

# 212 SEABREEZE COA

212 SEABREEZE AVENUE  
DELRAY BEACH, FL 33483

SILBERSTEIN ARCHITECTURE  
524 NE 2ND STREET DELRAY BEACH FL 33483  
TEL 561 276 9393 LICENSE # AA 24000778  
WWW.SILBERSTEINARCHITECT.COM  
js@silbersteinarchitect.com or studio@silbersteinarchitect.com



212 SEABREEZE AVE  
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DELRAY BEACH, FL 33483

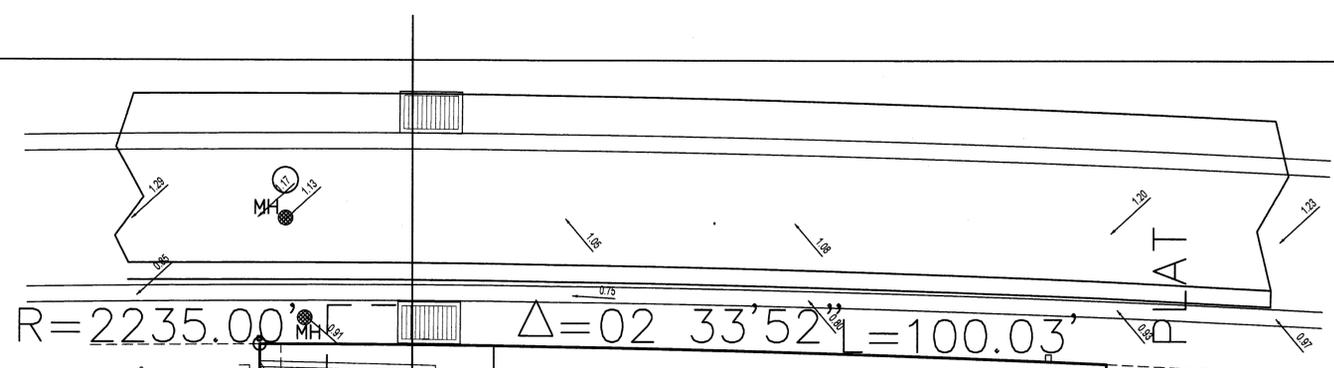
SILBERSTEIN ARCHITECTURE

- CV-1.0 COVER SHEET
- A-1.0 SITE PLAN 
- A-1.1 ROOF PLAN
- A-1.2 FIRST FLOOR PLAN
- A-3.2 ELEVATIONS
- A-4.2 SECTIONS
- A-4.3 ELEVATION GATES AND LOUVERS 
- A-7.0 SCHEDULES
- D-1.0 DEMOLITION DRAWING 
- D-1.1 DEMO TIMELINE PHOTO DOCUMENTATION

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REVISIONS	
1. Per Owner	7.09.21
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**CV-1.0**  
PRINT DATE:  
JUL. 09, 2021



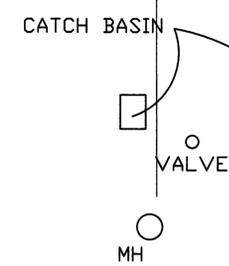
FOUND 1/2" I.R. CAP  
LB6504

FIN FL ELEV 5.20

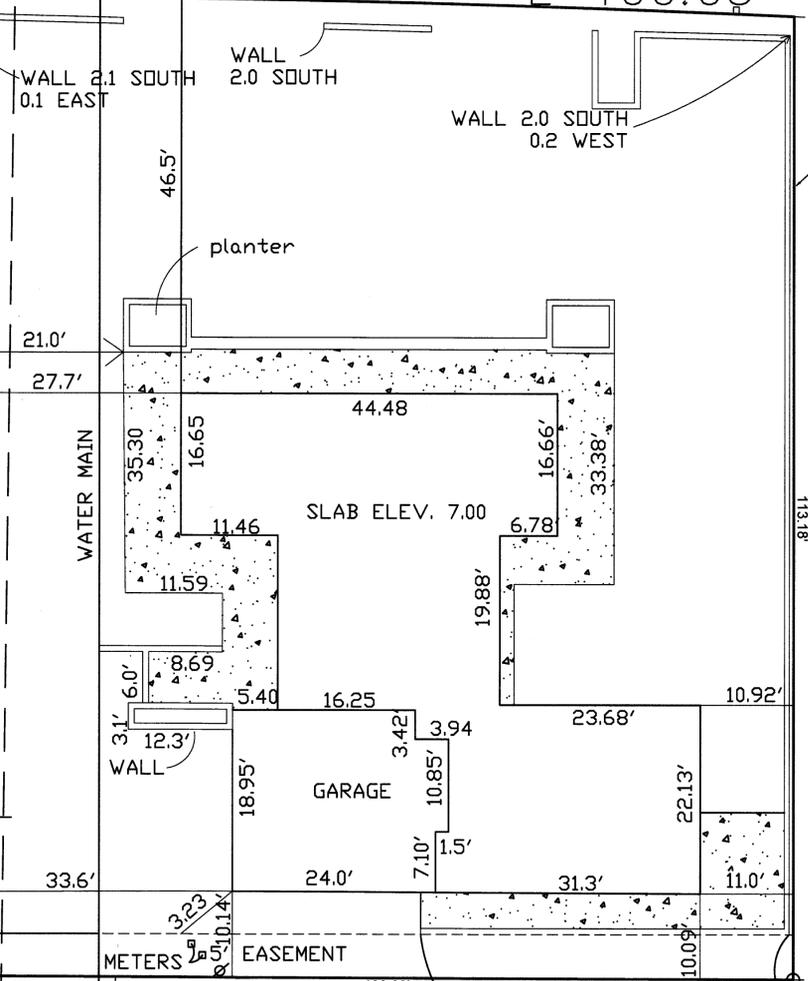
N 00 57' 45" W 115.16'

