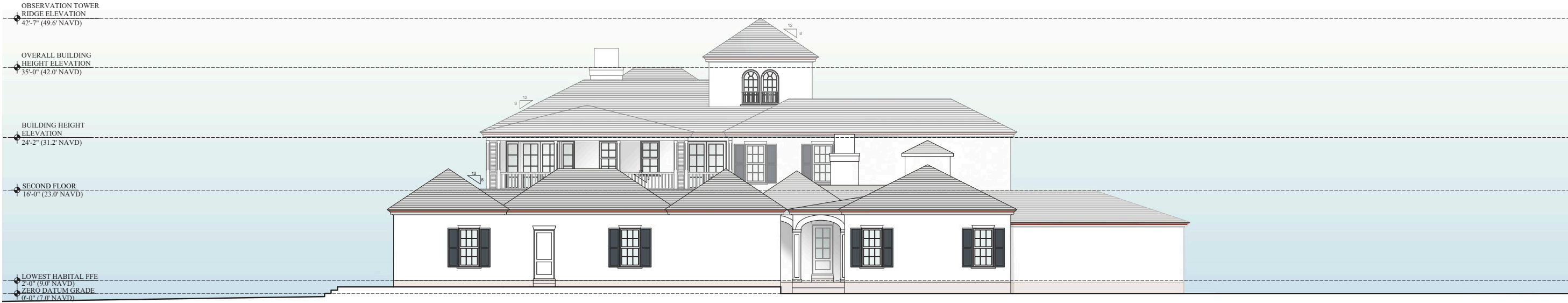
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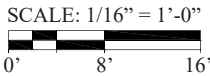




NORTH ELEVATION



SOUTH ELEVATION



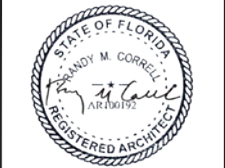
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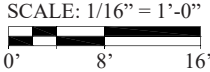
A-22



NORTH POOL COURT ELEVATION



SOUTH POOL COURT ELEVATION



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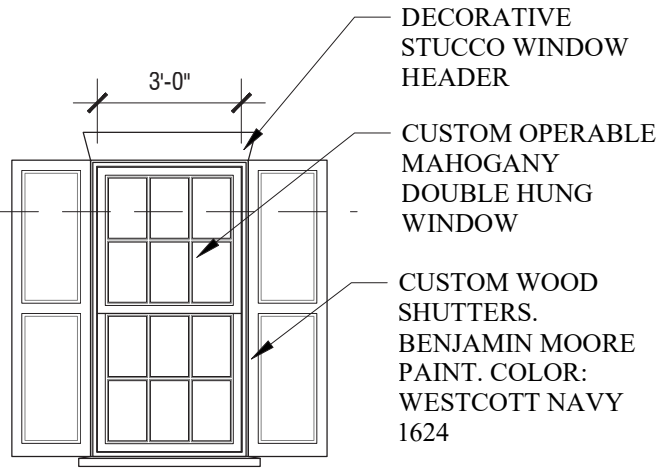
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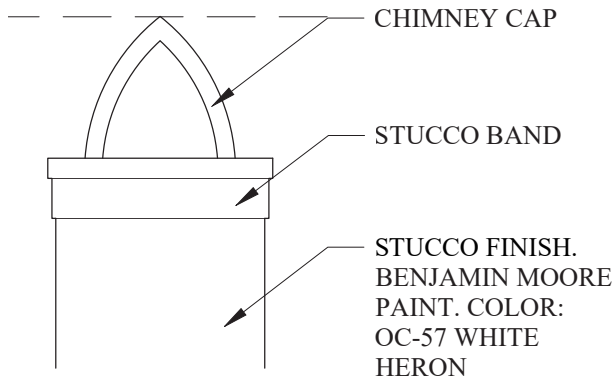
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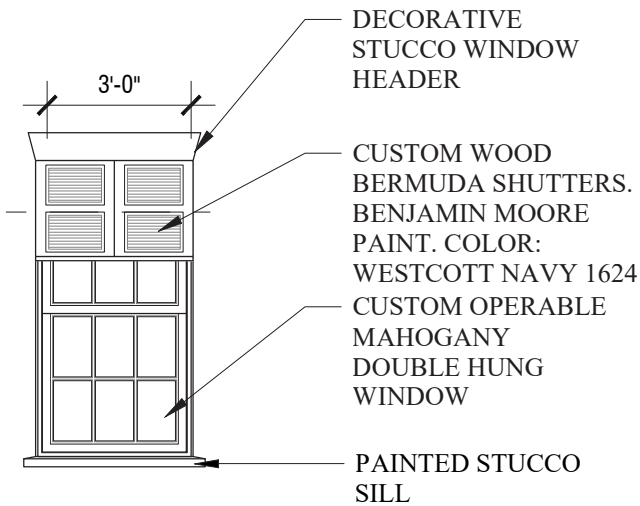




1. TYPICAL WINDOW



2. CHIMNEY DETAIL



3. BERMUDA SHUTTERS



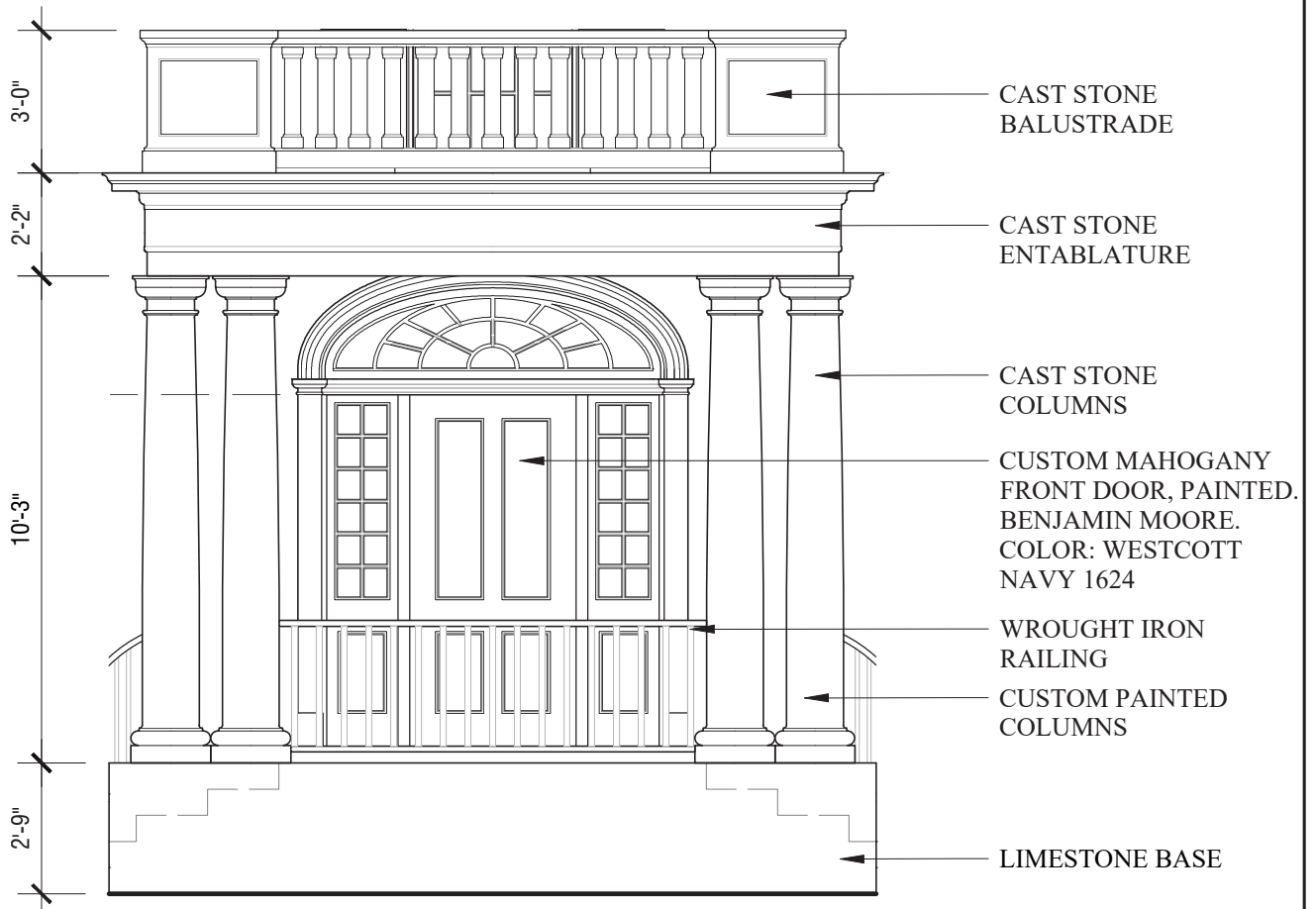
EAST ELEVATION (NOT TO SCALE)



