

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

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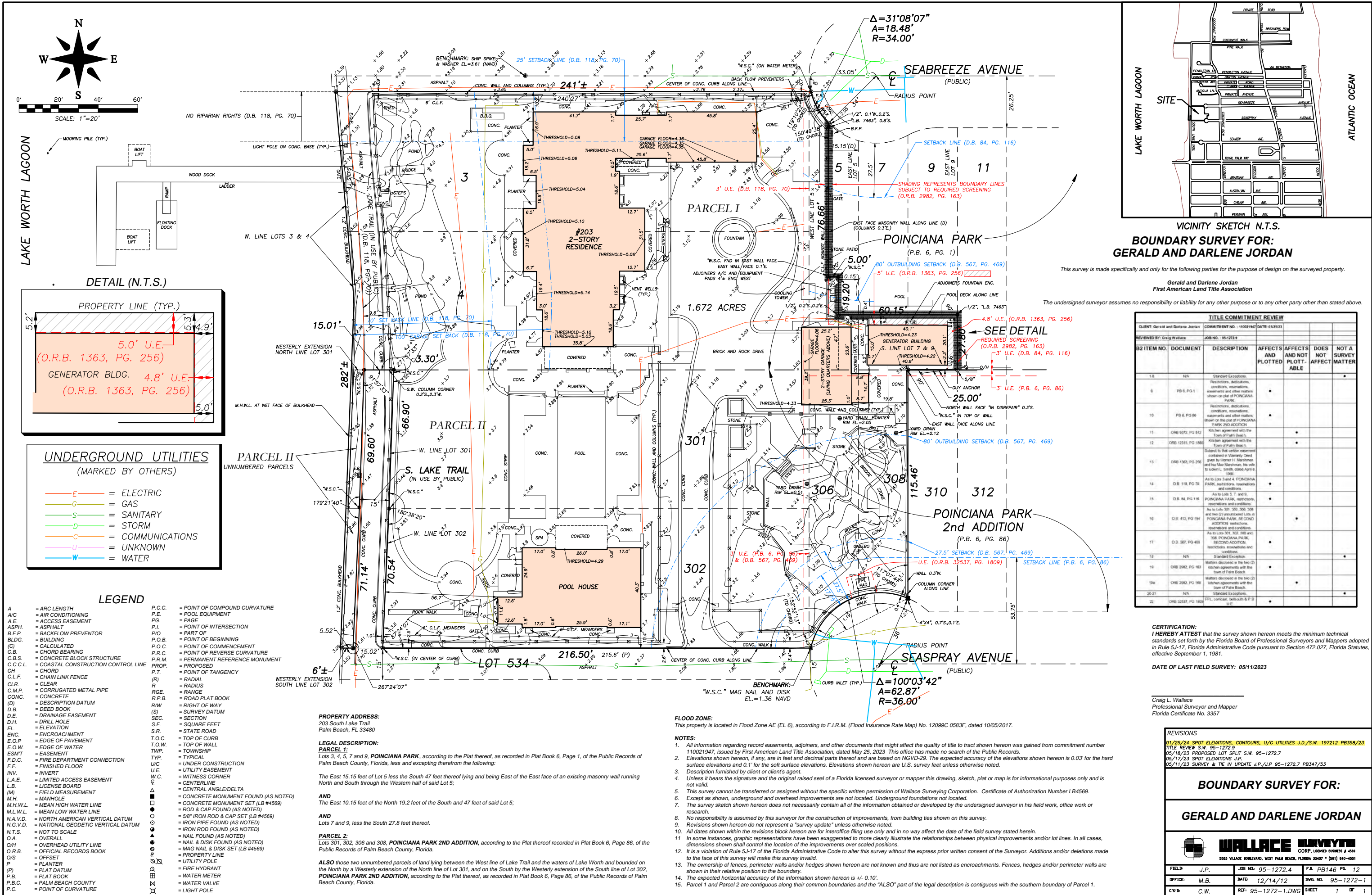
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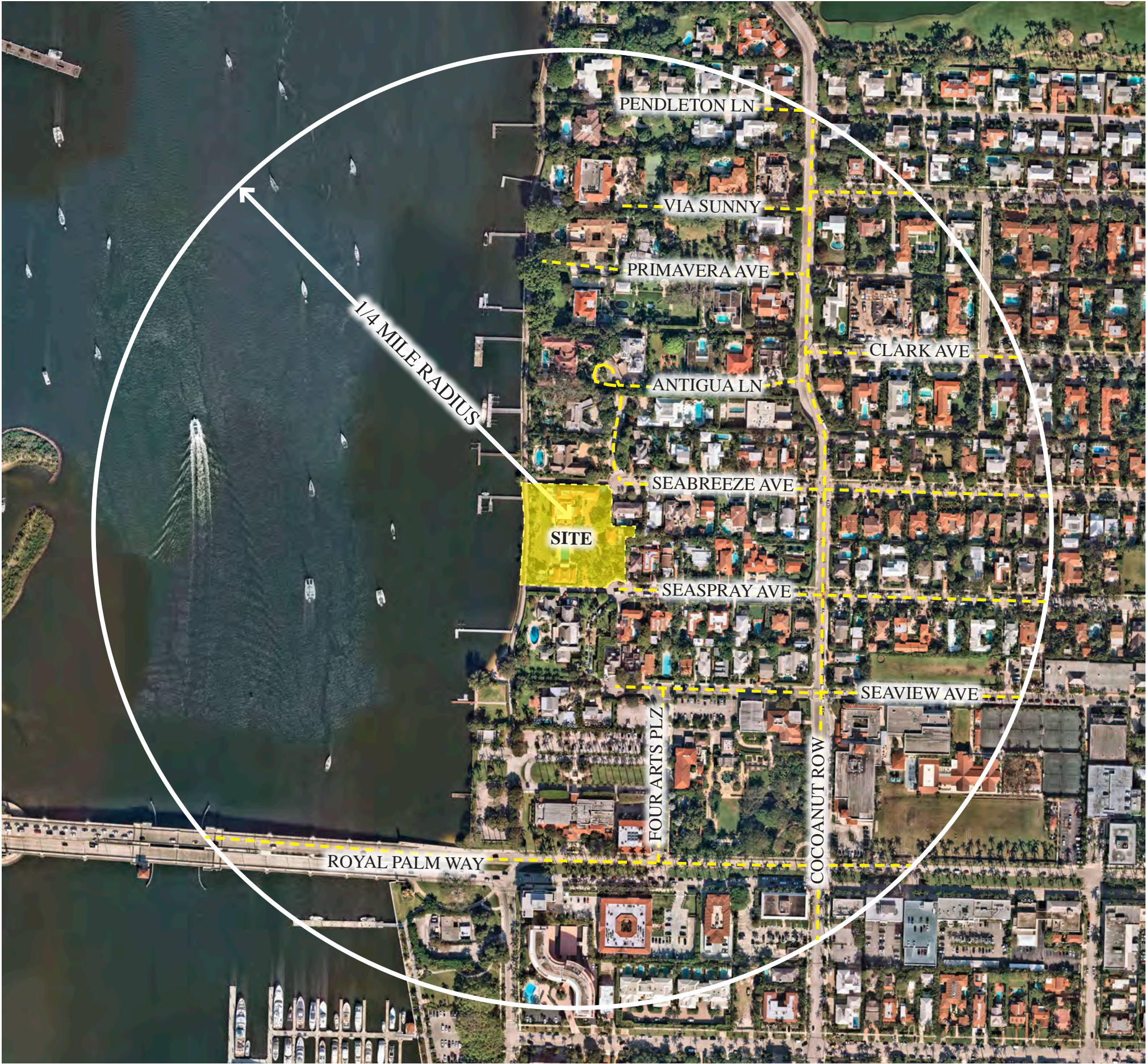
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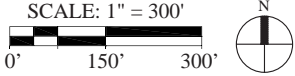
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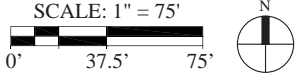
VICINITY MAP



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LOCATION MAP



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1. ENTRY GATE



2. SEASPRAY VIEW NEAR ENTRY



3. 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



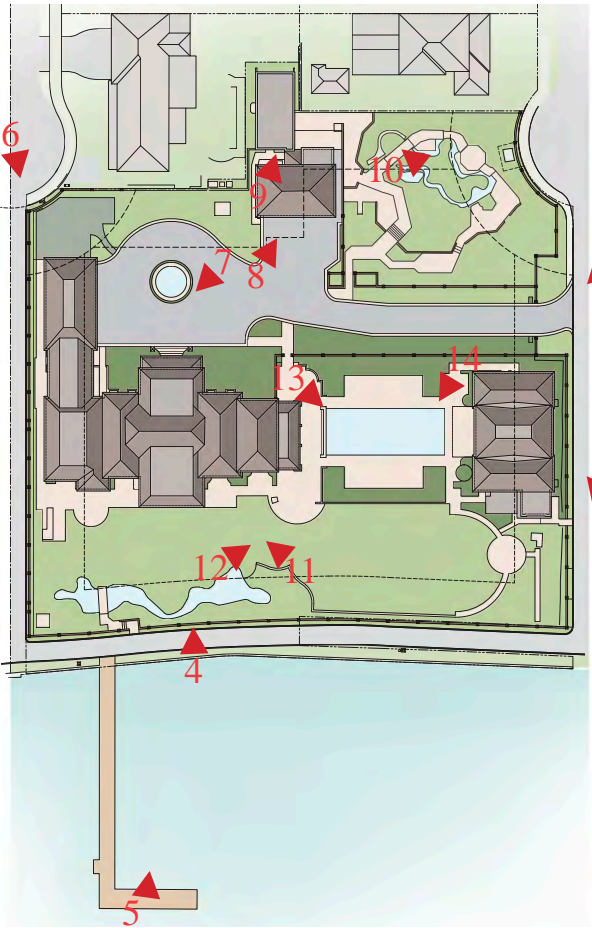
12. WEST YARD LOOKING SOUTH



13. VIEW OF POOL HOUSE



14. VIEW OF MAIN HOUSE



KEY PLAN



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11 S LAKE TRAIL (TRAIL VIEW)



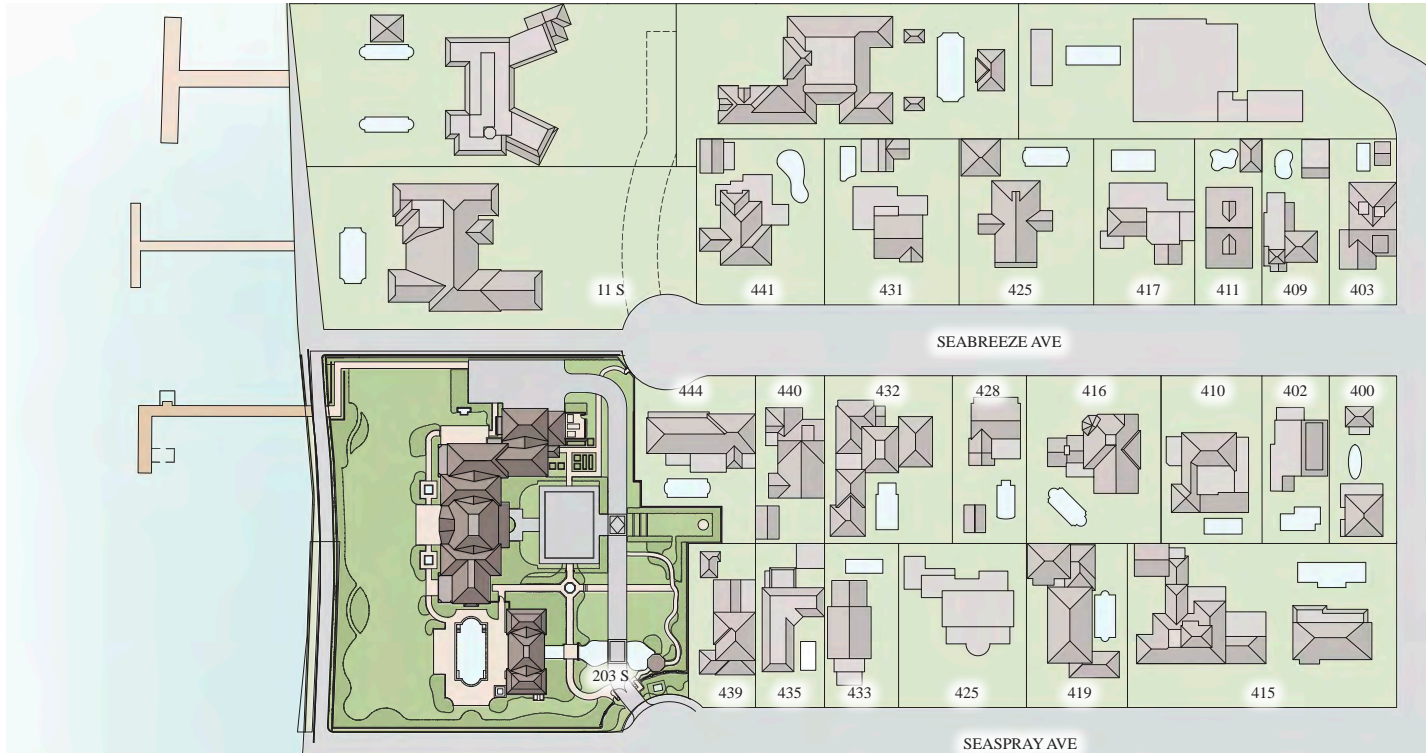
425 SEABREEZE AVE



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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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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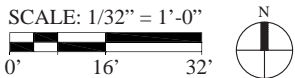