2.5' EASEMENT

FOUND 1/2" I.R. CAP  
LB6504 2.0 SOUTH



212 SEA BREEZE AVENUE



FOUND 4x4 CM  
UNNUMBERED

FIN FL ELEV 6.20

S 00 57' 45" E 113.19' MEAS 113.24'

N 89 12' 19" E 100.00'

FIN FL ELEV 5.10

LOT 21 AND THE WEST 35 FEET OF LOT 22  
**DELRAY BEACH ESPLANADE**  
AS RECORDED IN PLAT BOOK 18 PAGE 39 RECORDED  
IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

**NOTES:**

- 1) BEARINGS SHOWN HEREIN ARE BASED ON ASSUMED BEARING BASE
- 2) NO ABSTRACT OR TITLE SEARCH WAS PERFORMED TO DISCOVER THE EXISTENCE OF ANY EASEMENTS OR RESTRICTIONS OF RECORD.
- 3) ELEVATIONS SHOWN HEREIN ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 UNLESS OTHERWISE NOTED.
- 4) NO BELOW GROUND IMPROVEMENTS, FOOTERS, FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED OR SHOWN ON THIS SURVEY.

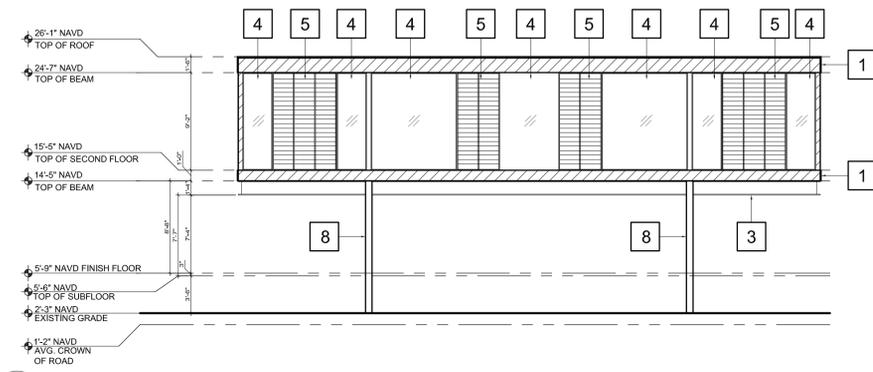
REVISED FOOTER FORM DATE 5-28-2020  
REVISED FORM BOARDS DATE 7-14-2020  
REVISED CONC SLAB DATE 8-27-2020

DR.B. = official record book  
 C.B.S. = concrete block structure  
 P.C.P. = point of compound curve  
 P.C.P. = permanent control point  
 P.I.C. = point of intersection  
 P.L.B. = point of beginning  
 D/E = drainage easement  
 C.M.P. = corrugated metal pipe  
 R.L.S. = registered land surveyor  
 L.B. = licensed business  
 T.R.A.N. = transformer pad  
 F.P.A.L. = Florida power and light  
 C.M. = concrete monument  
 P.R.C. = point of reverse  
 P.I. = point of intersection  
 P.T. = point of tangency  
 N.H. = north hole  
 U/E = utility easement  
 C.M.F. = chain link fence  
 E.L.V. = elevation  
 P.B. = plat book  
 TYP. = typical  
 R/W = right-of-way  
 Δ = central angle  
 B = bearing basis line  
 ASPH = asphalt  
 N.H. = north hole  
 U/E = utility easement  
 C.L.F. = chain link fence  
 P.R.M. = permanent reference monument  
 P. = plat  
 # = power pole  
 M = MEASURED  
 I.P. = IRON PIPE  
 R.P. = radius point  
 L = ARC LENGTH  
 C.L. = centerline  
 ALUM. = aluminum  
 P.C. = point of curvature  
 P.G. = page  
 I.R. = iron rod  
 R = radius  
 D = deed  
 D/S = offset  
 CONC. = concrete  
 E.S.T. = easement  
 ALUM. = aluminum  
 CALC. = calculated