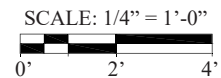
CHIMNEY PRECEDENT, JOHN L. VOLK



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



4. EAST ENTRY



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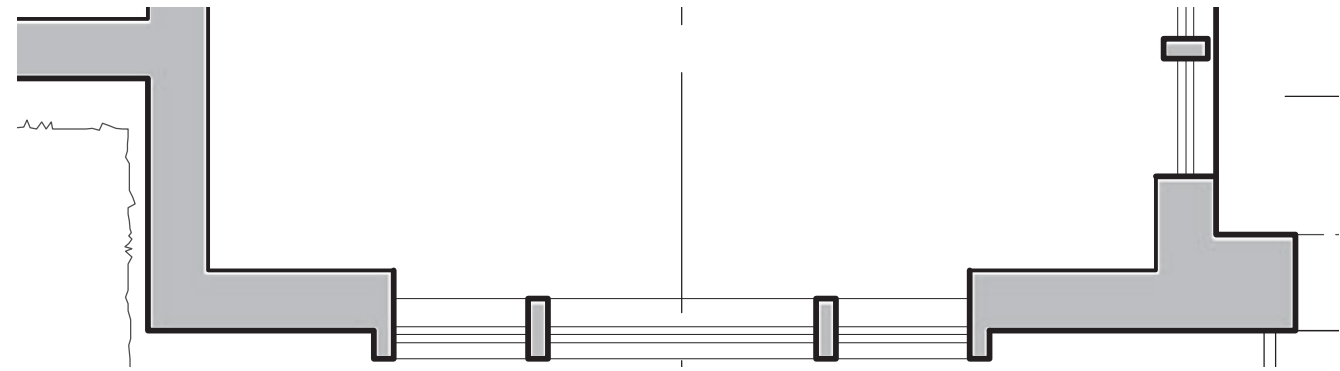
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A-24

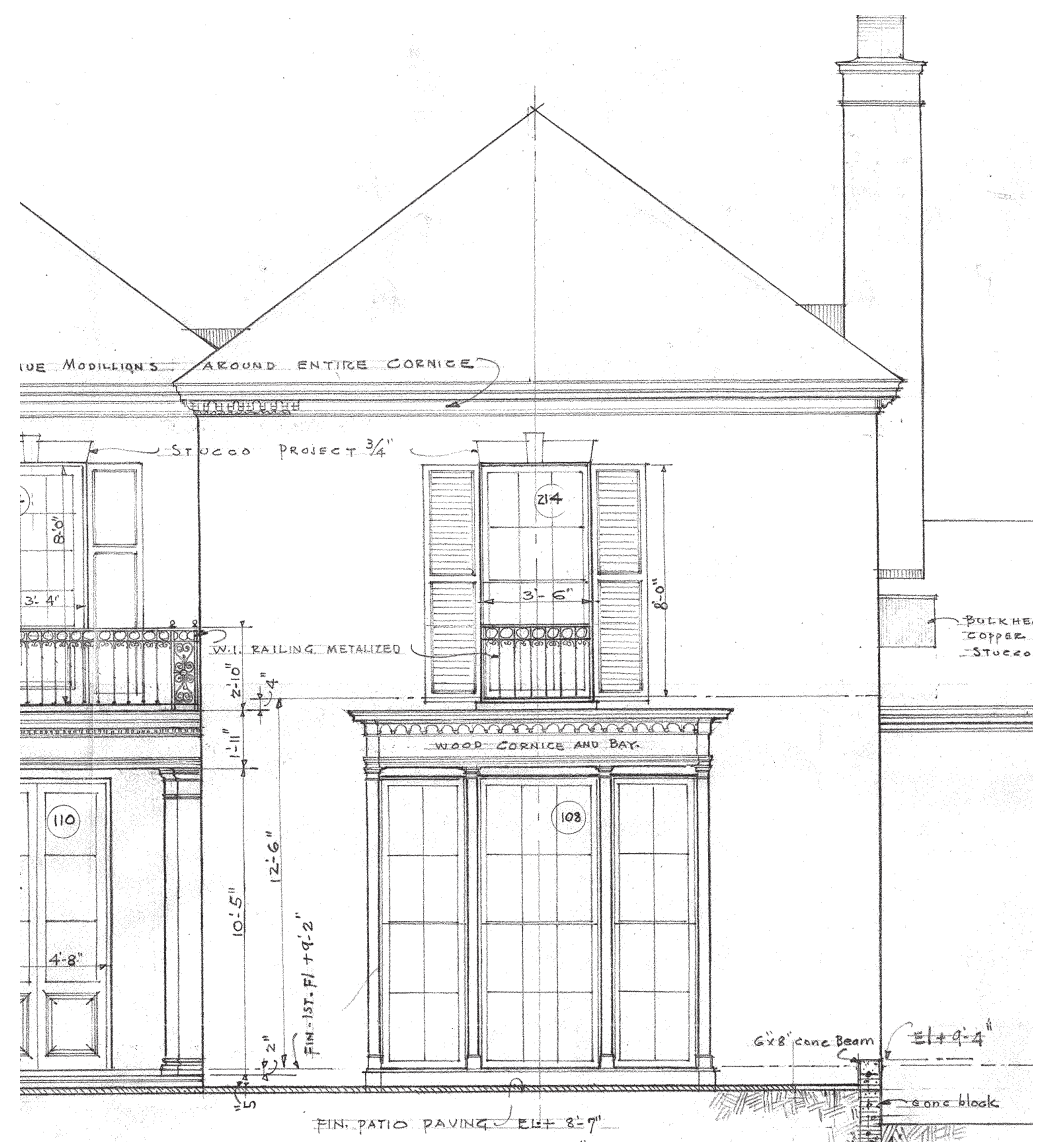


'LUDOWICI' SHINGLE TILE.  
CUSTOM COLOR.

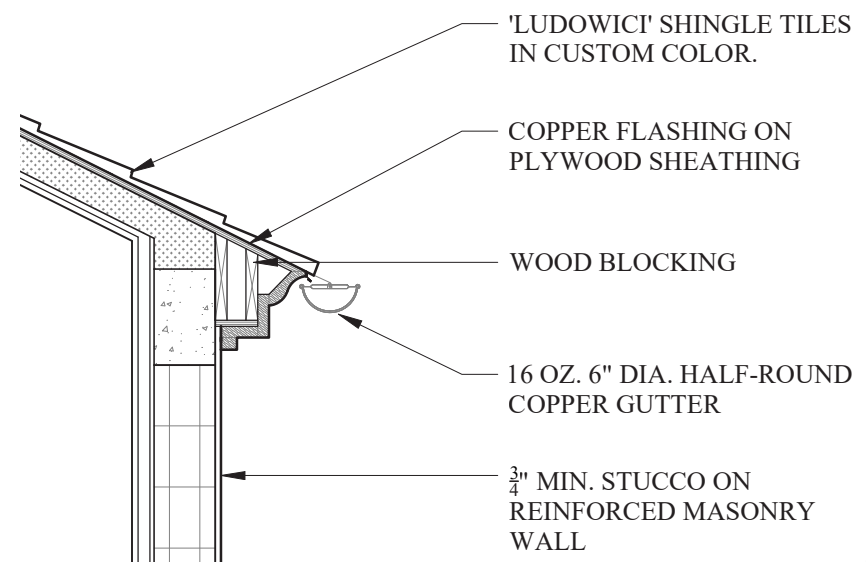
PTD WOOD CASED WINDOW.  
BENJAMIN MOORE OC-57  
WHITE HERON.

PTD STUCCO. BENJAMIN  
MOORE OC-57 WHITE  
HERON.