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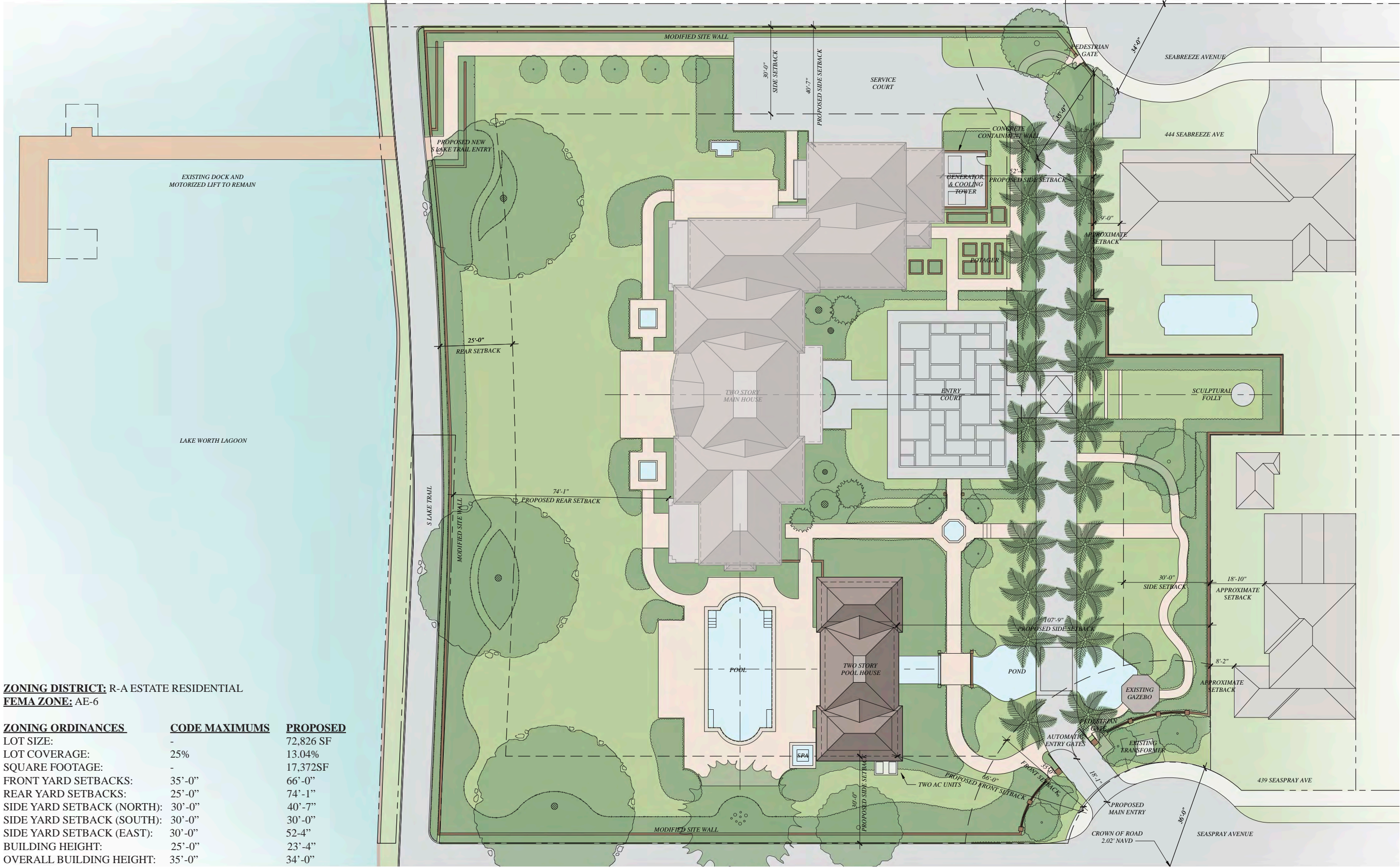
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EXISTING SITE PLAN

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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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)

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

REV BF 20230727

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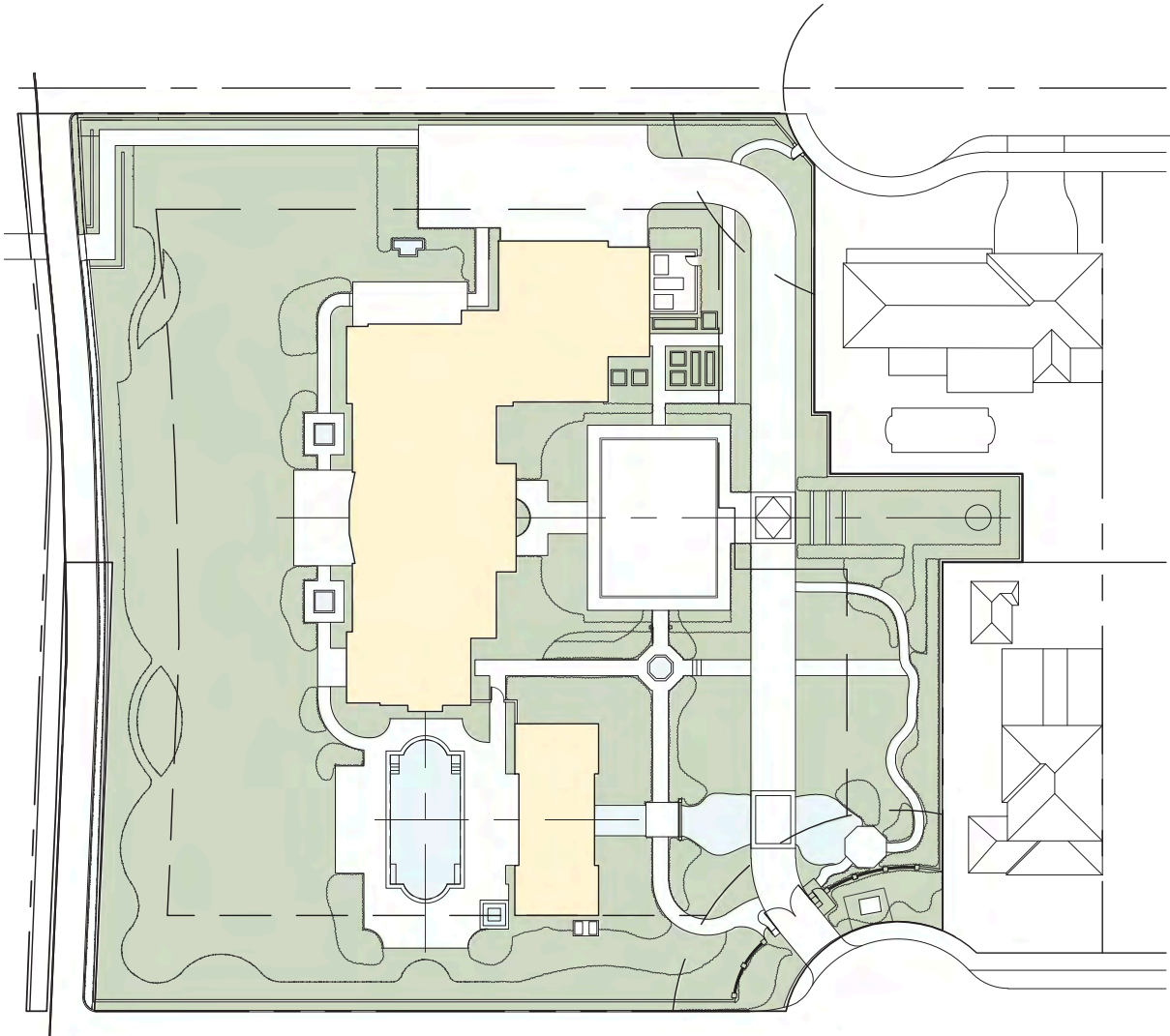
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LOT COVERAGE	
ENCLOSED FIRST FLOOR:	7,923 SF
GROUND LEVEL PORCHES:	1,121 SF
MECHANICAL PAD:	315 SF
EXISTING GAZEBO:	138 SF
TOTAL LOT COVERAGE:	9,497 SF
LOT COVERAGE PERCENTAGE:	13.04%

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

LOT COVERAGE DIAGRAM

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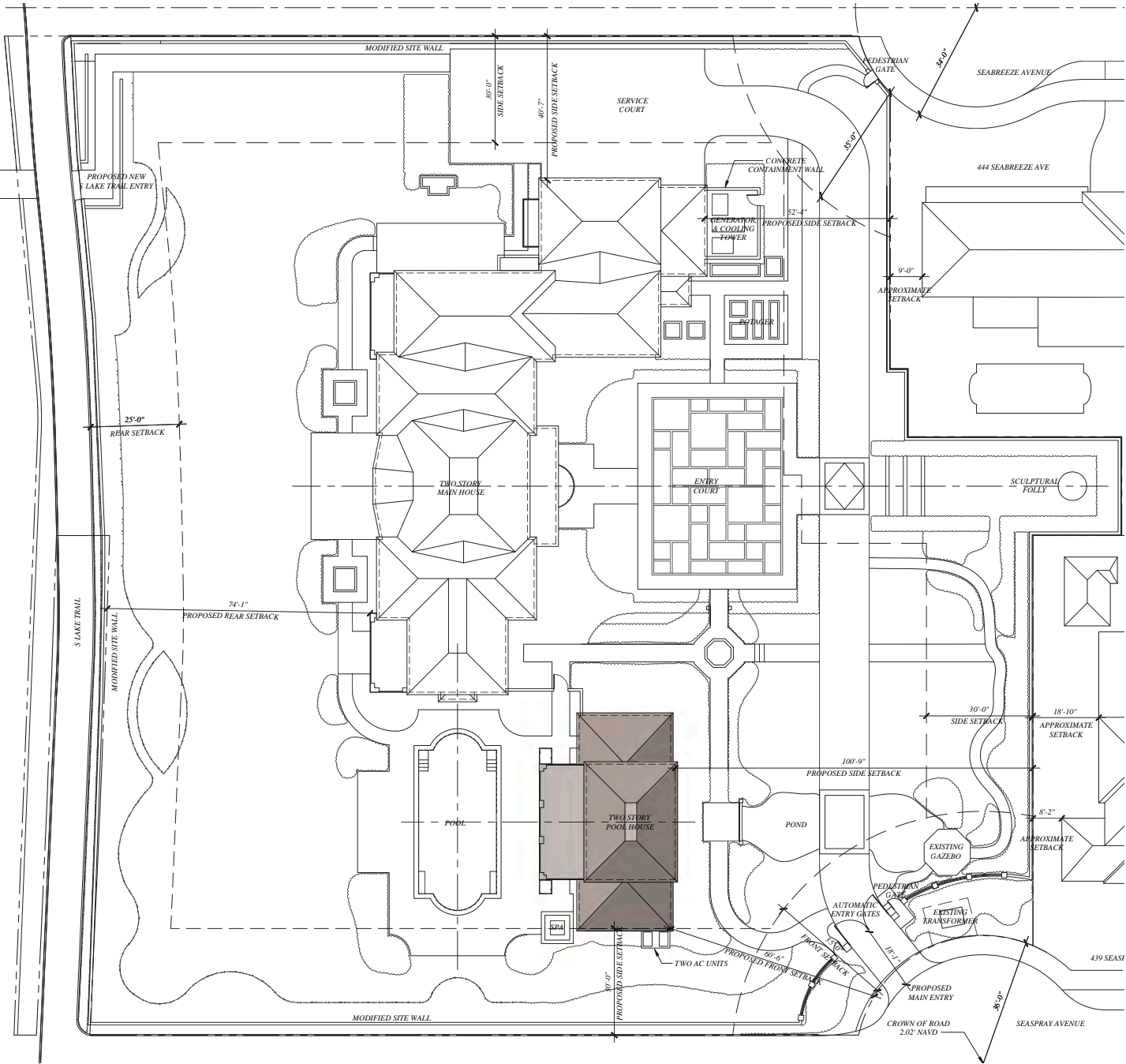
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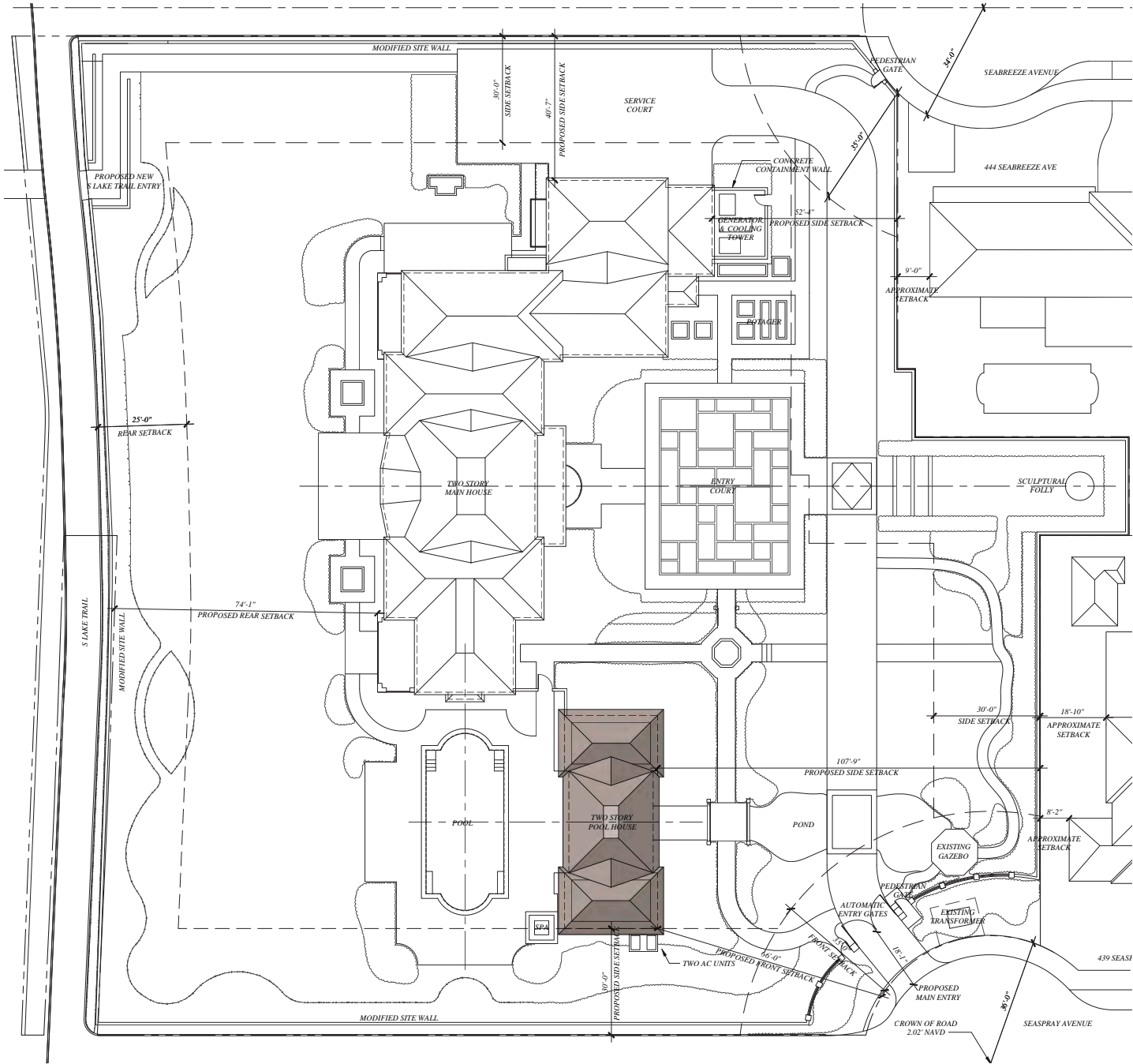
A-9