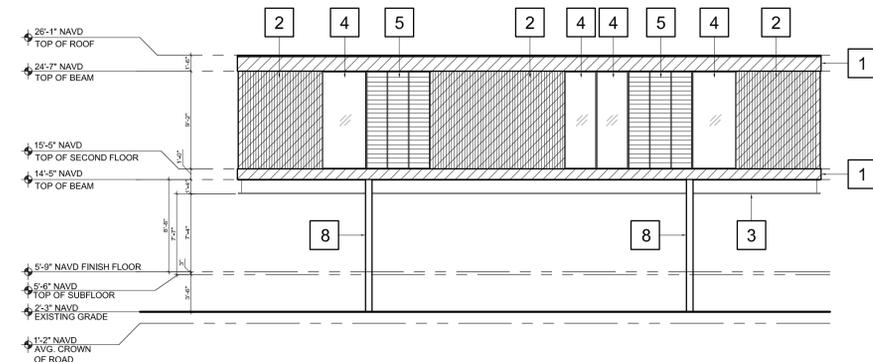


NORTH  
 NOT TO SCALE  
 NORTH  
 VICINITY  
 MAP

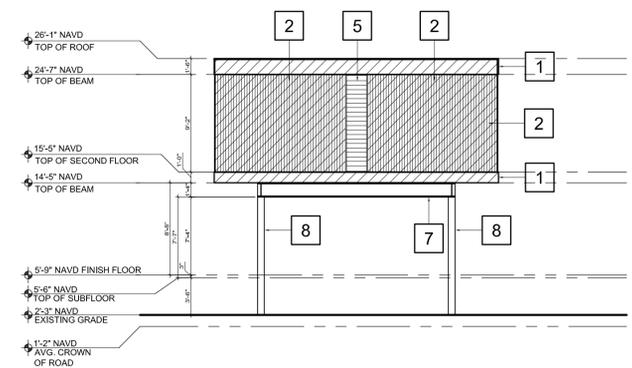
<b>Renner Burgess, Inc.</b> <b>LAND SURVEYING</b>		CERTIFIED TO:  Michael and Antonina Marco	
801 S.E. 6th Ave., Suite 101 Delray Beach, FL 33483 Phone 561-243-4624 Fax 561-243-4869		FLOOD ZONE AE ELEV 6 MAP No 12099C 0983 F MAP DATE 10-5-2017	
AUTHORIZATION NUMBER LB6504 I HEREBY CERTIFY THAT THE SKETCH OF BOUNDARY SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER SJ-17-050-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.		DATE 7-13-2021 JOB NO 7-18-031	
HARRY A. BURGESS FLS-3089		NOT VALID UNLESS SEALED WITH EXHIBITED SURVEYOR'S SEAL	



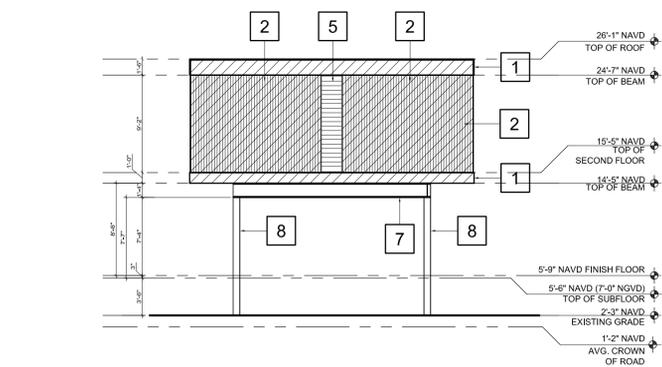
**1 DEMO EXISTING SOUTH ELEVATION**  
SCALE: 1/8"=1'-0"



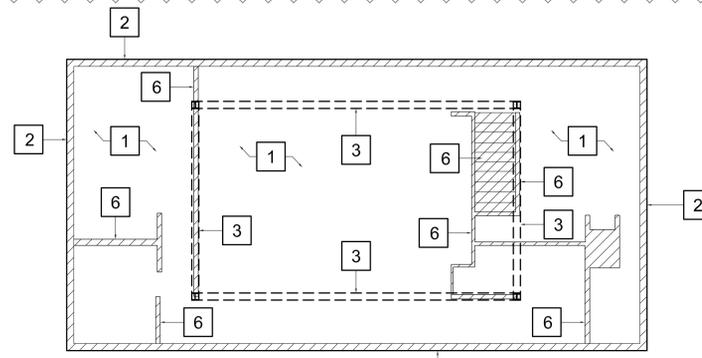
**2 DEMO EXISTING NORTH ELEVATION**  
SCALE: 1/8"=1'-0"



**3 DEMO EXISTING WEST ELEVATION**  
SCALE: 1/8"=1'-0"



**4 DEMO EXISTING EAST ELEVATION**  
SCALE: 1/8"=1'-0"



**5 DEMO EXITING SECOND FLOOR**  
SCALE: 1/8"=1'-0"

LEGEND	
DESCRIPTION	
1	REMOVE ROTTED FASCIA AND FLOOR/ROOF JOISTS AS REQUIRED AND REPLACE TO MATCH EXISTING
2	REMOVE 2X4 STUD WALL AND T1-11 AND REPLACE WITH REINFORCED 2X6 STUD WALL WITH NEW HARDWOOD GROOVED SIDING TO MATCH DIMENSIONAL SIZE AS EXISTING T1-11 PAINTED SILVER REMOVE ALL NON CODE CONFORMING FIXED WINDOWS, OPERABLE WINDOWS AND LOUVERS - PLEASE REFER TO BUILDING PERMIT AND HPB APPROVED ELEVATIONS
3	DO NOT REMOVE STEEL. REPAIR AS REQUIRED
4	REMOVE ALL NON CODE CONFORMING FIXED WINDOWS - PLEASE REFER TO BUILDING PERMIT AND HPB APPROVED ELEVATIONS
5	REMOVE NON CONFORMING OPERABLE WINDOWS AND LOUVERS - PLEASE REFER TO BUILDING PERMIT AND HPB APPROVED ELEVATIONS
6	ALL INTERIOR WALLS AND STAIRS TO BE REMOVED
7	WILL BE REPLACED BY NEW STEEL BEAMS OF THE SAME PROFILE, SPECIFICATION AND DIMENSION DUE TO DETERIORATION BEYOND REPAIR
8	REPAIR + EXTENSION OF STEEL
AREA OF ROTTED WOOD TO BE DEMOLISHED	



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SUPPLEMENTAL DEMOLITION TIMELINE AND PHOTO DOCUMENTATION

February 2018 Property purchased by applicant, Michael and Nina Marco

July 18, 2018: HPB approval of the COA for the demolition of the non historic 1,936 SF rear addition built in 2007 and the 1,156 SF 1<sup>st</sup> floor addition built in 1981.



SUPPLEMENTAL DEMOLITION TIMELINE AND PHOTO DOCUMENTATION

October, 2018 Before and After Approved COA Demolition



AERIAL VIEW OF EXISTING HOUSE WITH 1980 & 2007 ADDITIONS PRIOR TO 1ST DEMO OCT 2018



VISTA DEL MAR VIEW AFTER 1ST DEMO OCTOBER 24, 2018

SUPPLEMENTAL DEMOLITION TIMELINE AND PHOTO DOCUMENTATION

May 1, 2019: After the completion of the HPB approved COA for the demolition of the non historic additions, the HPB approved the COA for the construction of a new 2-story addition and restoration of the original historic building.