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



WINDOW BAY & MASSING PRECEDENT, 328 EL VEDADO ORIGINAL  
ELEVATIONS, JOHN L. VOLK (NOT TO SCALE)



1. EAVE DETAIL

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

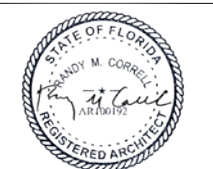
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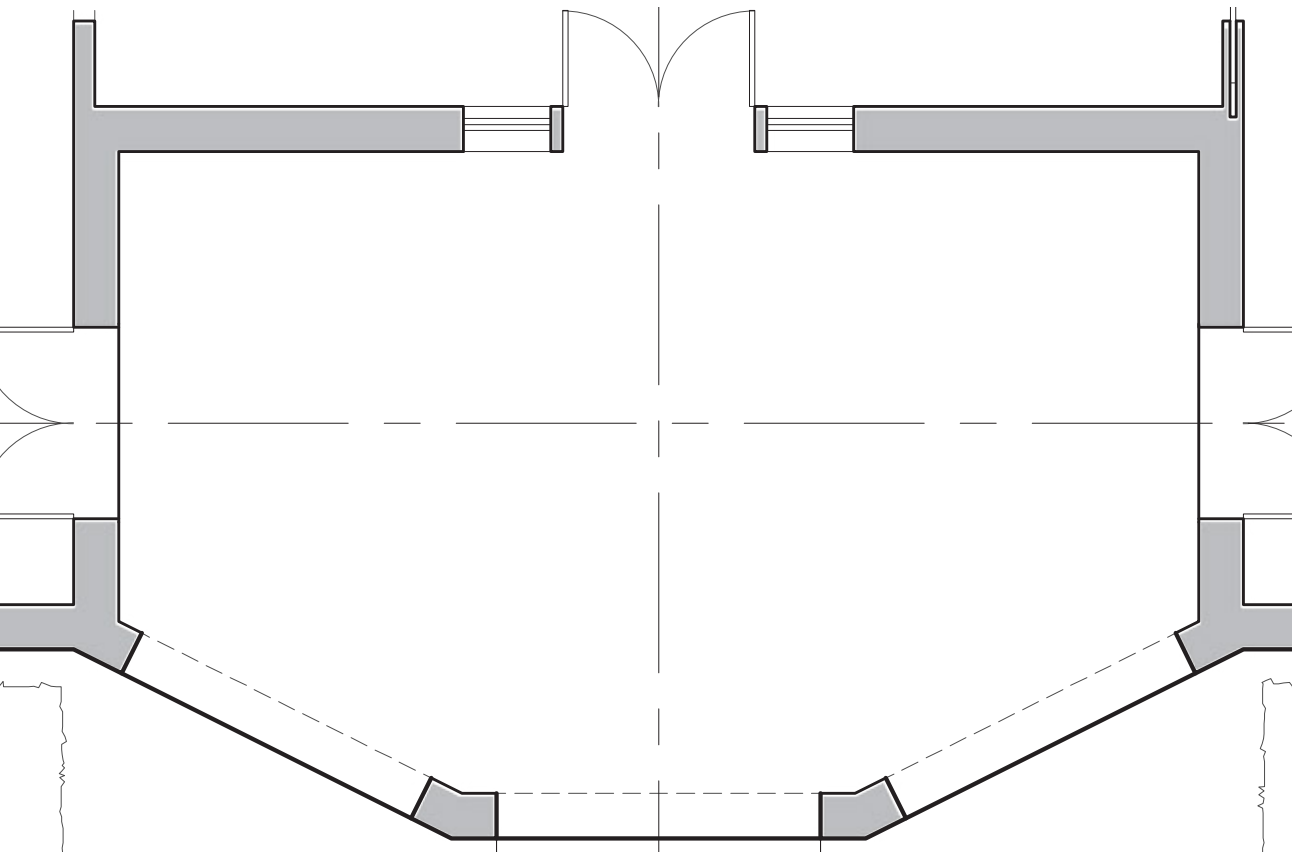
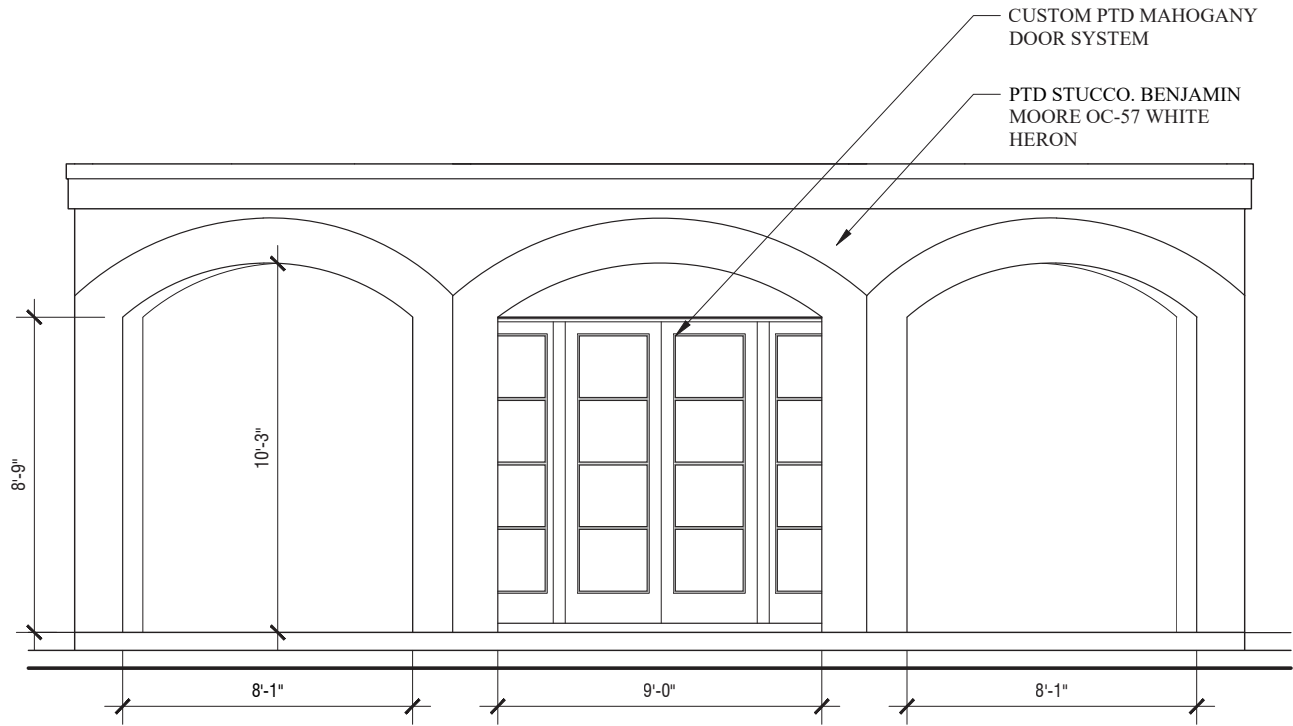
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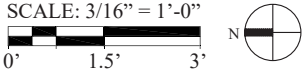
LOGGIA DETAIL



LOGGIA E-W SECTION



LOGGIA DETAIL



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ZON-24-0034

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PURPOSES

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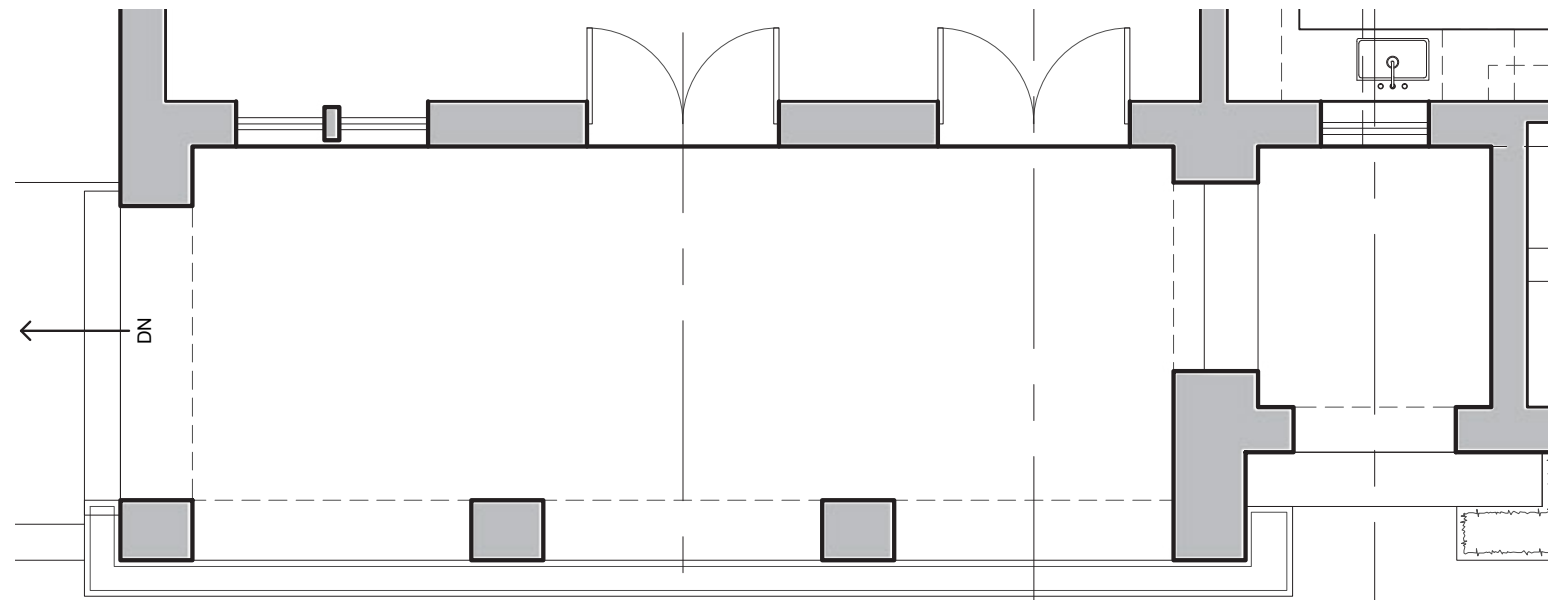