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
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SIDE YARD SETBACK (EAST):	30'-0"	52'-4"
BUILDING HEIGHT:	25'-0"	23'-4"
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REVISED ROOF SITE PLAN



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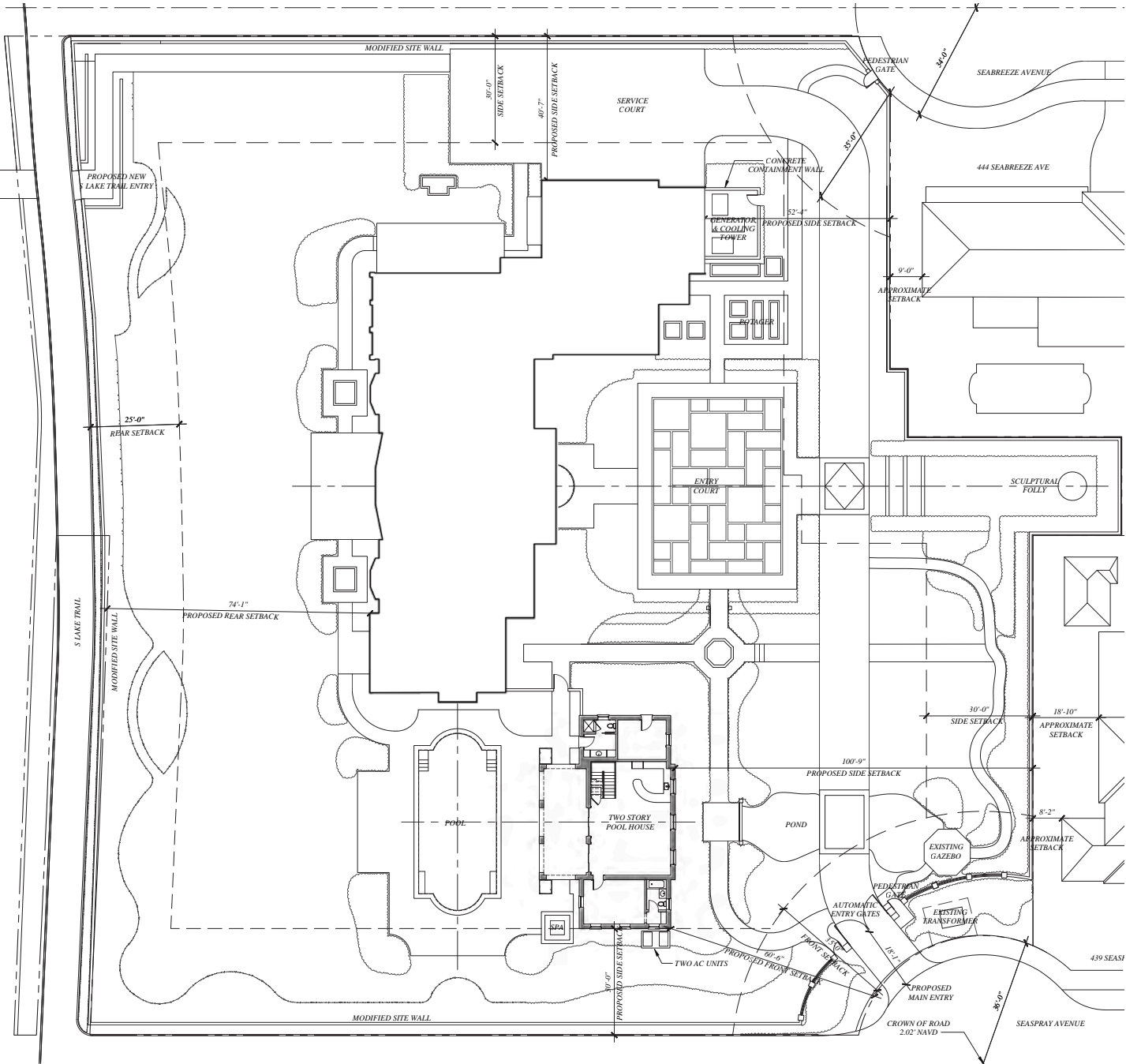
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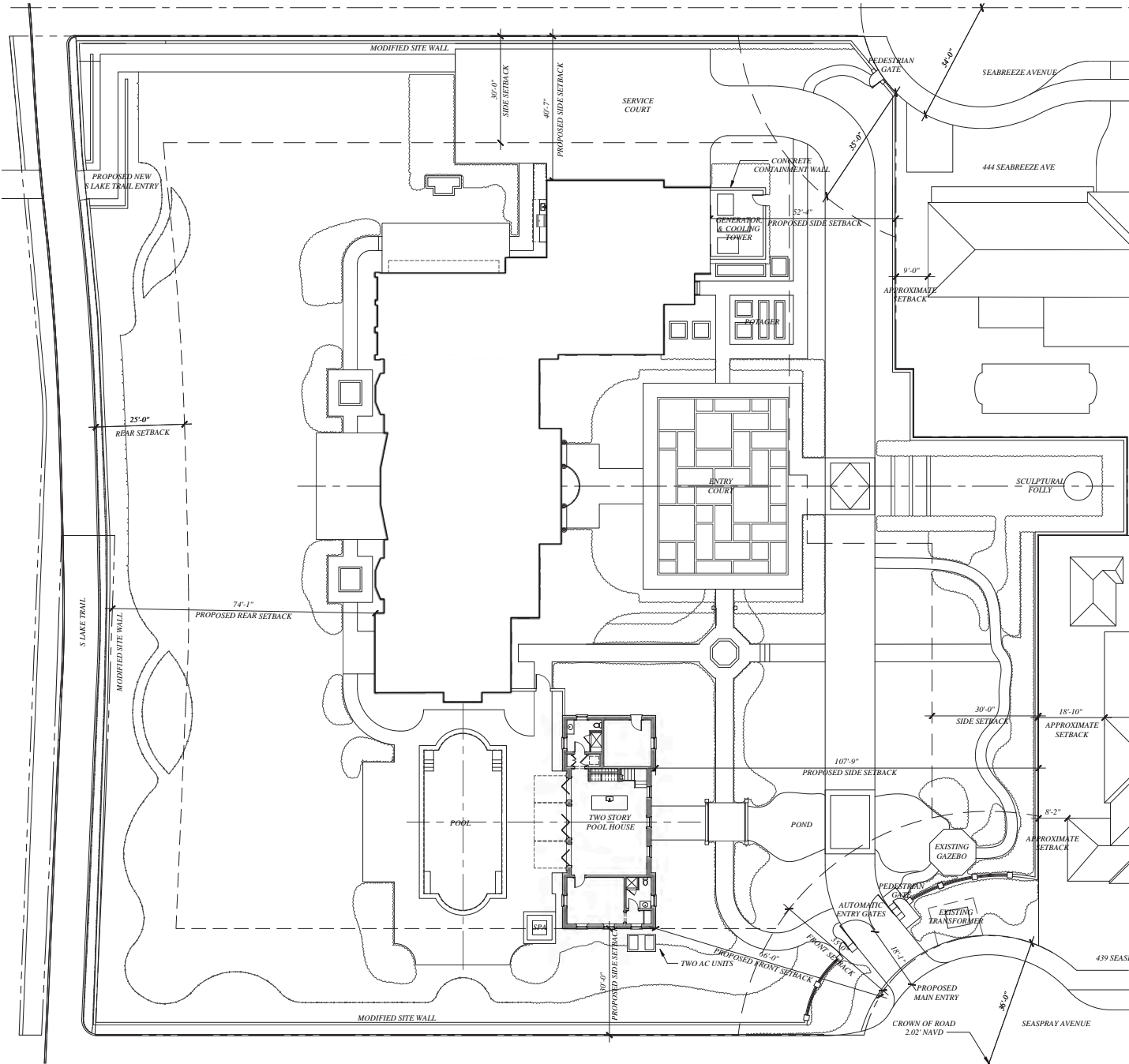
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ZONING DISTRICT: R-A ESTATE RESIDENTIAL
FEMA ZONE: AE-6

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PREVIOUS FIRST FLOOR SITE PLAN



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

ZONING ORDINANCES	CODE MAXIMUMS	PROPOSED
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REVISED FIRST FLOOR SITE PLAN