VISTA DEL MAR FACADE AT TIME OF COA APPROVAL MAY 1, 2019



SEABREEZE FACADE AT TIME OF COA APPROVAL MAY 1, 2019

SUPPLEMENTAL DEMOLITION TIMELINE AND PHOTO DOCUMENTATION

September 27, 2019: Permit plans 19-00185798 submitted to the building department.

February 28, 2020 Building permit approved. Base of existing steel columns and pile cap plates excavated and severe corrosion discovered.

March 5, 2020 Structural engineer inspects corrosion and recommends corroded steel be cut out and replaced by new steel. See Engineer's report.



CORRODED STEEL COLUMN EXPOSED FEB 28, 2020



CORRODED STEEL COLUMN AND PLATE MARCH 5, 2020

SUPPLEMENTAL DEMOLITION TIMELINE AND PHOTO DOCUMENTATION

March 10, 2020 The existing house is stabilized and supported by cribbing in order to cut out the damaged steel at the base.



CRIBBING TO SUPPORT HOUSE DURING STEEL REPAIR MARCH 10, 2020



CUTTING OUT CORRODED STEEL MARCH 10, 2020

SUPPLEMENTAL DEMOLITION TIMELINE AND PHOTO DOCUMENTATION

March 11, 2020 The existing corroded steel column sections and pile cap plates are cut out and replaced. The elevation of the finish first floor is raised to 7' NAVD by cutting out and replacing the corroded steel column sections at the base while the house is supported by the cribbing. The elevation change was not approved in advance by the HPB. See Justification Statement.



REPLACE STEEL COLUMN SECTION & PILE CAP PLATE MARCH 11, 2020



CORRODED STEEL COLUMN AND PLATE REMOVED MARCH 11, 2020



CORRODED STEEL PILE CAP PLATE MARCH 11, 2020



NEW STEEL PILE CAP PLATE & COLUMN SECTION MARCH 11, 2020

SUPPLEMENTAL DEMOLITION TIMELINE AND PHOTO DOCUMENTATION

April 28, 2020 Existing house after the elevation was changed to 7' NAVD, prior to the foundation work, slab pour and non approved demolition.



SEABREEZE VIEW AFTER ELEV CHANGE & PRIOR TO DEMO APRIL 28, 2020



VISTA DEL MAR VIEW AFTER ELEV CHANGE & PRIOR TO DEMO APRIL 28, 2020

Supplemental Demolition Timeline and Photo Documentation

July 15-16, 2020 Demolition and removal of all the existing glass, louvers, siding, roof and wood members. A COA for Demolition was not applied for and was not approved by the HPB. See Justification Statement and Engineer's Inspection Report.