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A-26

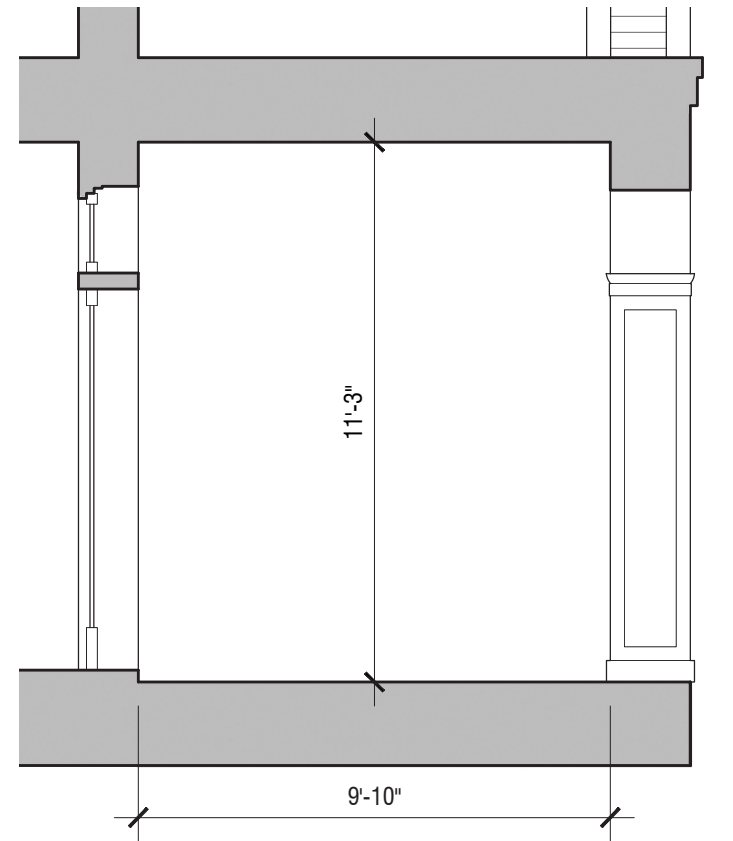




COVERED PORCH DETAIL

SCALE: 3/16" = 1'-0"

0' 1.5' 3'



SECTION THROUGH PORCH

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

0' 2' 4'



PORCH PRECEDENT, 203 S. LAKE TRAIL  
HISTORIC PHOTOGRAPH, JOHN L. VOLK

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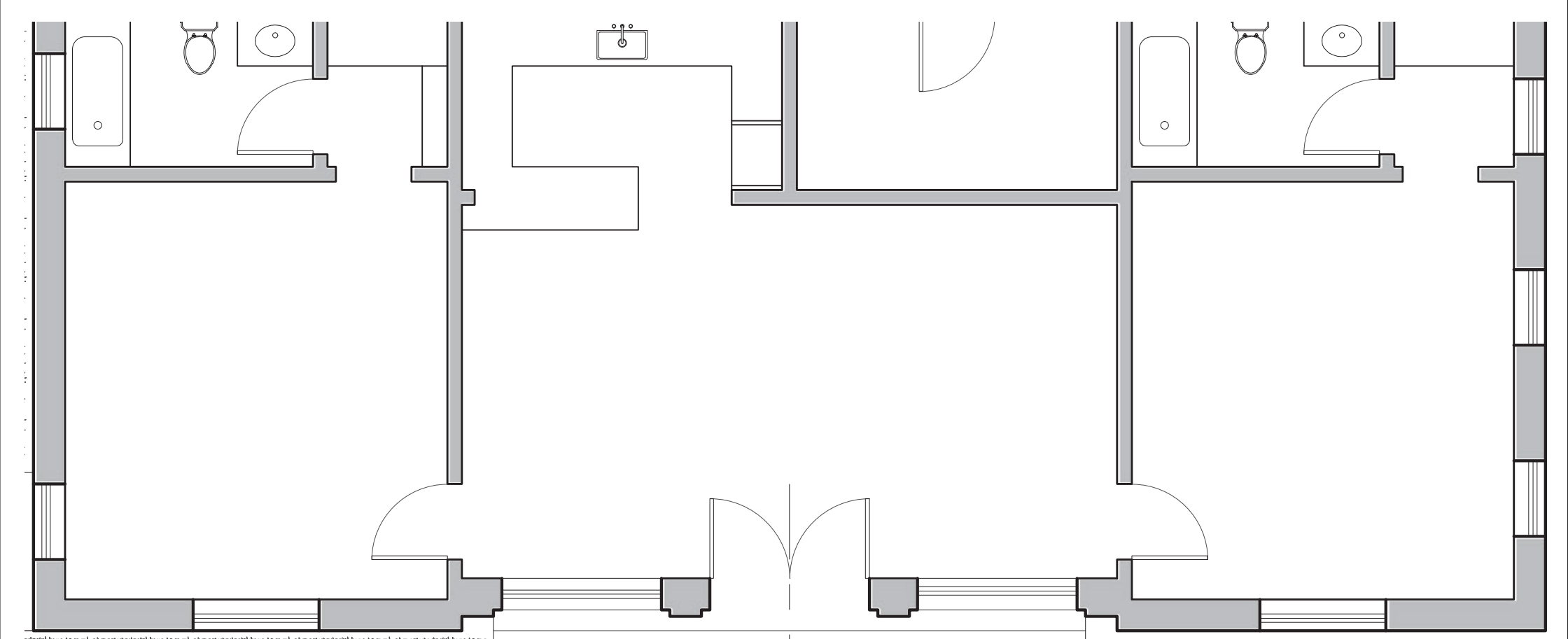
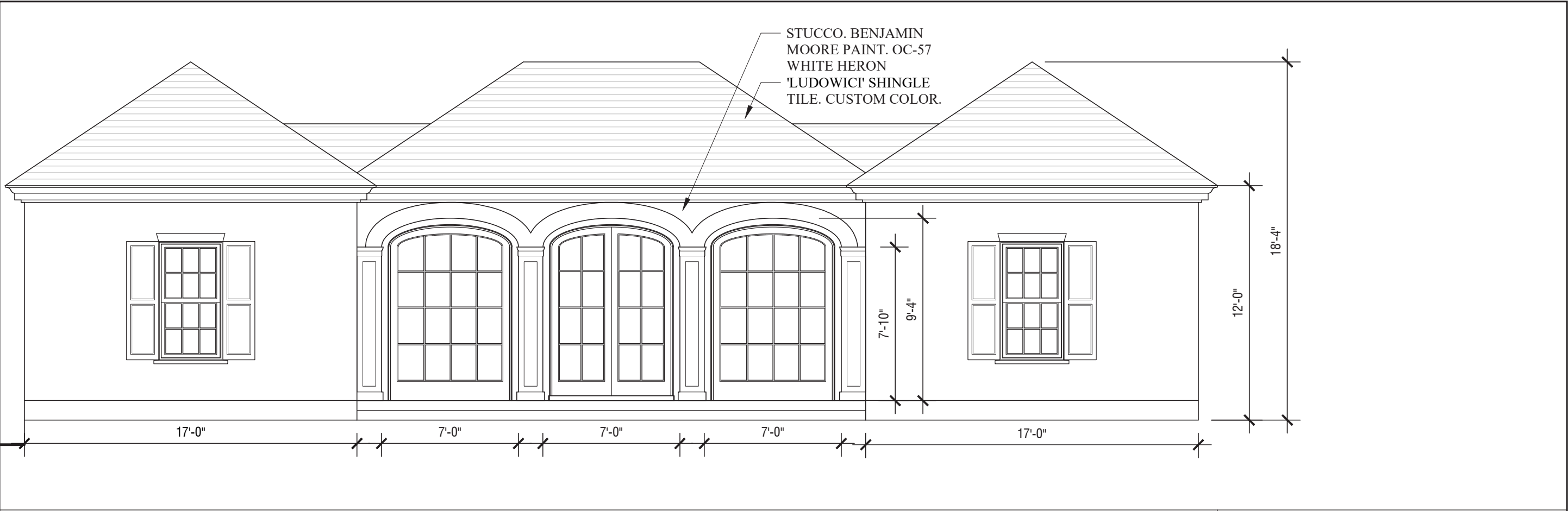