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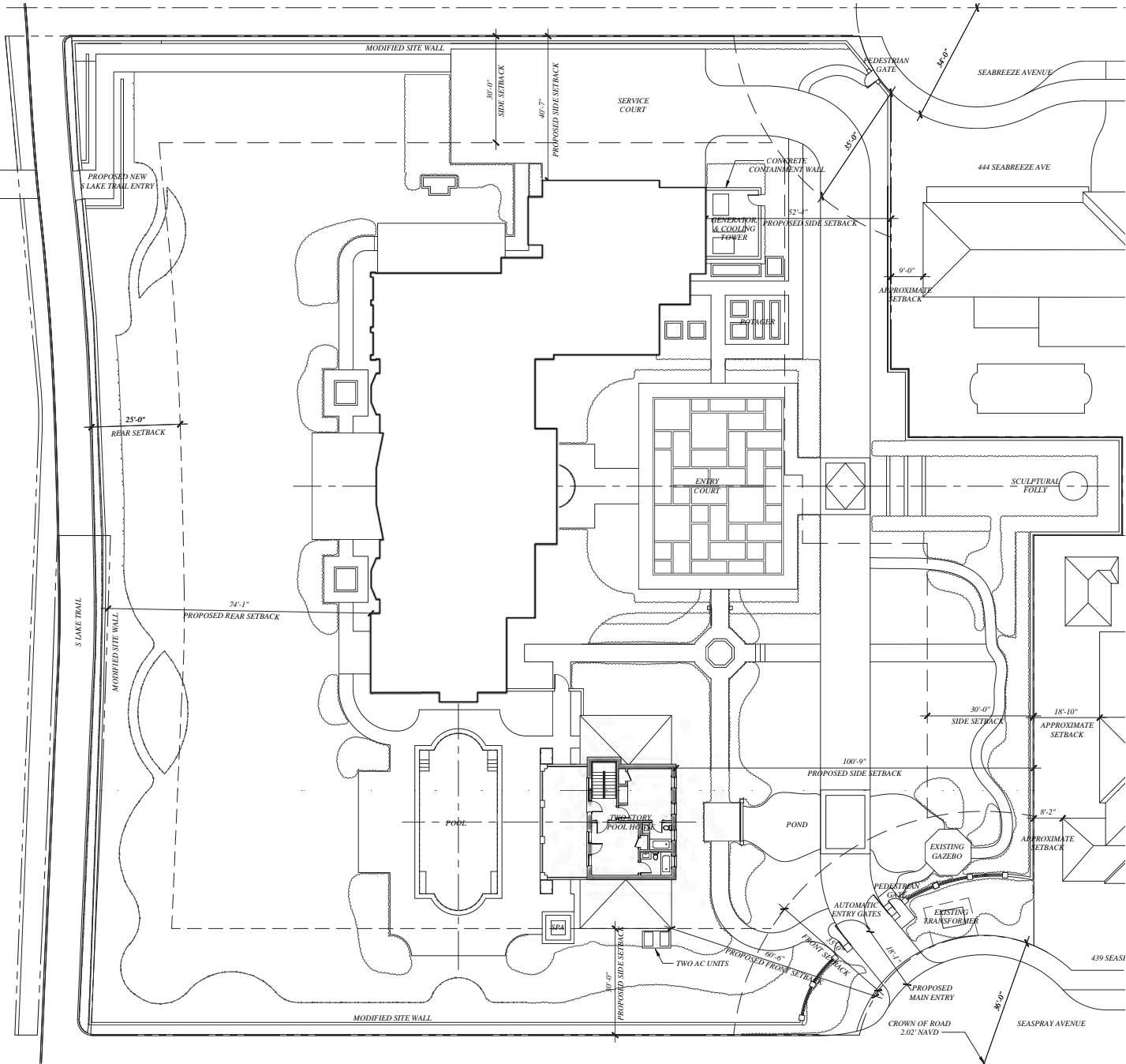
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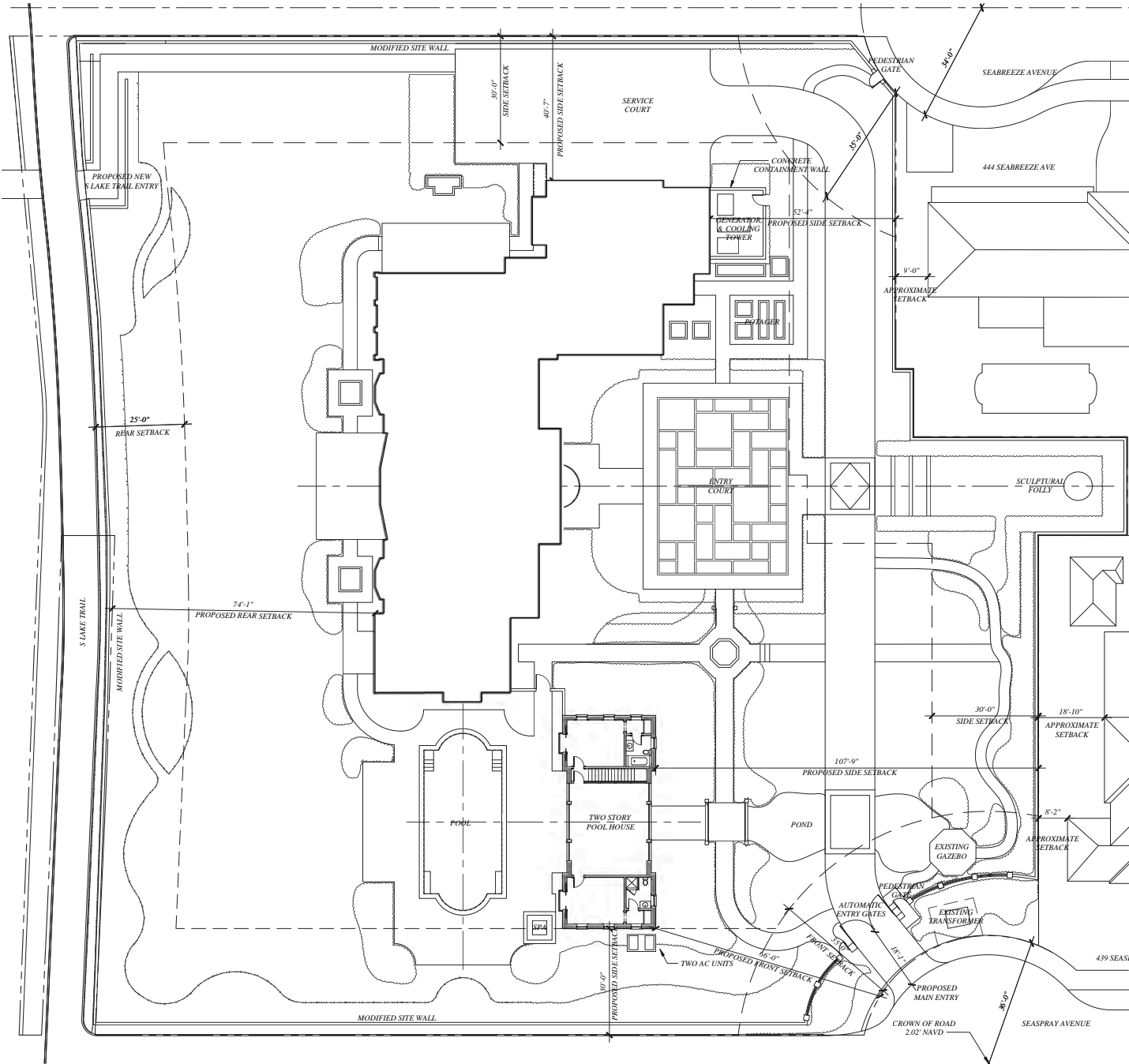
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ZONING DISTRICT: R-A ESTATE RESIDENTIAL
FEMA ZONE: AE-6

ZONING ORDINANCES	CODE MAXIMUMS	PROPOSED
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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"

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
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REVISED SECOND FLOOR SITE PLAN



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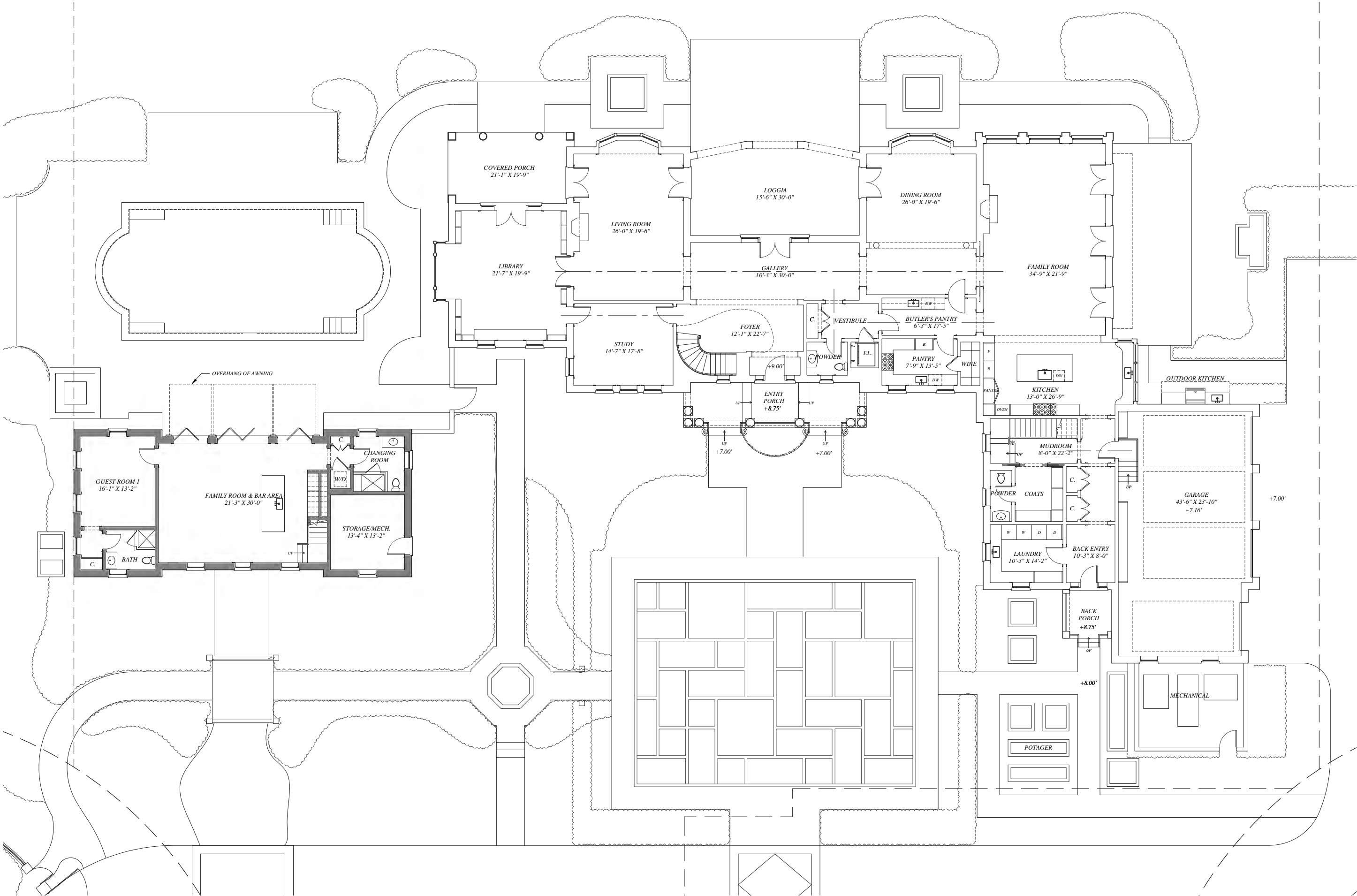
ROBERT A.M. STERN ARCHITECTS, LLP
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TEL (212) 967-5100 | WWW.RAMSA.COM



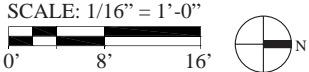
PROJECT NO.: A23054

DRAWING NO.:

A-12



FIRST FLOOR PLAN



MAIN HOUSE AND
LANDSCAPE APPROVED
DECEMBER 20, 2024

ARC-24-0027

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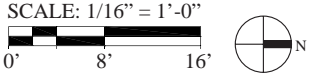
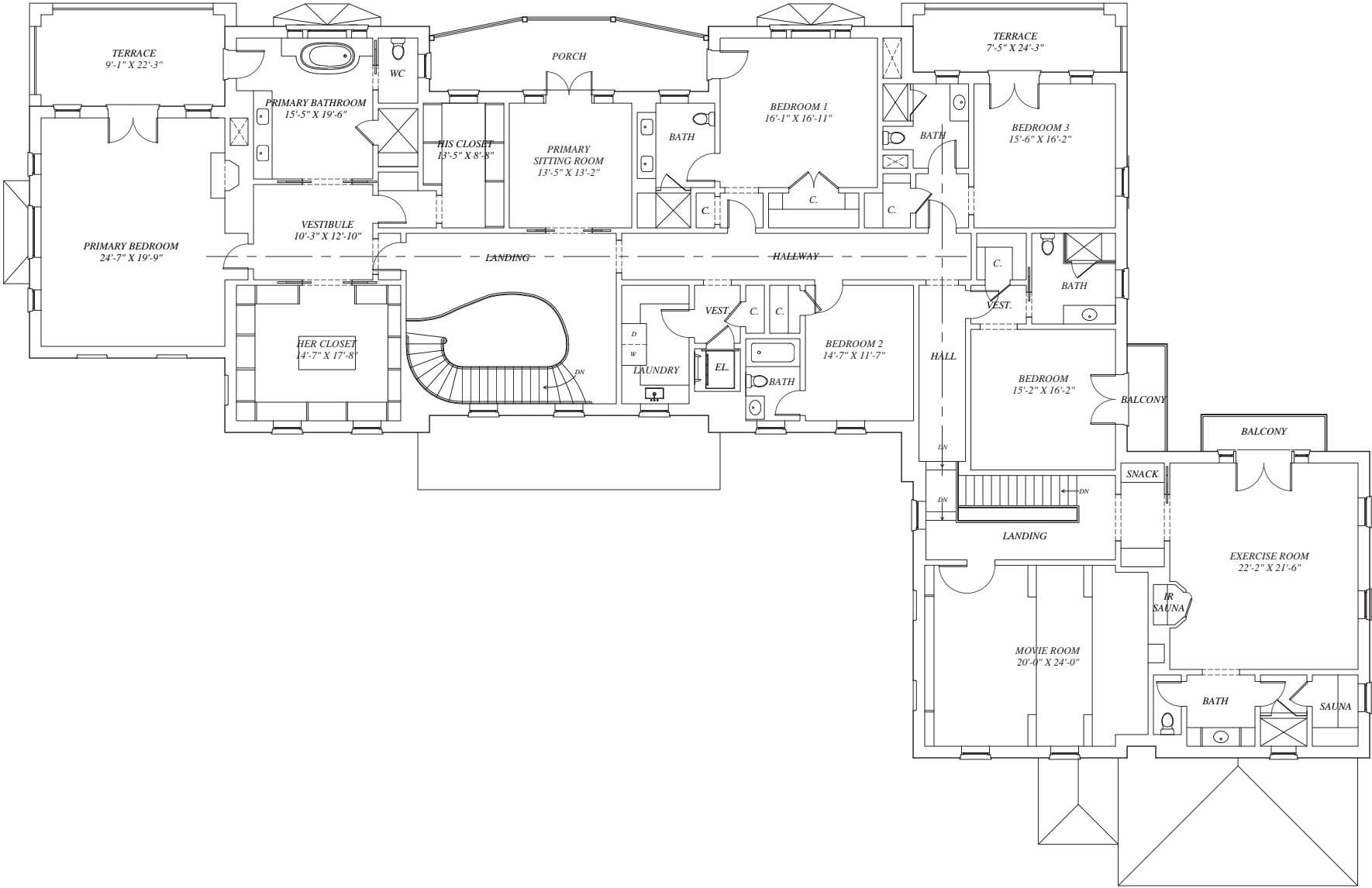
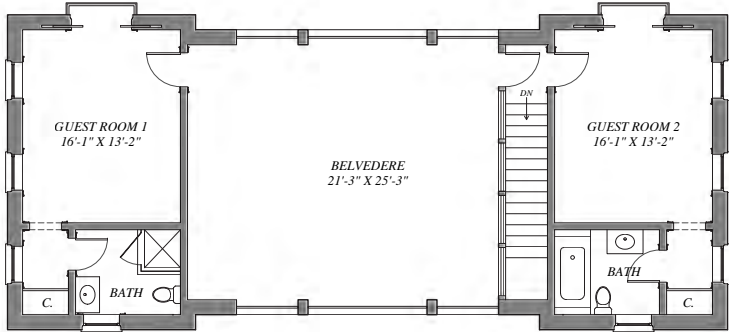
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SECOND FLOOR PLAN