VISTA DEL MAR FACADE INTACT AFTER REMOVAL OF ROOF JULY 15, 2020 10:32 AM



SEABREEZE SIDE EXISTING GLASS REMOVAL JULY 15, 2020 1:58 PM

SUPPLEMENTAL DEMOLITION TIMELINE AND PHOTO DOCUMENTATION



SEABREEZE SIDE GLASS & LOUVER COMPLETE REMOVAL JULY 15, 2020 2:54 PM



COMPLETE REMOVAL OF GLASS, LOUVERS AND SIDING JULY 16 2020 10:05 AM

SUPPLEMENTAL DEMOLITION TIMELINE AND PHOTO DOCUMENTATION

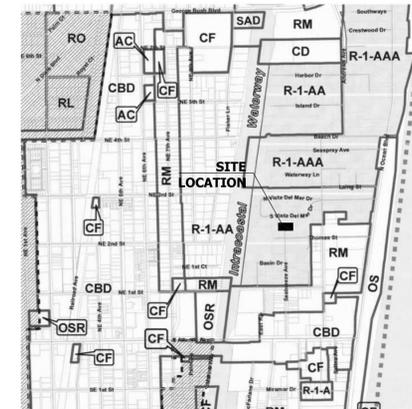
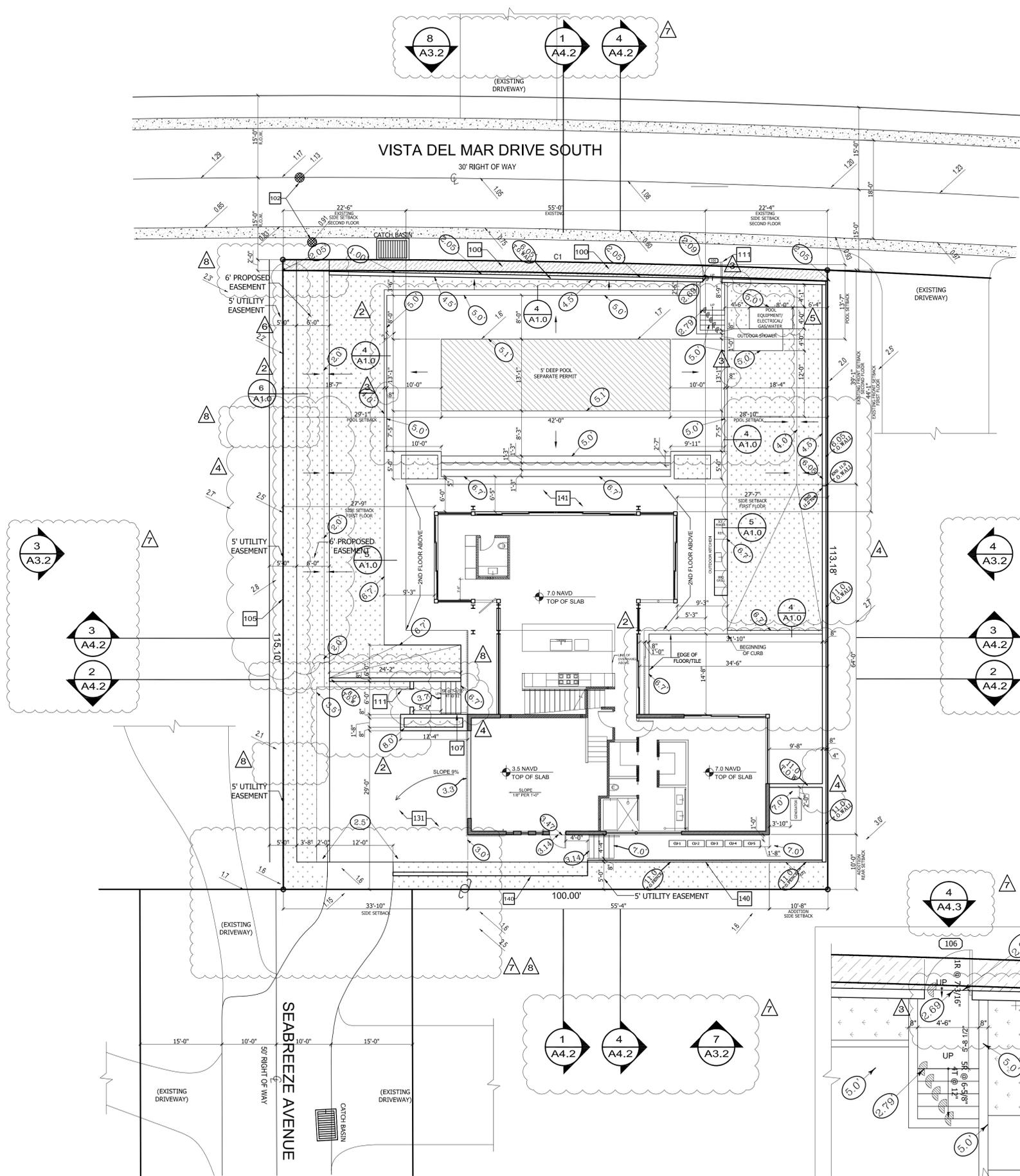
August 5, 2020 Stop Work Order issued by the building department due to the change in elevation and the demolition of more than 25% of the historic structure without HPB approval. Work on the concrete foundation and the existing steel structure repair and preservation were allowed to be completed.



STEEL STRUCTURE AFTER DEMO & ELEV CHANGE AUGUST 24, 2020



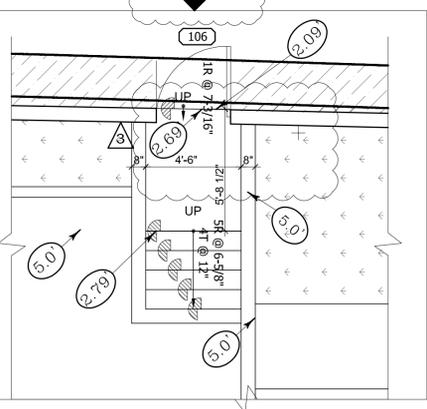
EXISTING STRUCTURE AFTER ELEV CHANGE, DEMO & STEEL PRESERVATION MAY 5, 2021



3 VICINITY MAP  
SCALE: N.T.S.

SITE INFORMATION	
ADDRESS:	212 SEABREEZE AVE DELRAY BEACH, FL 33483
PROJECT DESCRIPTION:	2 STORY SINGLE FAMILY HISTORIC RESIDENCE
LEGAL DESCRIPTION:	LOT 21 AND THE WEST 35 FEET OF LOT 22, DELRAY BEACH ESPLANADE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 18 PAGE 39, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
APPLICABLE CODES	
ZONING DISTRICT:	(R1) SINGLE FAMILY RESIDENCE/R-1-A-A
TYPE OF BUILDING CONSTRUCTION:	TYPE V-B
BUILDING CODE:	FBC - 2017 RESIDENTIAL
ZONING REQUIREMENT	
BUILDING DISPOSITION:	
LOT OCCUPATION	REQUIRED PROVIDED
LOT AREA	9,500 S.F. 11,433 SQFT (0.262 ACRES)
LOT WIDTH	75'-0" 99'-11"
LIVING FLOOR AREA	1,500 S.F. 4,810 S.F.