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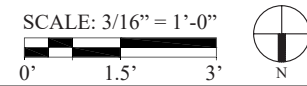
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A-27





POOL HOUSE DETAIL



PORCH PRECEDENT, 203 S. LAKE TRAIL  
HISTORIC PHOTOGRAPH, JOHN L. VOLK

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STATE OF FLORIDA  
RANDY M. CORRELL  
ARCHITECT  
REGISTERED ARCHITECT  
AR 100192

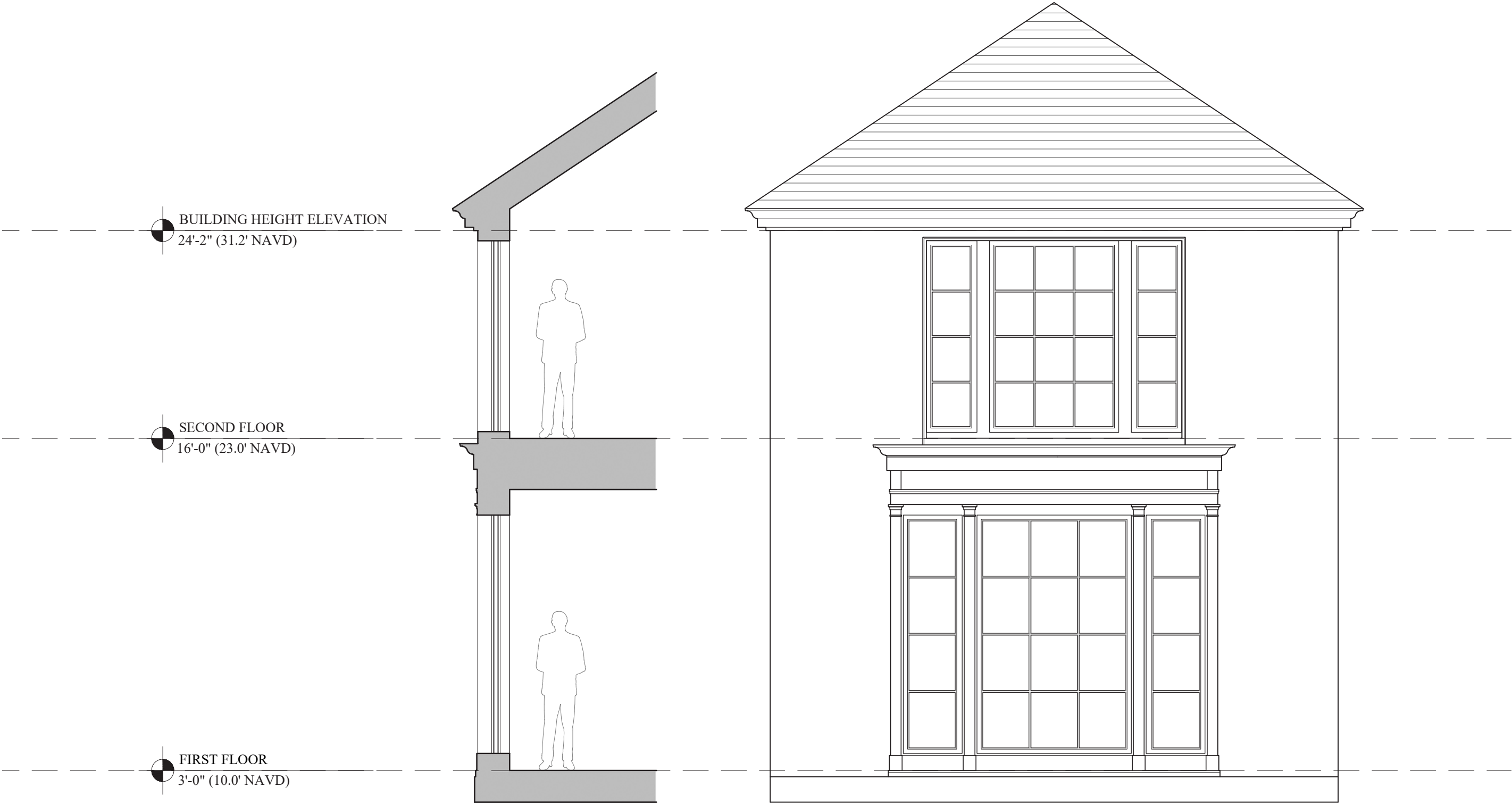
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BUILDING HEIGHT SECTION



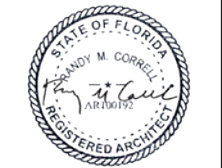
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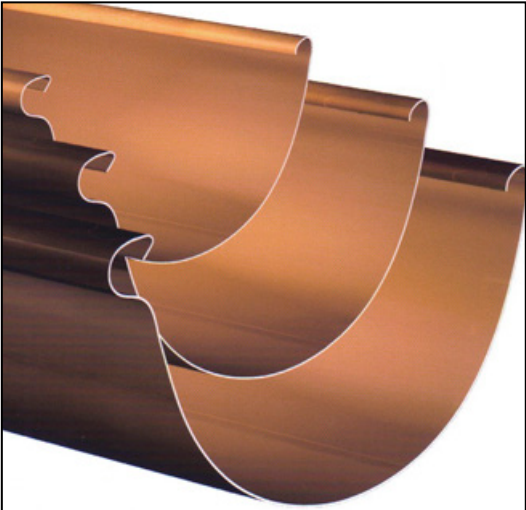




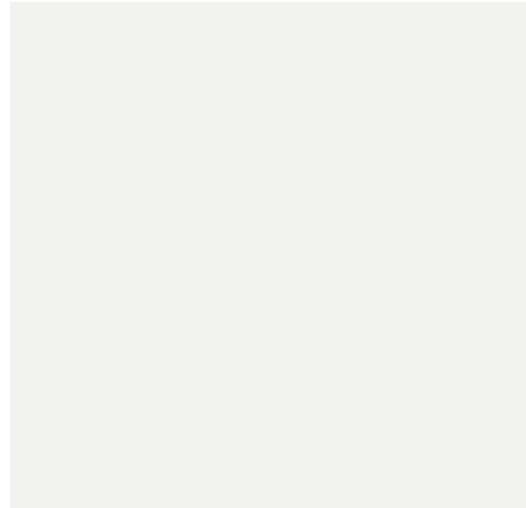
EXTERIOR TEXTURE:  
SMOOTH STUCCO,  
‘SANTA BARBARA FINISH’