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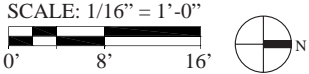
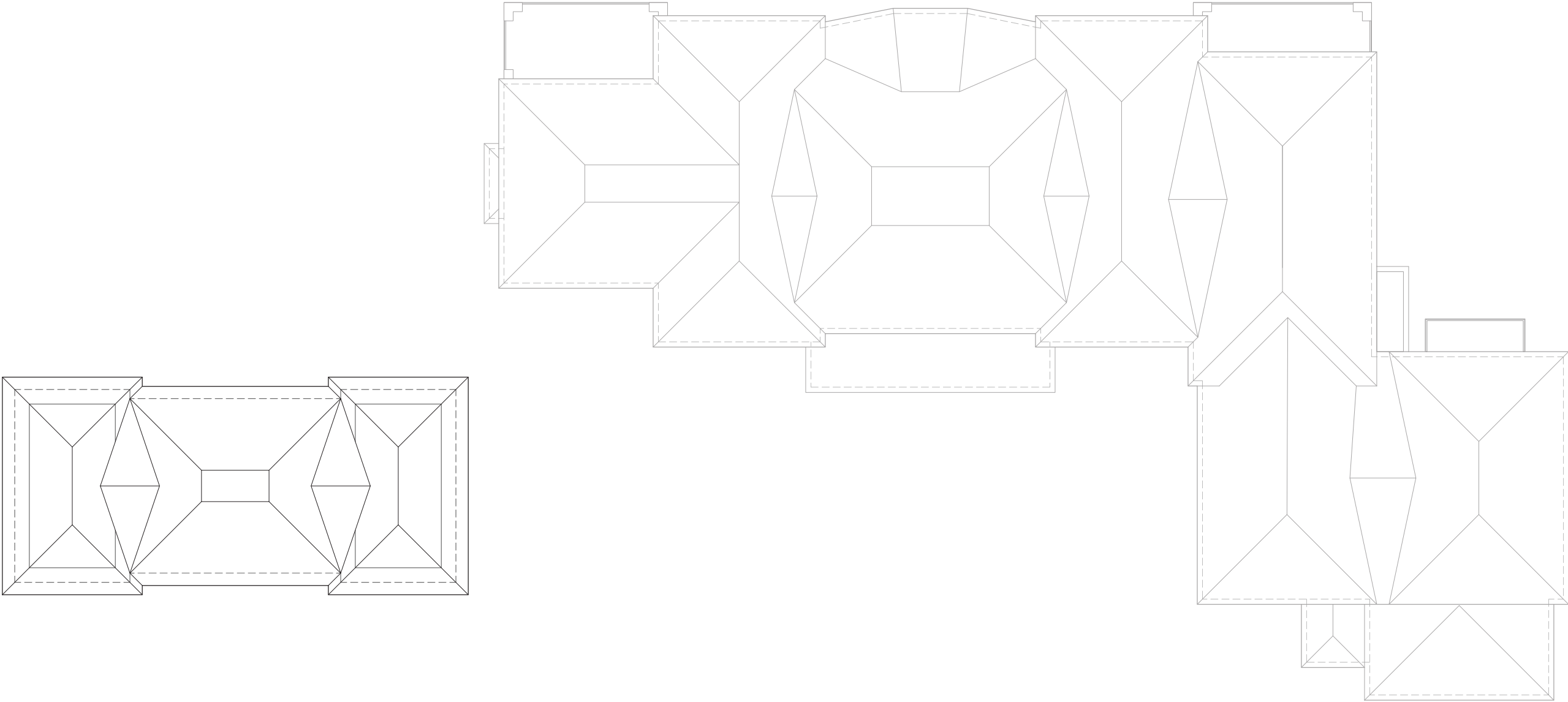


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A-14

ROOF PLAN



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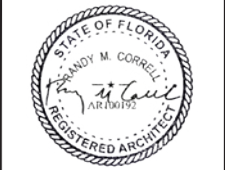
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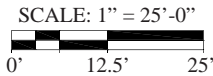
A-15



EAST ELEVATION



WEST ELEVATION



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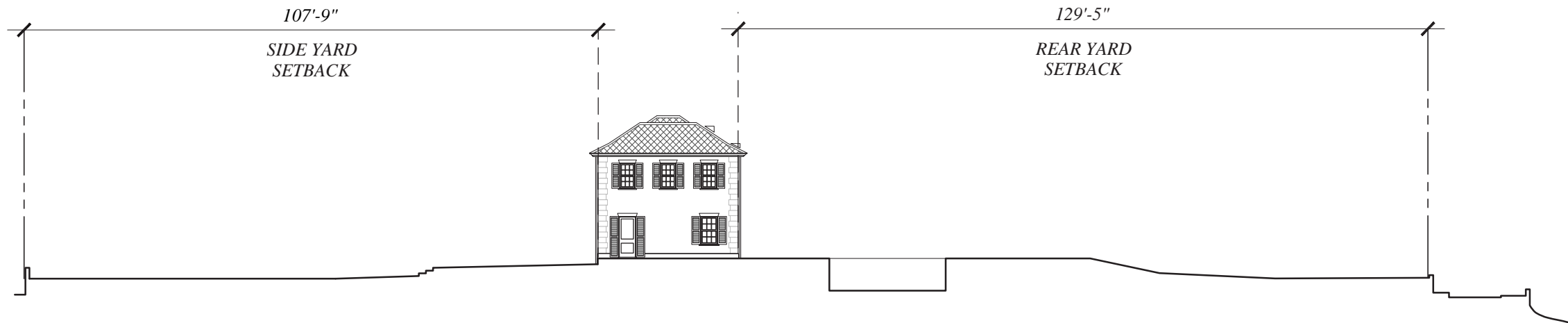
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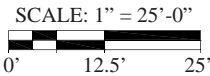
A-16



NORTH ELEVATION



SOUTH ELEVATION



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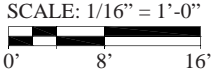
A-17



PREVIOUS EAST ELEVATION



REVISED EAST ELEVATION



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PREVIOUS WEST ELEVATION



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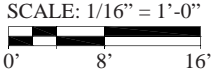
A-19



PREVIOUS SOUTH ELEVATION



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A-20

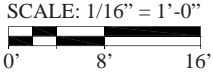
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PREVIOUS NORTH POOL COURT ELEVATION



REVISED NORTH POOL COURT ELEVATION



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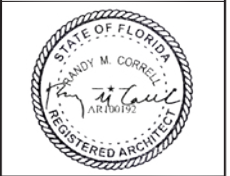
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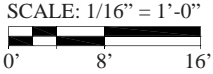
A-21



PREVIOUS EAST ELEVATION



REVISED EAST ELEVATION



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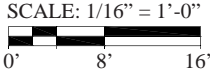
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PREVIOUS WEST ELEVATION



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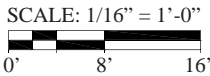
A-23



PREVIOUS SOUTH ELEVATION



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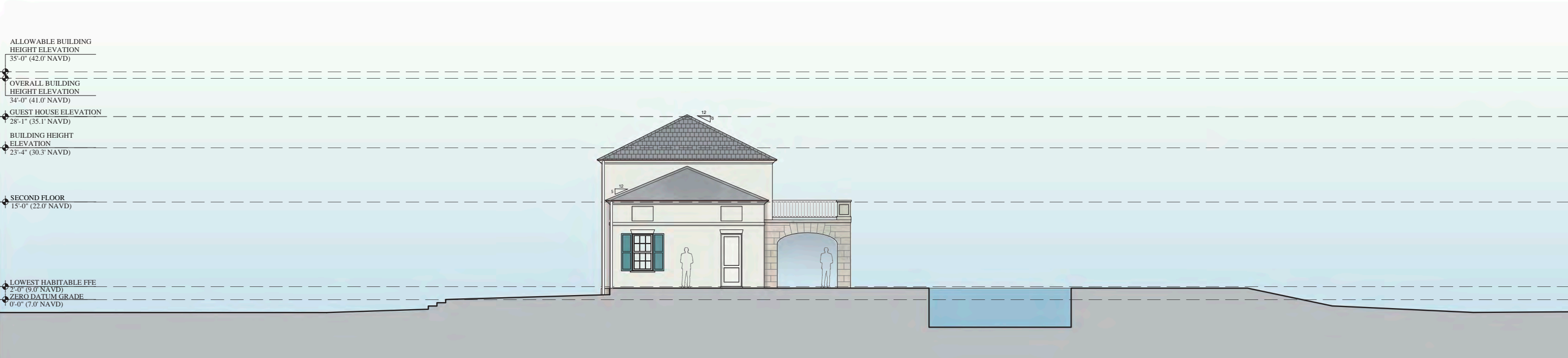
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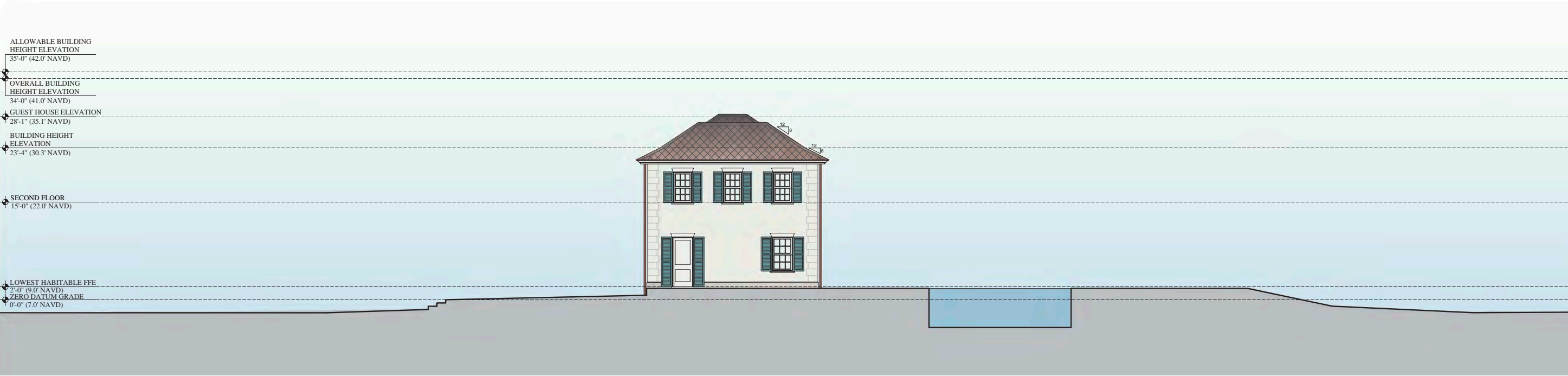
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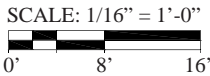
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PREVIOUS NORTH POOL COURT ELEVATION



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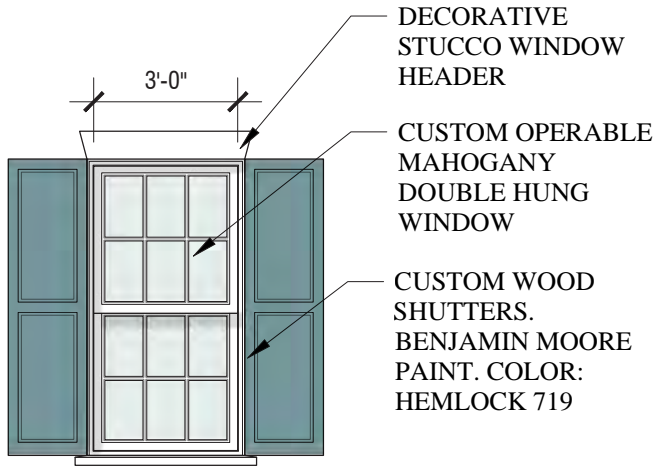
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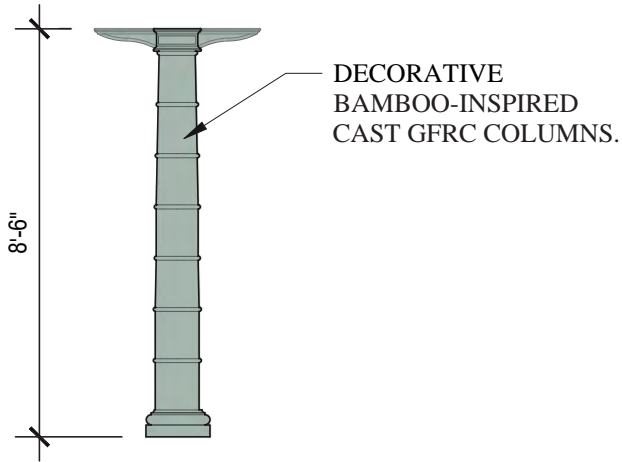
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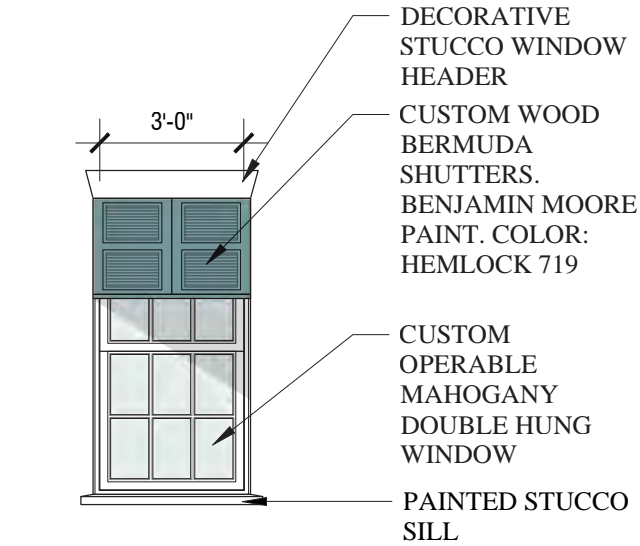
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3. GUEST HOUSE COLUMNS



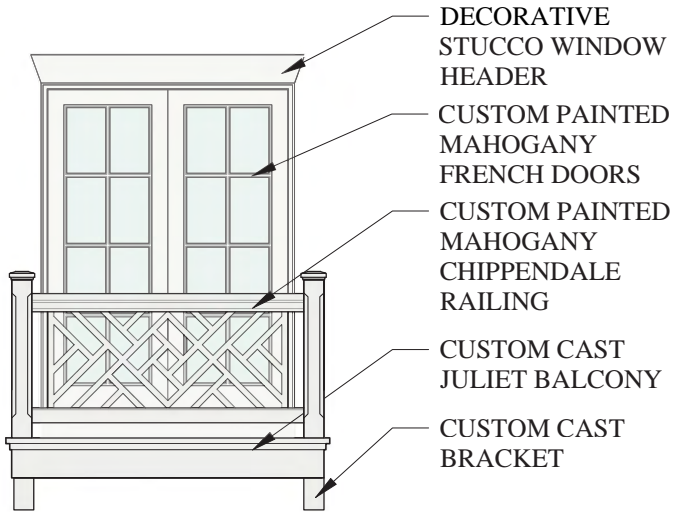
COLUMN PRECEDENT: ISAAC BELL HOUSE. NEWPORT, RI.