BUILDING HEIGHT	MAX. 35'-0" 30'-2"
MIN. OPEN SPACE (PERIMETER LANDSCAPING)	25% 3,672 S.F. (32% OF TOTAL SITE AREA)
PARKING SPACES	2 2 (GARAGE)
SITE STATISTICS	
BUILDING AREA:	EXISTING ADDITION TOTAL PROVIDED
FIRST FLOOR A/C	685 1154 1,839 S.F.
SECOND FLOOR A/C	1466 1505 2,971 S.F.
GARAGE/STORAGE A/C	
TOTAL A/C	5308 S.F.
COVERED SPACE	673 S.F.
TOTAL GROSS	5,981 S.F.
BUILDING SETBACK:	
	REQUIRED PROVIDED
FRONT (NORTH - VISTA DEL MAR DR. S) EXISTING 1ST FL	30'-0" 44'-1"
FRONT (NORTH - VISTA DEL MAR DR. S) EXISTING 2ND FL	30'-0" 39'-1"
SIDE (EAST AND WEST) EXISTING 1ST FL	10'-0" 30'-4"(EAST) & 30'-7"(WEST)
SIDE (EAST AND WEST) EXISTING 2ND FL	10'-0" 22'-4"(EAST) & 22'-6"(WEST)
SIDE (EAST AND WEST) ADDITION	10'-0" 10'-8"(EAST) & 33'-10"(WEST)
SIDE (EAST AND WEST) ADDITION CONNECTOR TO EXISTING	10'-0" 34'-2" (EAST) & 33'-7" (WEST)
REAR (SOUTH - SEABREEZE AVE.) ADDITION	10'-0" 10'-0"
POOL SETBACK:	
	REQUIRED PROVIDED
FRONT (NORTH - VISTA DEL MAR DR. S)	25'-0" 13'-7"
FRONT (NORTH - VISTA DEL MAR DR. S)	10'-0" 28'-10"(EAST) & 29'-1"(WEST)
LEGEND	
DESCRIPTION	
61	NOT APPLIED
102	4' HEDGE
	MANHOLES
109	6' HIGH BLACK W/ VINYL FENCE
107	1"X2" SQUARE CORNER ALUM. RAIL W/KYNAR FINISH SILVER
111	EXTERIOR ALUMINUM GATE - SEE 4/A4.3
112	ACO DRAIN BRICKSLOT 100 STAINLESS ACO DRAIN US 800-543-4764
113	CORING
114	GRASS
115	CONCRETE CURB
131	HYDRO PAVERS 4X8 RUNNING BOND PATTERN, COLOR CHARCOAL-004, HYDROPAVERS.CA
140	1X1 ALUMINUM PICKET FENCE - MAX 4" O.C. SEE 5/A4.3
141	NATURAL STONE TBD BY OWNER
NOTE:	
1. MARKERS * 60 * ARE NEW NAVD ELEVATIONS	
2. MARKERS * 50 * ARE EXISTING NAVD ELEVATIONS	
WALL TYPES LEGEND:	
[Symbol]	CONCRETE WALL ON PILING