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

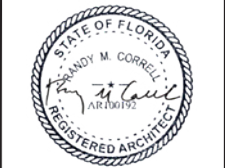
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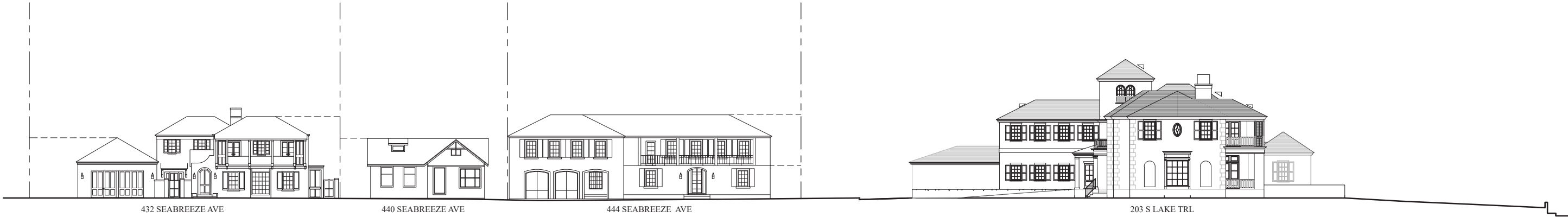
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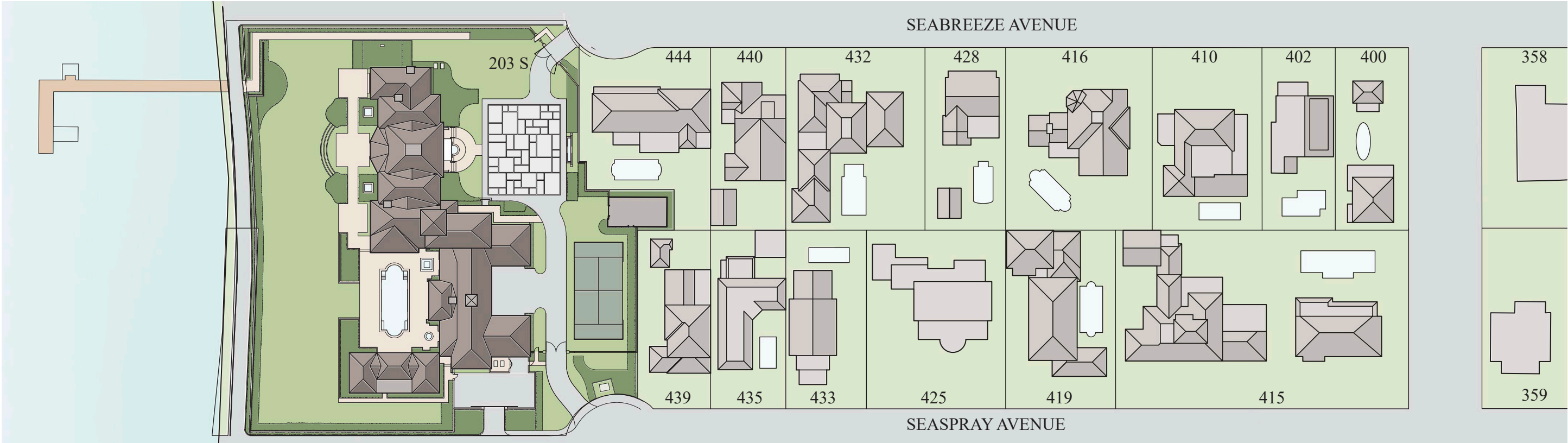
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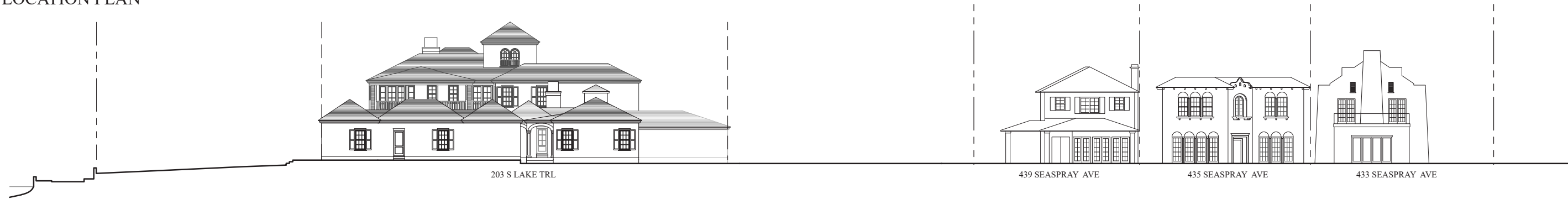
A-30



SEABREEZE AVENUE NORTH ELEVATIONS



LOCATION PLAN



SEASPRAY AVENUE SOUTH ELEVATIONS  
STREET ELEVATIONS

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

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Randy M. Correll  
REGISTERED ARCHITECT  
AR 100192

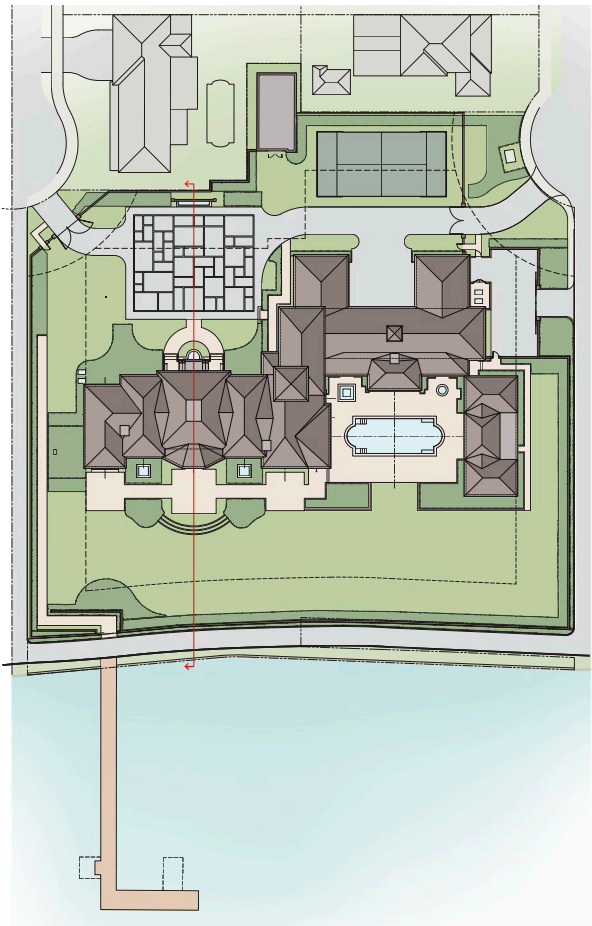
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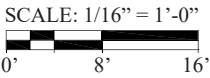
A-31

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EAST-WEST BUILDING SECTION



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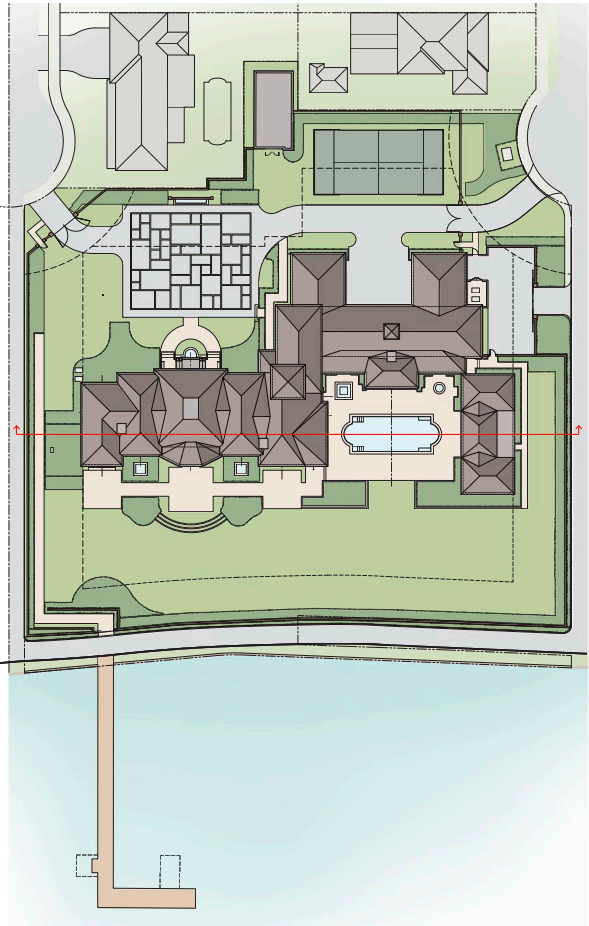
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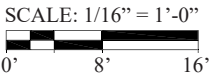
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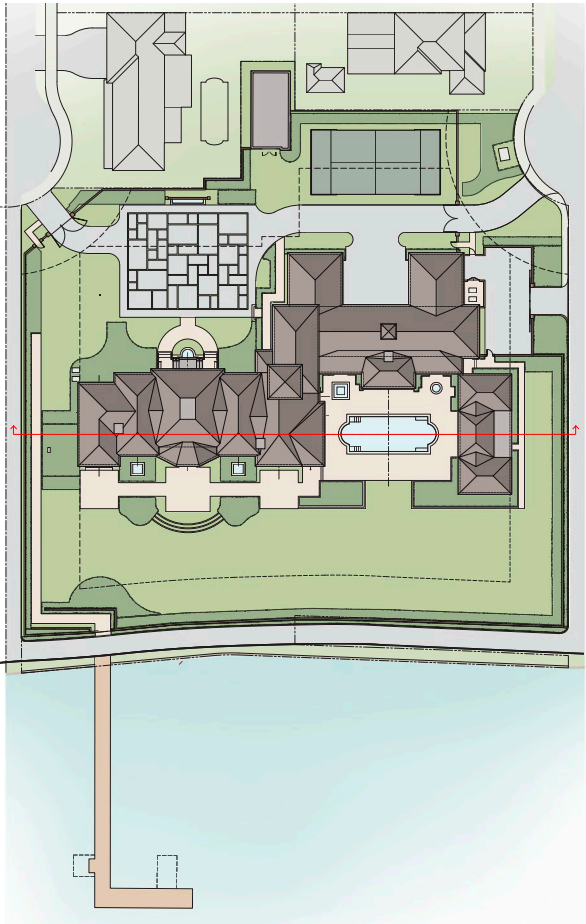