2. BERMUDA SHUTTERS



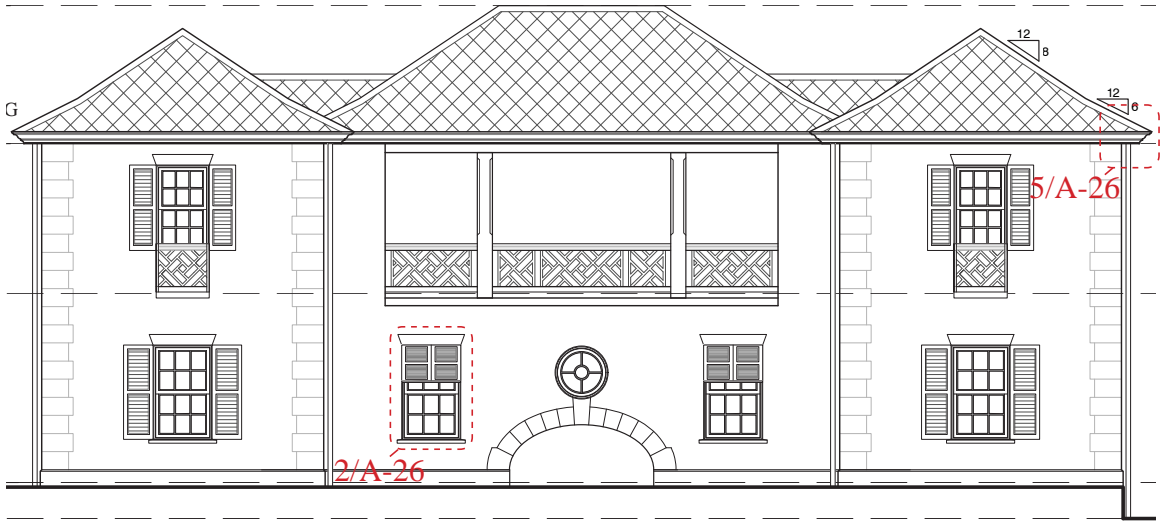
GUEST HOUSE - WEST ELEVATION



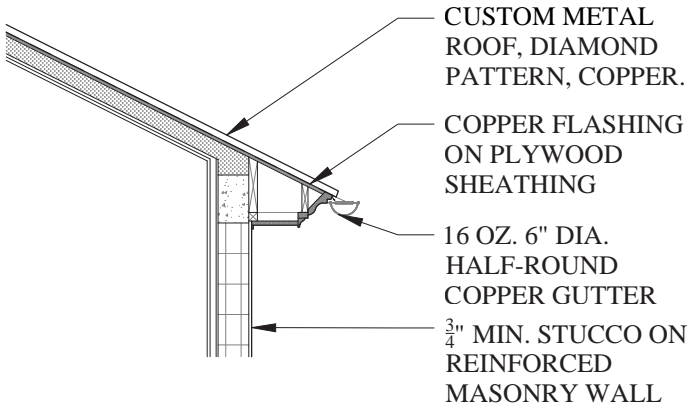
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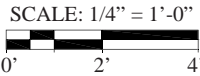
BERMUDA SHUTTER PRECEDENT, 203 S. LAKE TRAIL HISTORIC PHOTO, JOHN L. VOLK



GUEST HOUSE - EAST ELEVATION



5. EAVE DETAIL OF GUEST HOUSE



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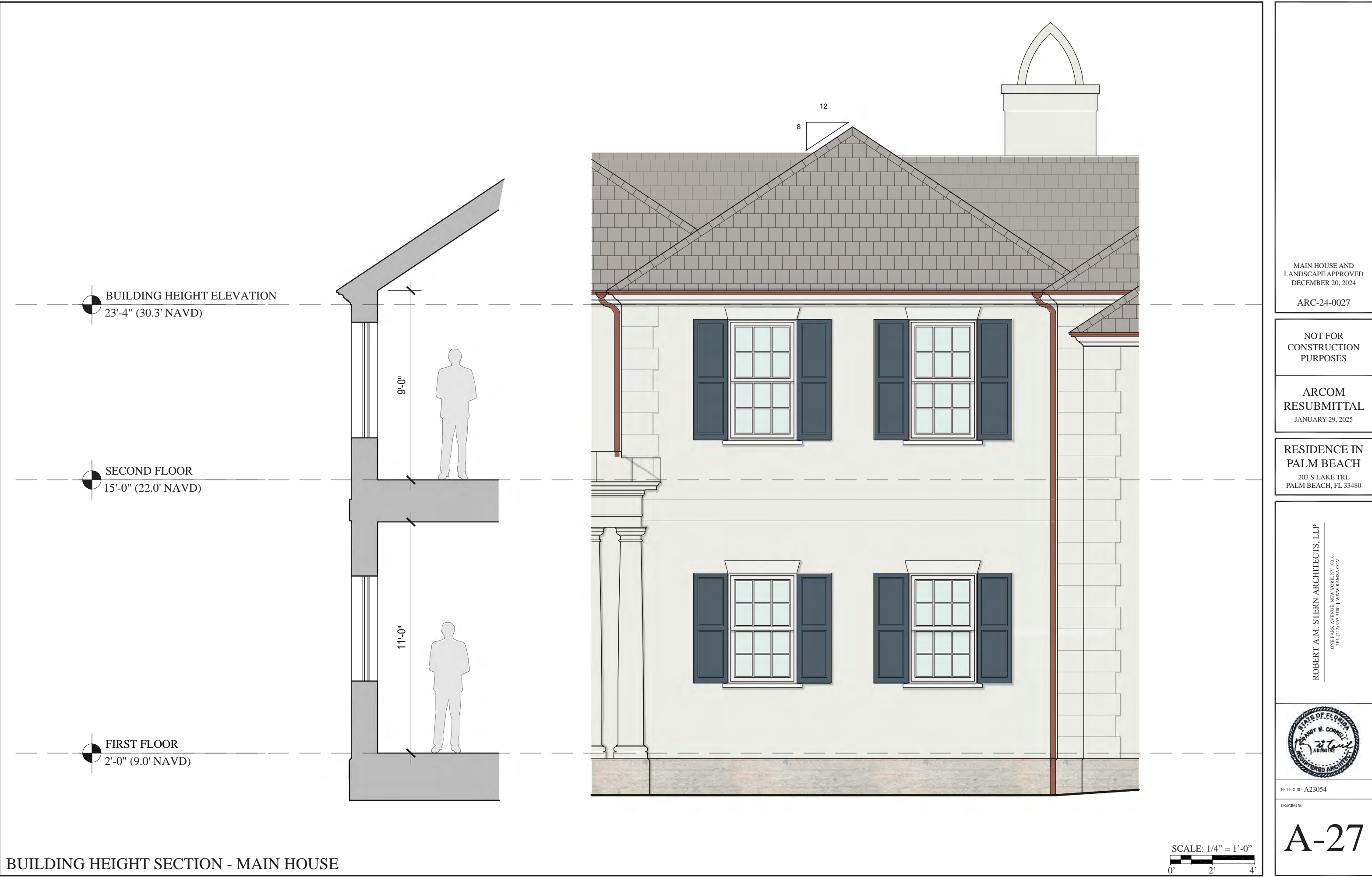
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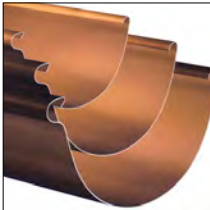
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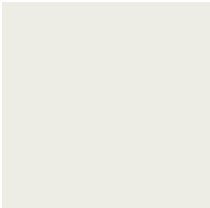
EXTERIOR TEXTURE:
SMOOTH STUCCO,
‘SANTA BARBARA FINISH’



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

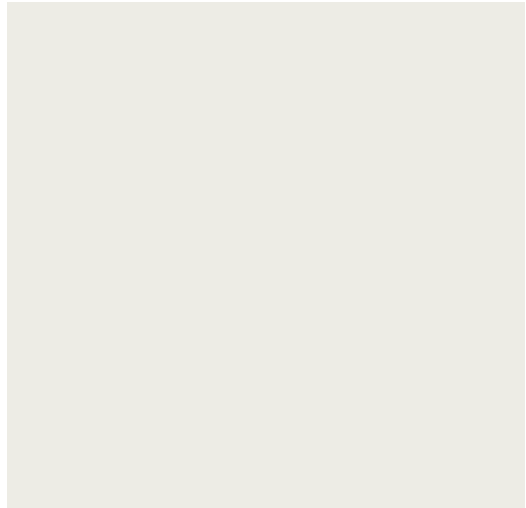


STONE ACCENTS:
GASCOGNE BLUE VEIN CUT
LIMESTONE

PREVIOUS BUILDING MATERIALS



EXTERIOR TEXTURE:
SMOOTH STUCCO,
‘SANTA BARBARA FINISH’