1 SITE PLAN  
SCALE: 1"=10'-0"



2 STAIR  
SCALE: 1"=1'

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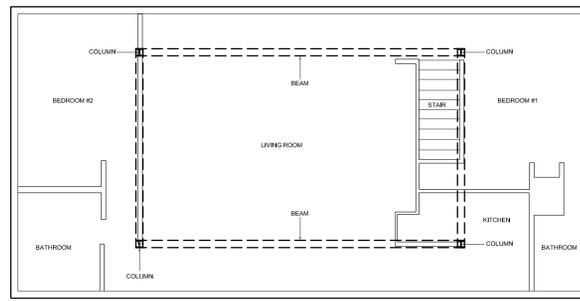
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REVISIONS		
1.	BLDG. DEP.	12.17.19
2.	PER OWNER	4.21.20
3.	PER OWNER	5.14.20
4.	PER OWNER	6.19.20
5.	PER OWNER	10.23.20
6.	PER OWNER	12.23.20
7.	PER OWNER	7.09.21
8.	TAC COMMENT	11.08.21
9.		

A-1.0  
PRINT DATE:  
NOV. 08, 2021

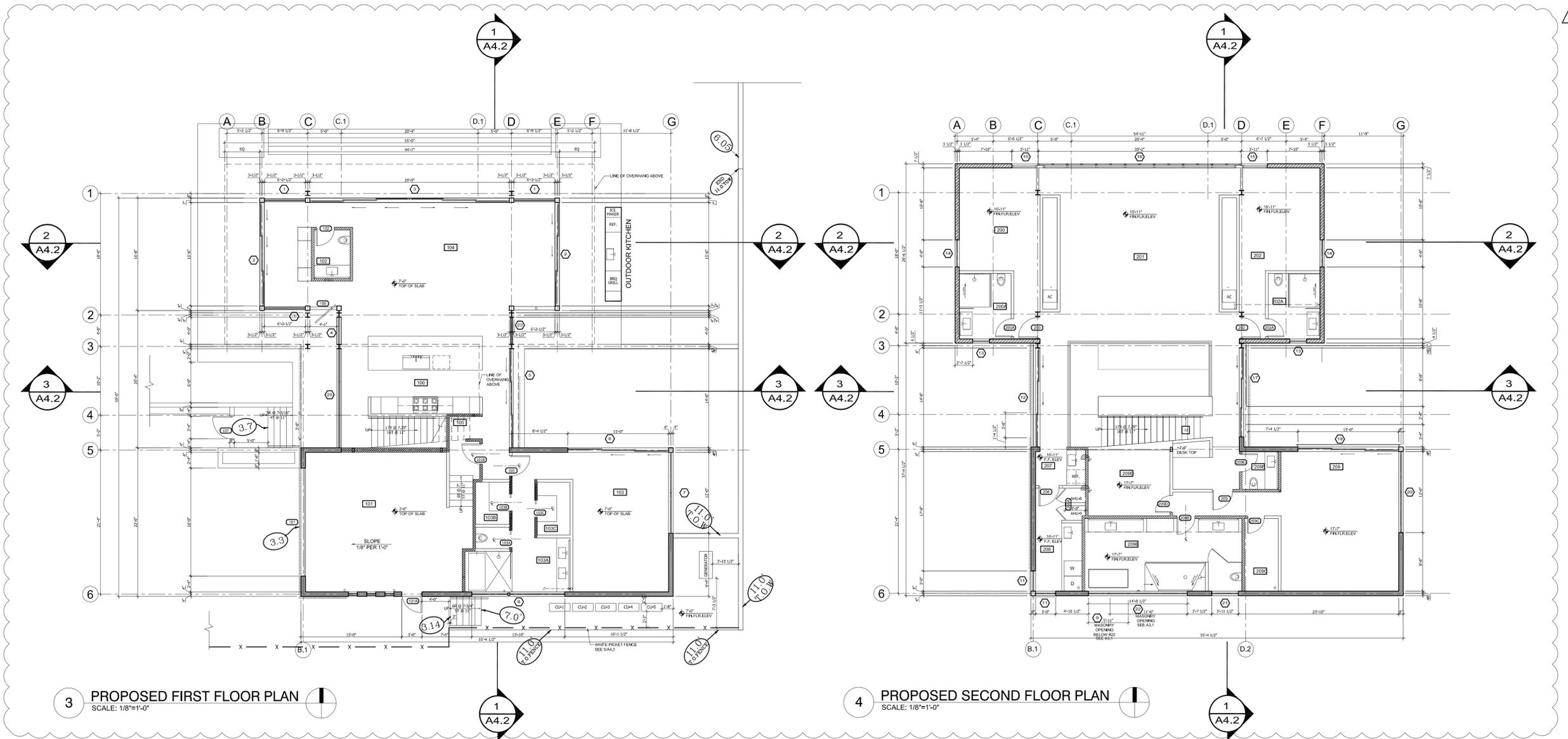


1 EXISTING FIRST FLOOR PLAN  
SCALE: 1/8"=1'-0"



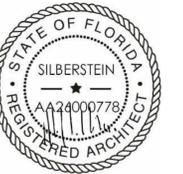
2 EXISTING SECOND FLOOR PLAN  
SCALE: 1/8"=1'-0"

**NOTE**  
SEE A7 FOR ALL EXTERIOR WINDOWS AND DOORS



3 PROPOSED FIRST FLOOR PLAN  
SCALE: 1/8"=1'-0"

4 PROPOSED SECOND FLOOR PLAN  
SCALE: 1/8"=1'-0"

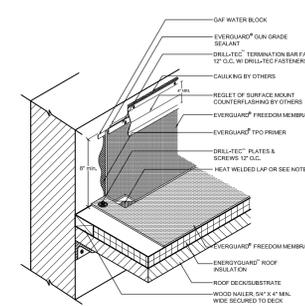
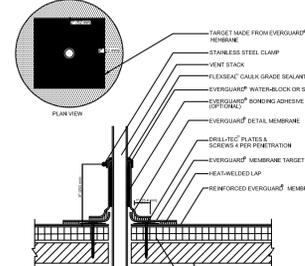
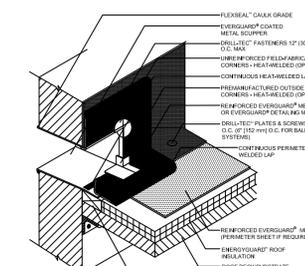
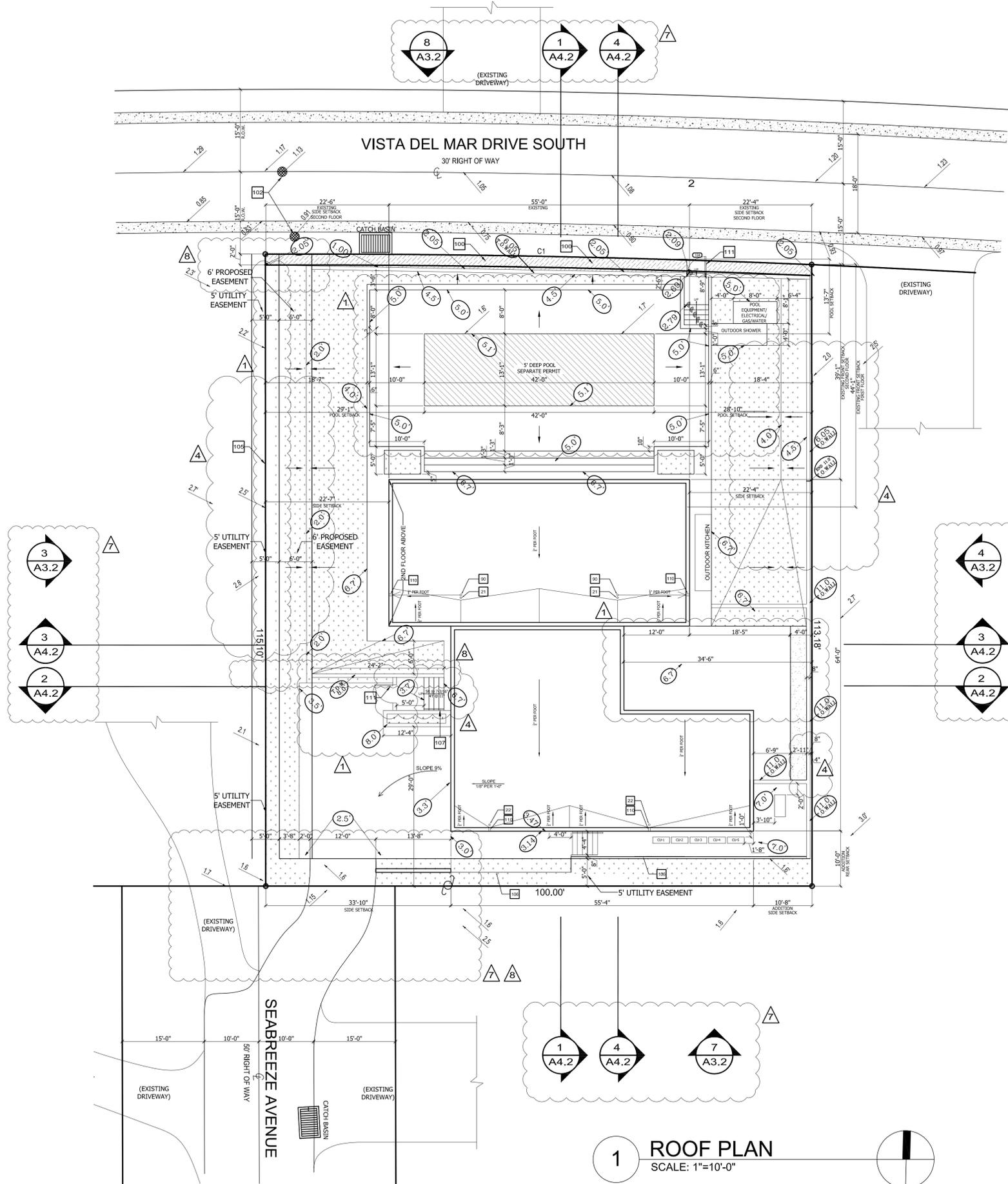