KEY PLAN (NOT TO SCALE)  
NORTH-SOUTH BUILDING SECTION



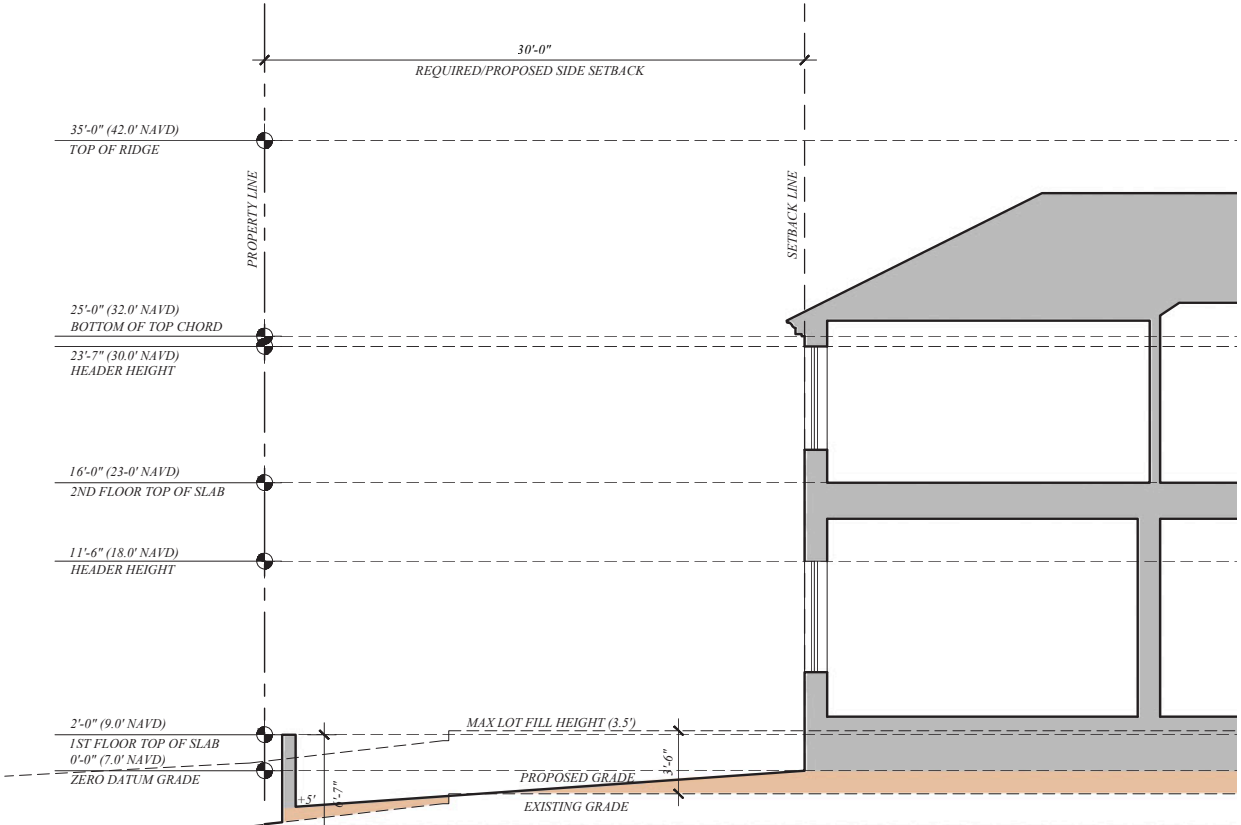
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ARCOM FINAL SUBMITTAL JULY 12, 2024	
RESIDENCE IN PALM BEACH 203 S LAKE TRL PALM BEACH, FL 33480	
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A-33	
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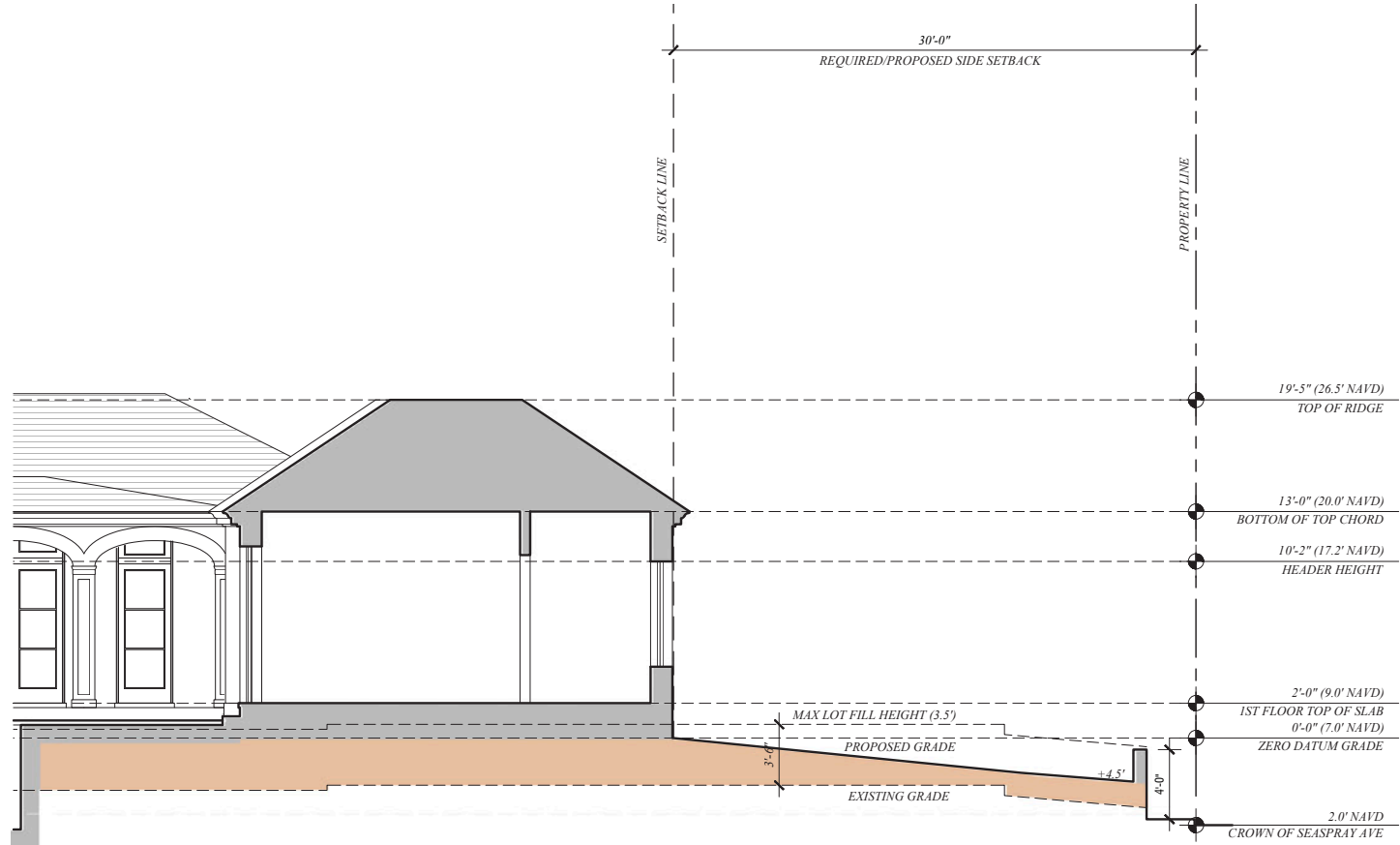


KEY PLAN (NOT TO SCALE)