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

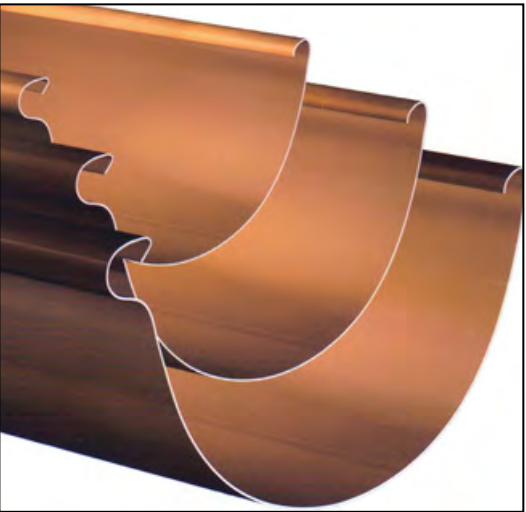
REVISED BUILDING MATERIAL



GUEST HOUSE: CUSTOM
METAL ROOF, DIAMOND
PATTERN: COPPER



SHUTTERS:
BENJAMIN MOORE PAINT,
HEMLOCK 719



GUTTERS & DOWNSPOUTS:
COPPER



STONE ACCENTS:
GASCOGNE CREAM CUT
LIMESTONE

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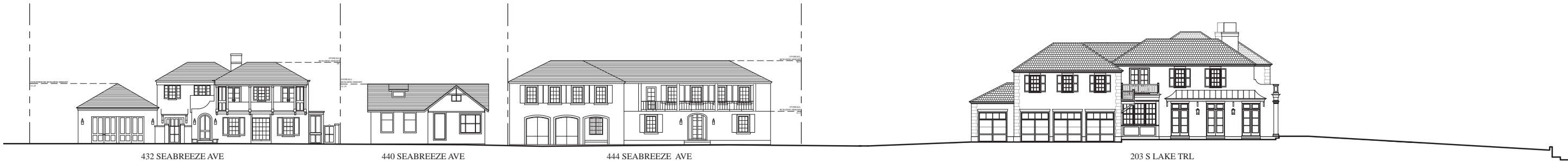
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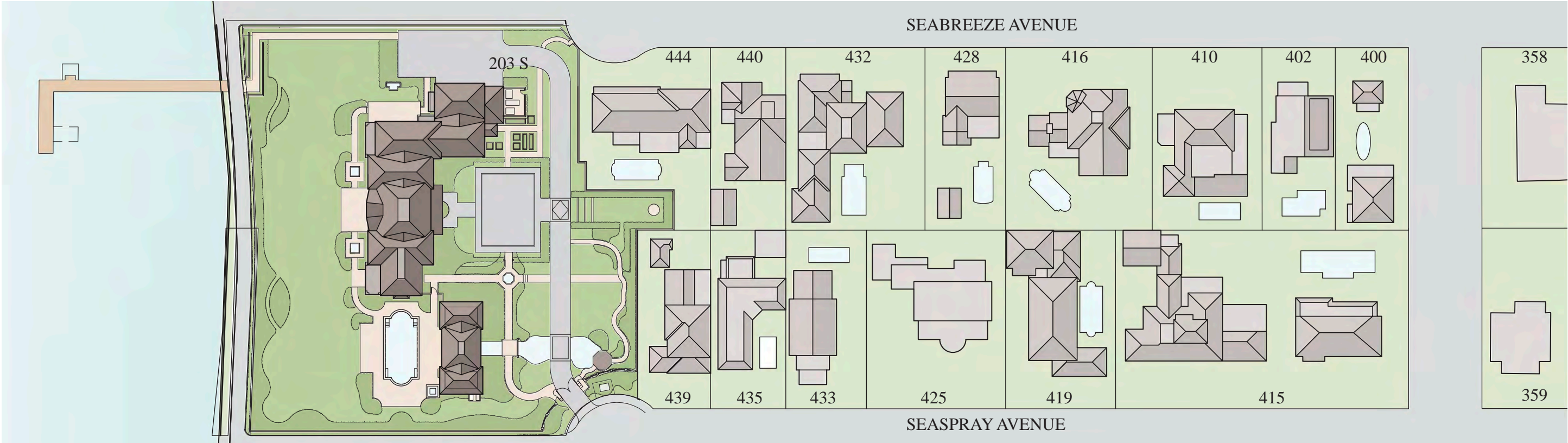
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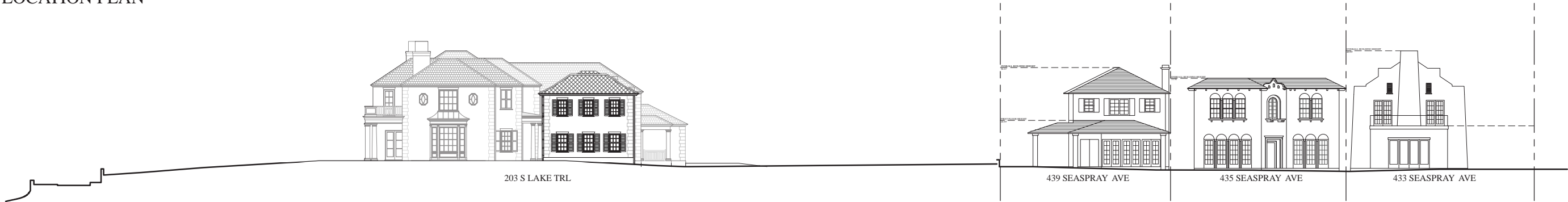
A-28



SEABREEZE AVENUE NORTH ELEVATIONS



LOCATION PLAN



SEASPRAY AVENUE SOUTH ELEVATIONS
STREET ELEVATIONS

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



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S LAKE TRAIL STREET ELEVATION



LOCATION PLAN
STREET ELEVATIONS

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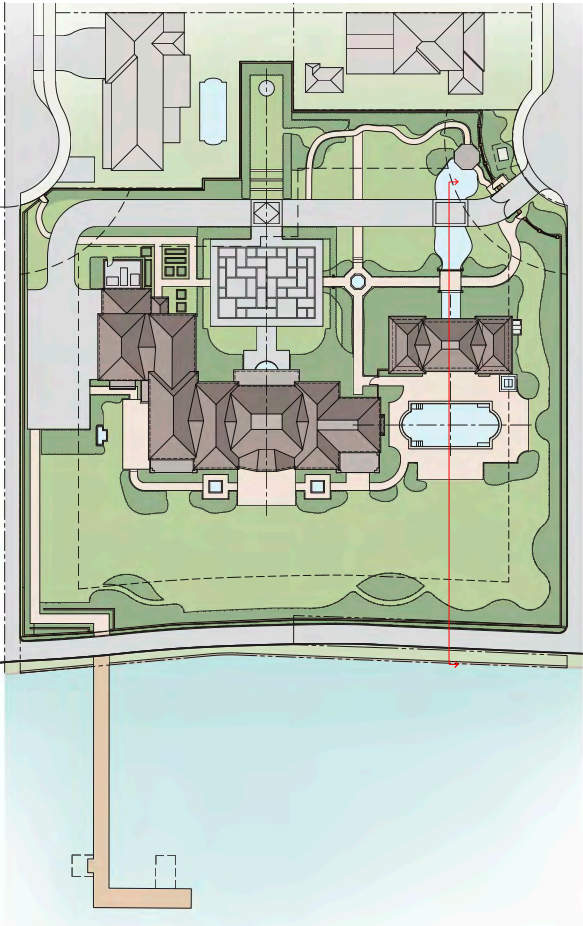
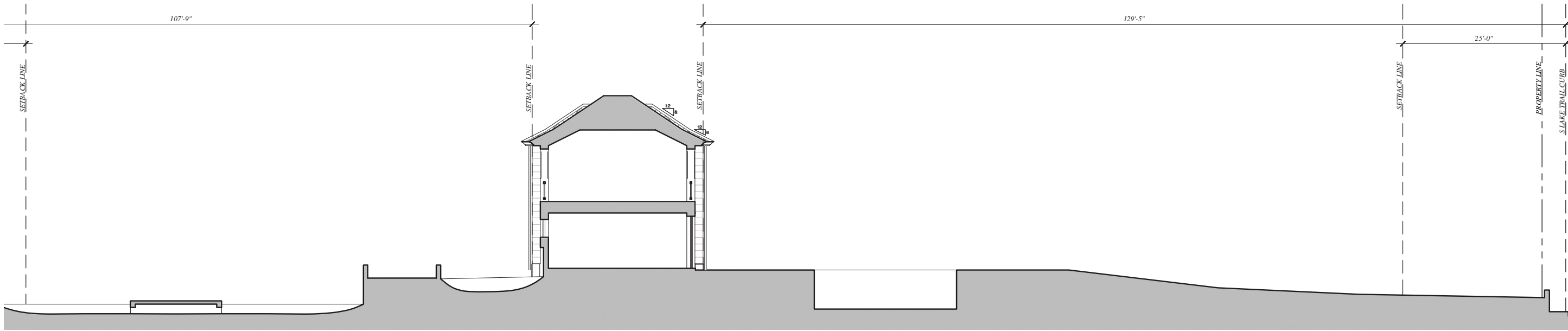
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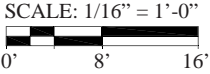
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A-30



KEY PLAN (NOT TO SCALE)

EAST-WEST BUILDING SECTION



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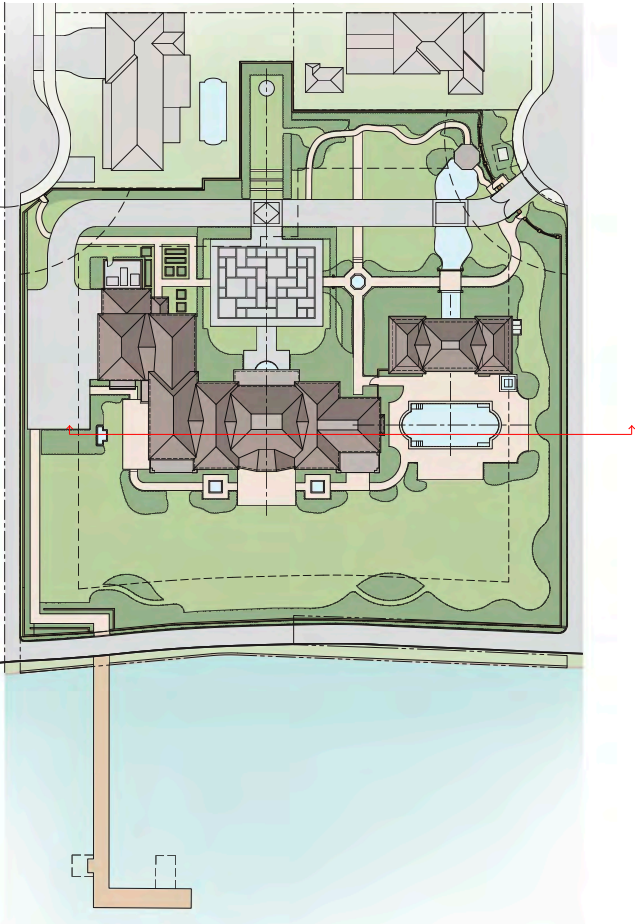
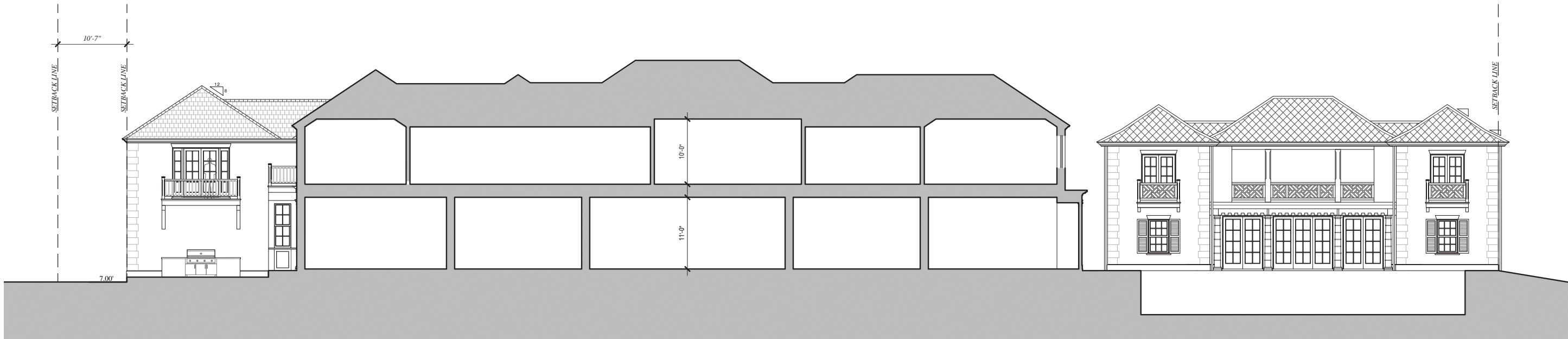
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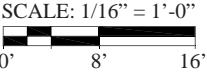
A-31

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KEY PLAN (NOT TO SCALE)