## YARD SECTION DIAGRAMS



NORTH YARD SECTION



SOUTH YARD SECTION

MAX ALLOWABLE HEIGHT OF FILL

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

ARC-24-0027  
ZON-24-0034

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CONSTRUCTION  
PURPOSES

ARCOM FINAL  
SUBMITTAL  
JULY 12, 2024

RESIDENCE IN  
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PALM BEACH, FL 33480

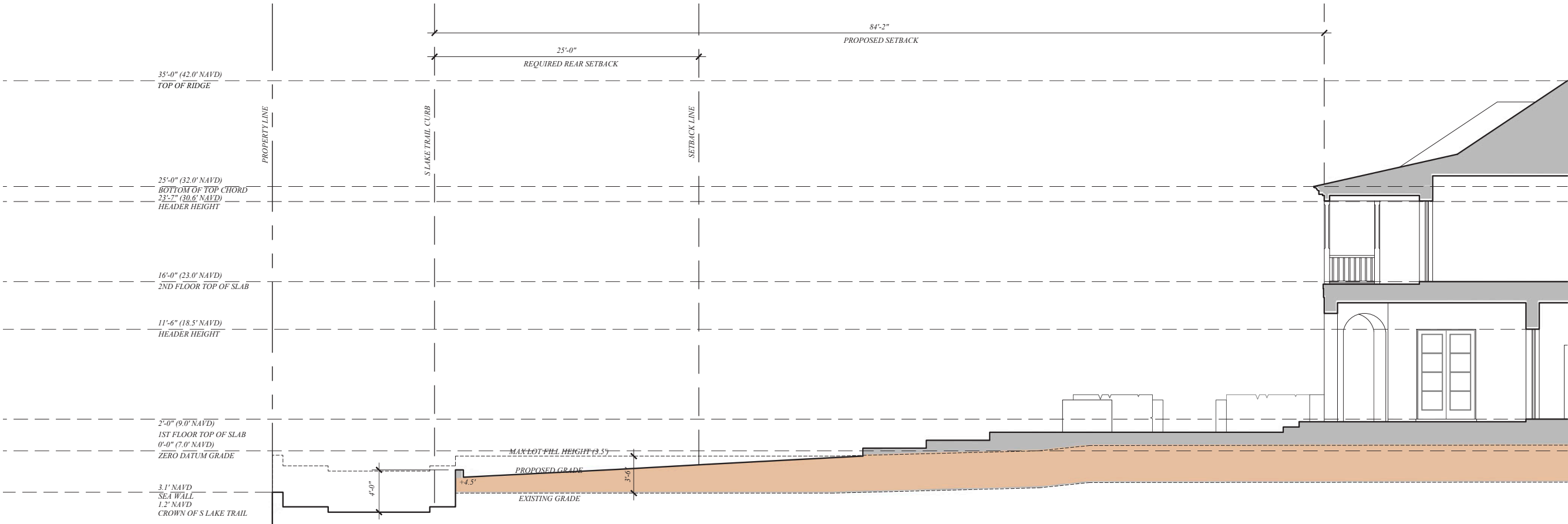
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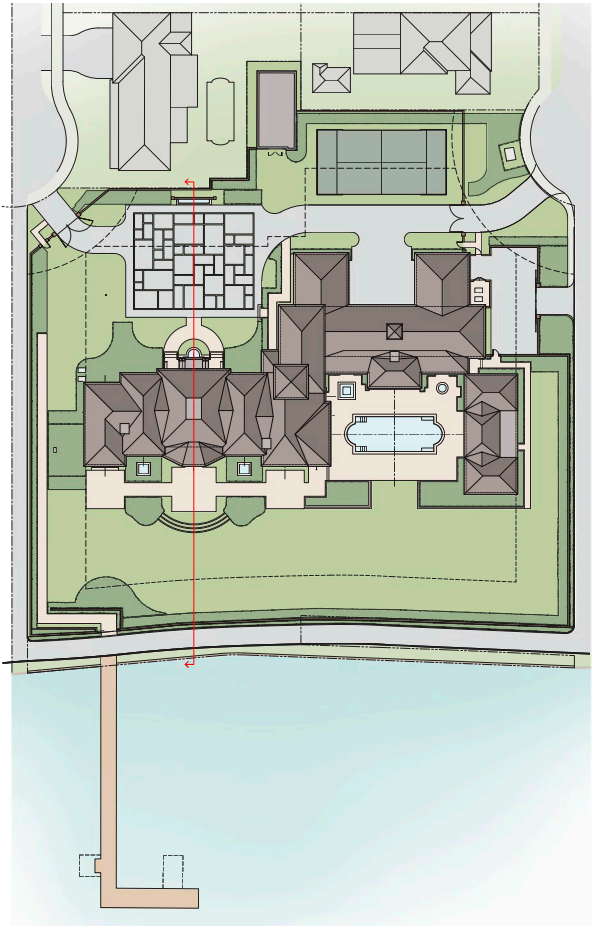
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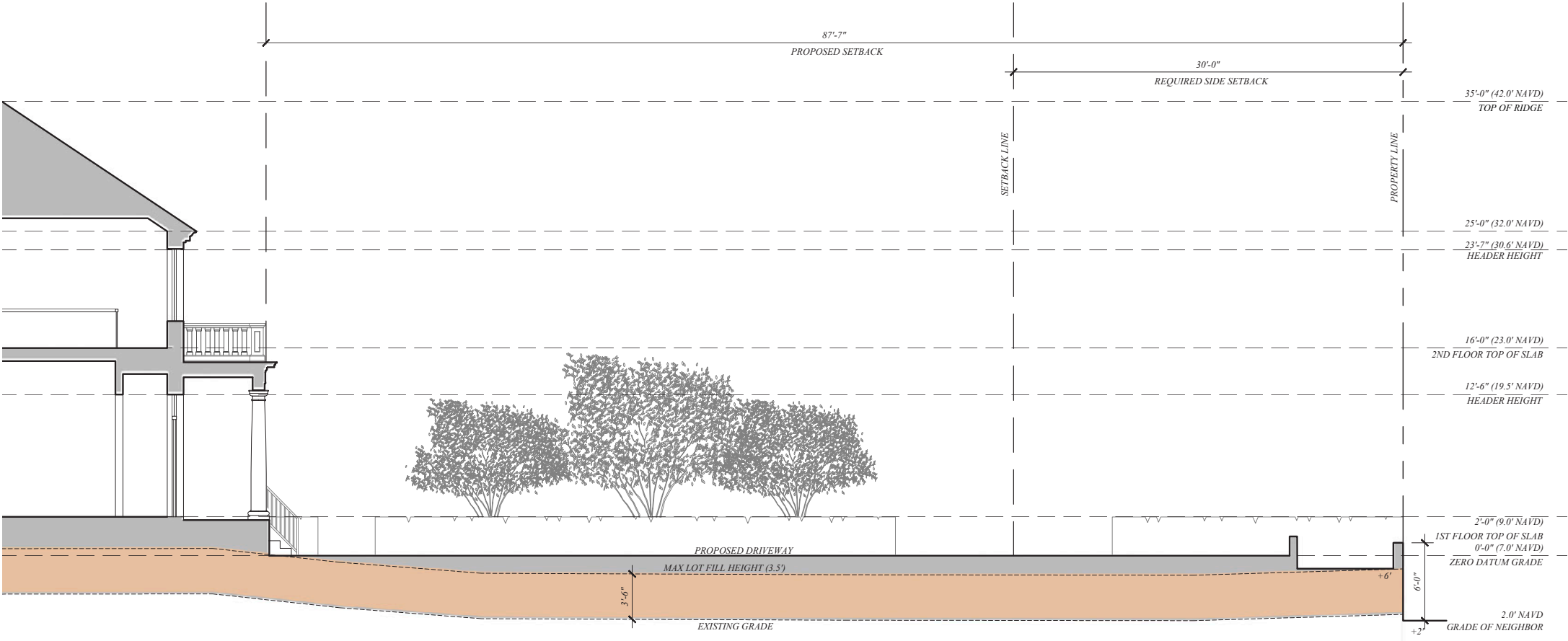
A-34



WEST YARD SECTION



KEY PLAN (NOT TO SCALE)



EAST YARD SECTION

YARD SECTION DIAGRAMS

MAX ALLOWABLE HEIGHT OF FILL

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

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STATE OF FLORIDA  
ANDY M. CORRELL  
REGISTERED ARCHITECT  
AR 130192

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EAST ENTRY VIEW

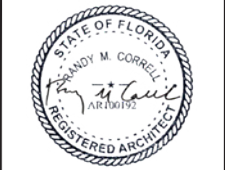
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WEST WATERFRONT VIEW

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POOL COURT VIEW

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