NORTH-SOUTH BUILDING SECTION



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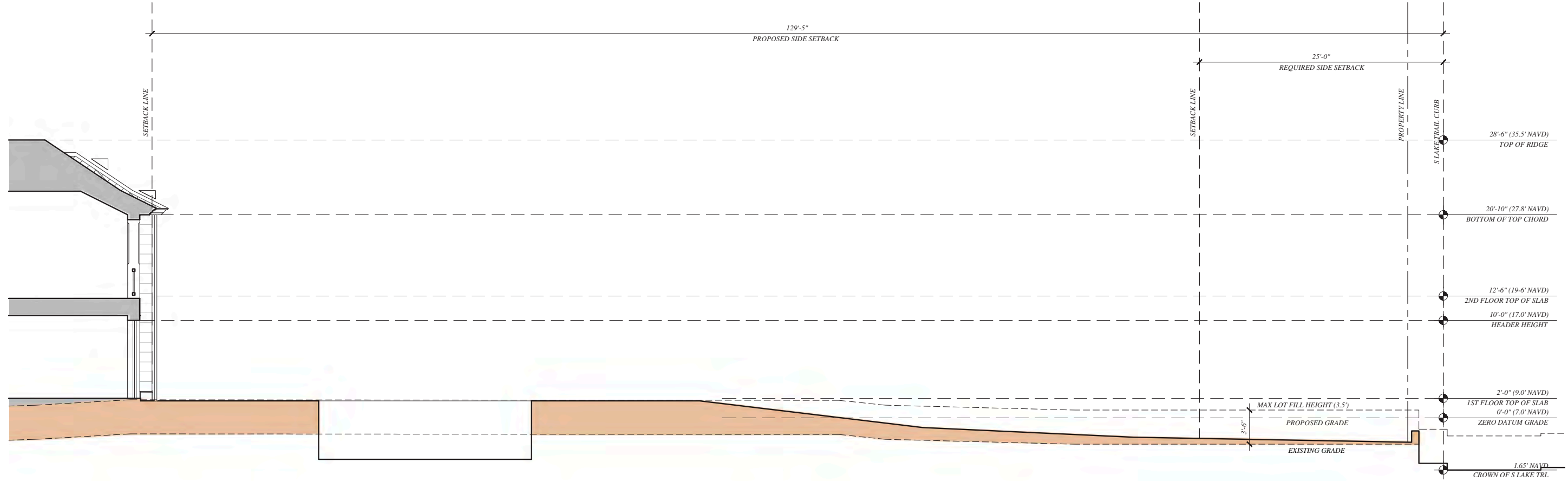
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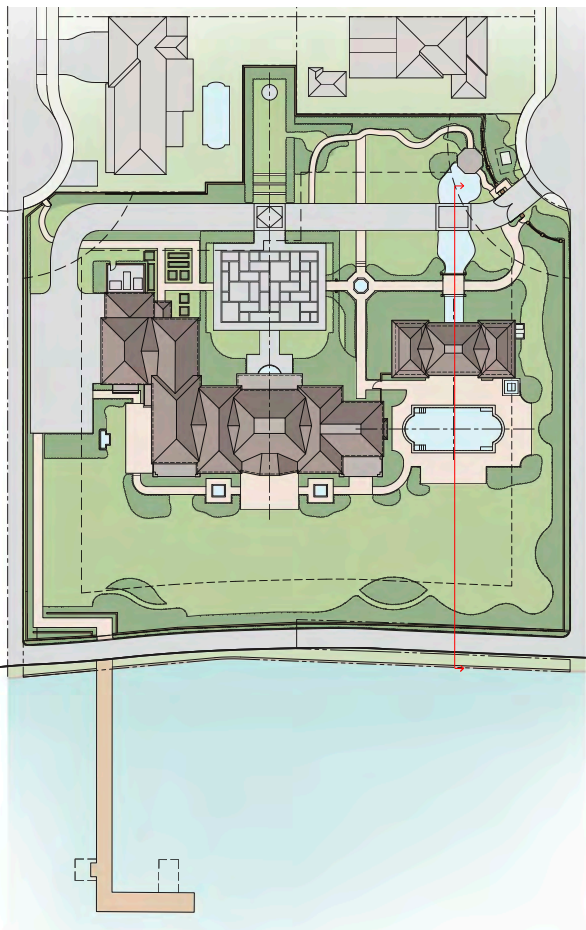
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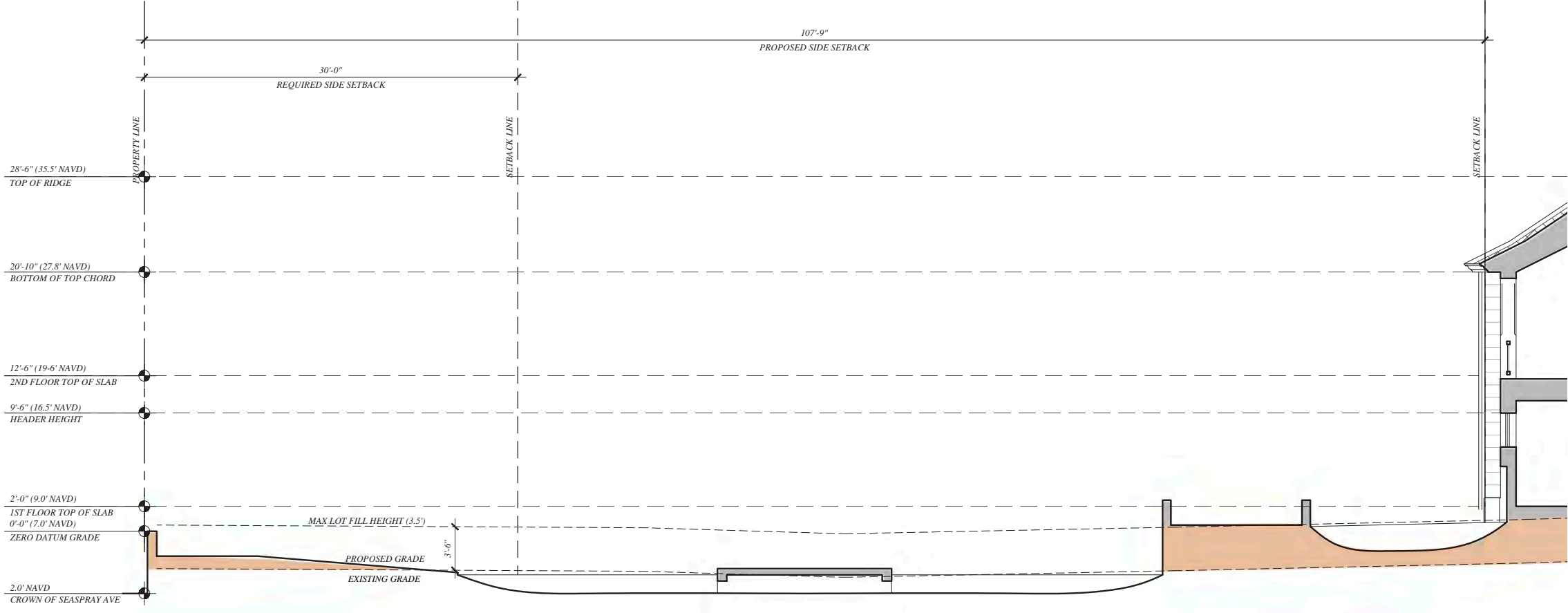
A-32



WEST YARD SECTION



KEY PLAN (NOT TO SCALE)



EAST YARD SECTION

YARD SECTION DIAGRAMS

AREA OF FILL (MAX ALLOWABLE: 3.5')

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

MAIN HOUSE AND
LANDSCAPE APPROVED
DECEMBER 20, 2024
ARC-24-0027

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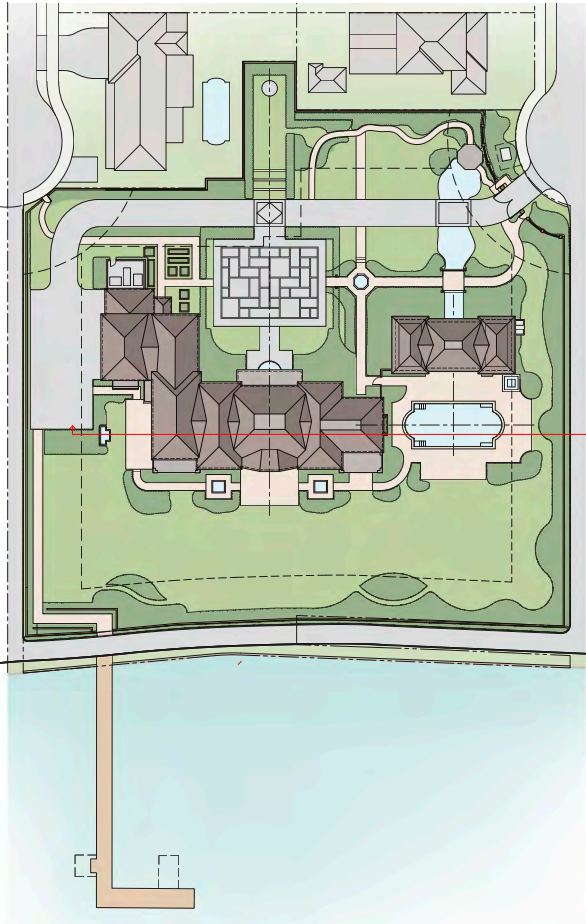
ROBERT A.M. STERN ARCHITECTS, LLP
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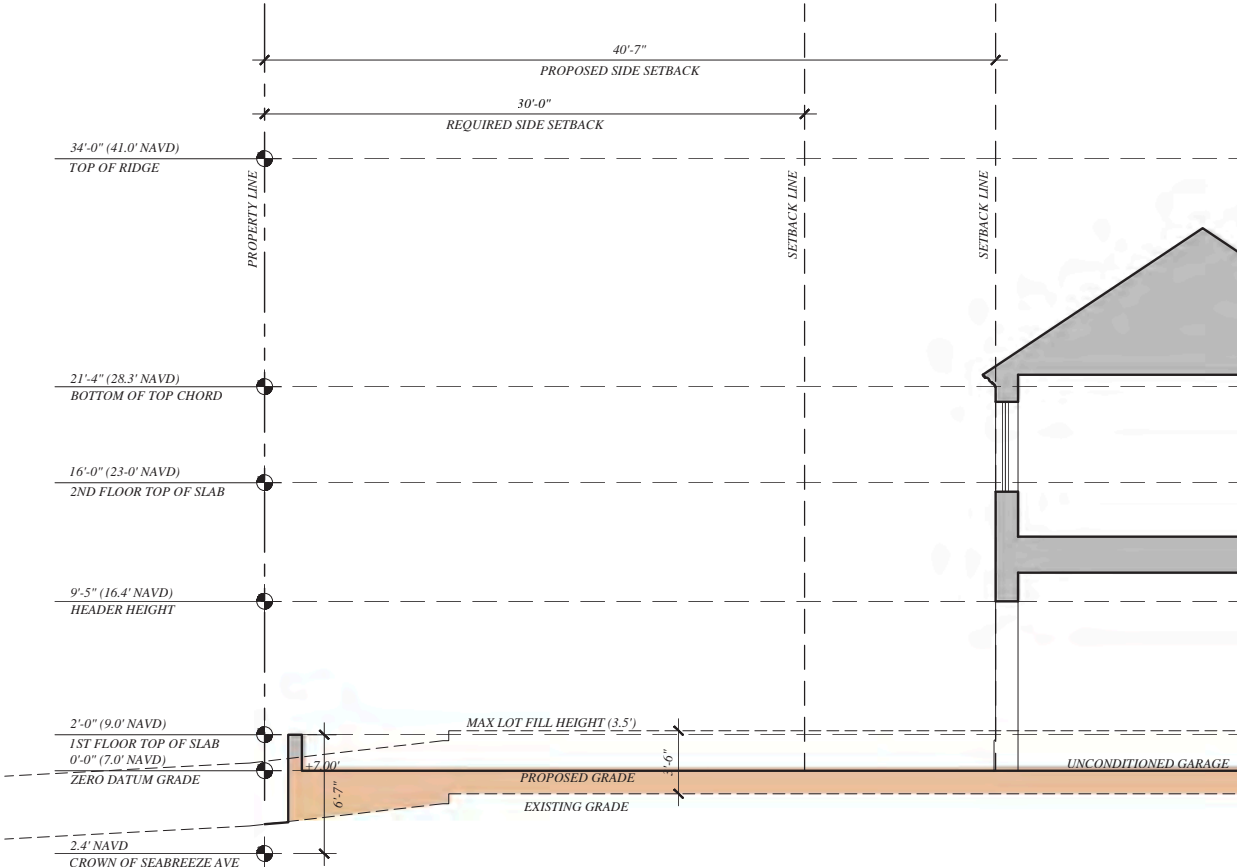
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A-33

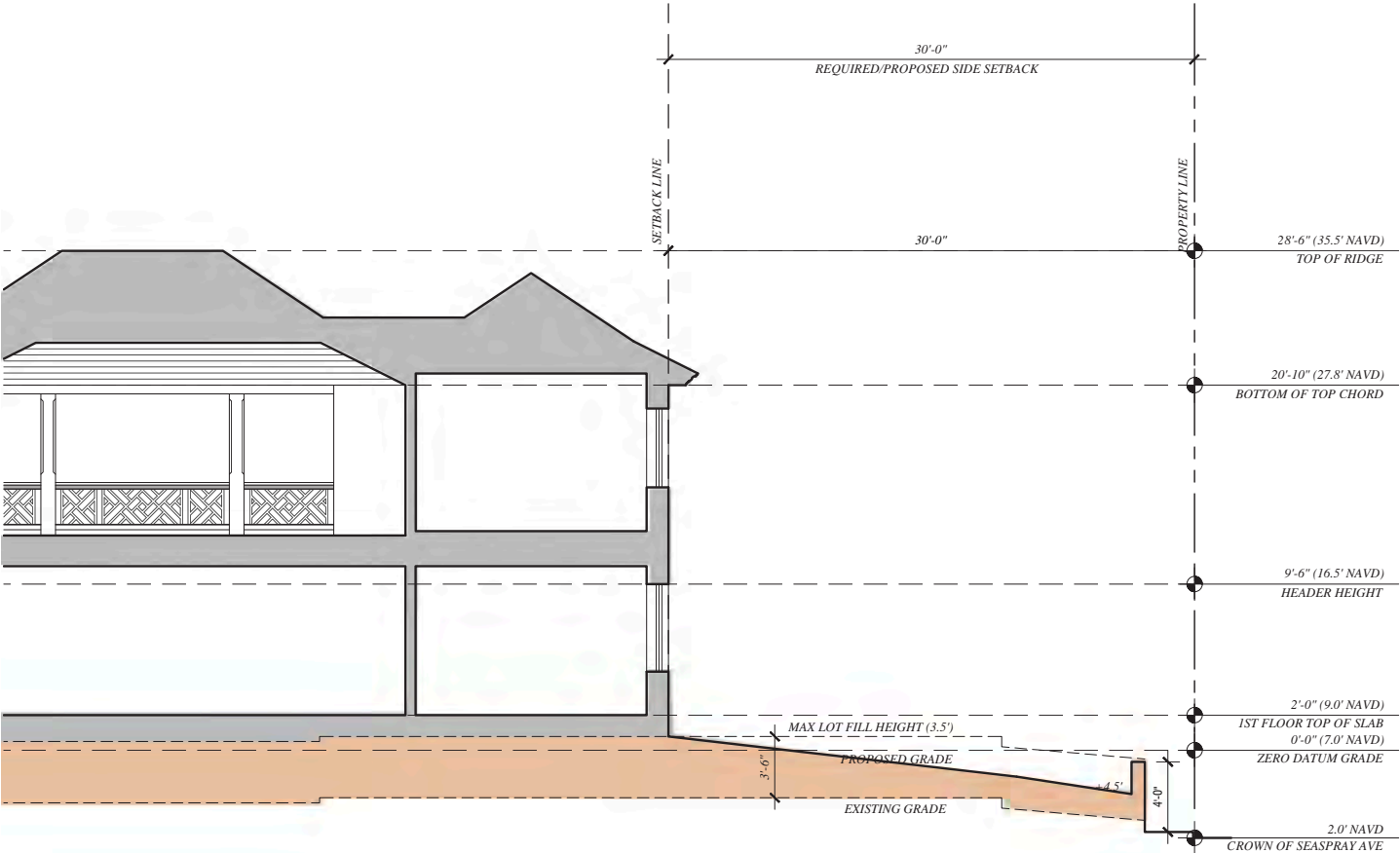


KEY PLAN (NOT TO SCALE)

YARD SECTION DIAGRAMS



NORTH MAIN HOUSE YARD SECTION



SOUTH YARD SECTION

AREA OF FILL (MAX ALLOWABLE: 3.5')

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

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POOL HOUSE VIEW

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S LAKE TRAIL VIEW

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SEASPRAY AVE VIEW

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