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**LEGEND**

DESCRIPTION
21 3" CAST IRON RAIN WATER LEADER - SEE MEP PLANS
22 3" CAST IRON RAIN WATER LEADER - SEE MEP PLANS
61 NOT APPLIED
90 OVERFLOW ROOF DRAIN TO SCUPPER SEE 2/A1.1
100 4" HEDGE
102 MANHOLES
105 6" HIGH BLACK W/ VINYL FENCE
106 WHITE PICKET FENCE SEE 5/A4.3
107 1"X2" SQUARE CORNER ALUMINUM RAIL W/KYNAR FINISH SILVER
110 OVERFLOW SCUPPER SEE 2/A1.1
111 EXTERIOR ALUMINUM GATE - SEE 4/A4.3

**NOTE:**

1. MARKERS "0.0" ARE NEW NAVD ELEVATIONS
2. MARKERS "1.5" ARE EXISTING NAVD ELEVATIONS
3. ALL PERIMETER WALLS ARE MASONRY WITH FLOAT FINISH STUCCO, WHITE, TYP.

**GAF Tapered Design Group**  
email: tdg@gaf.com

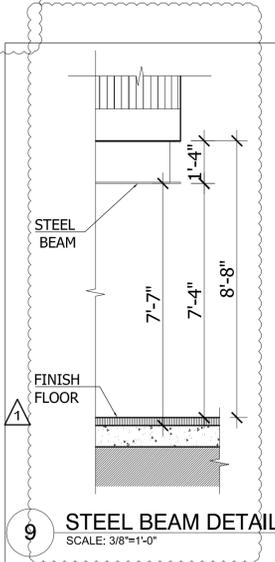
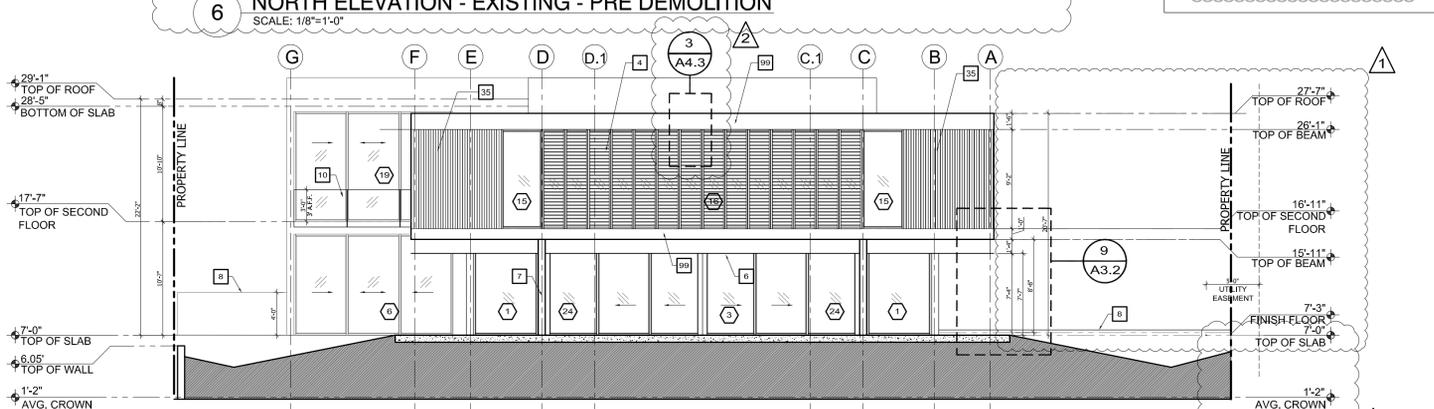
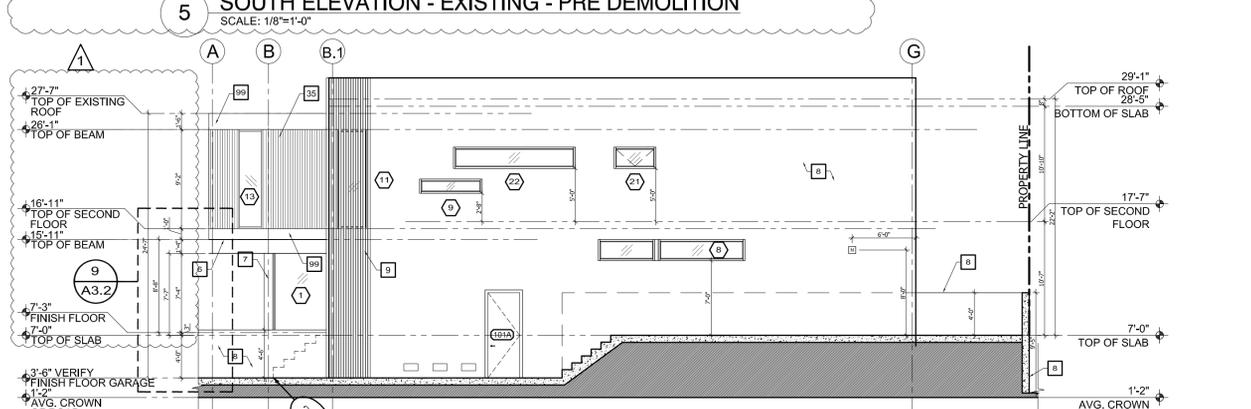
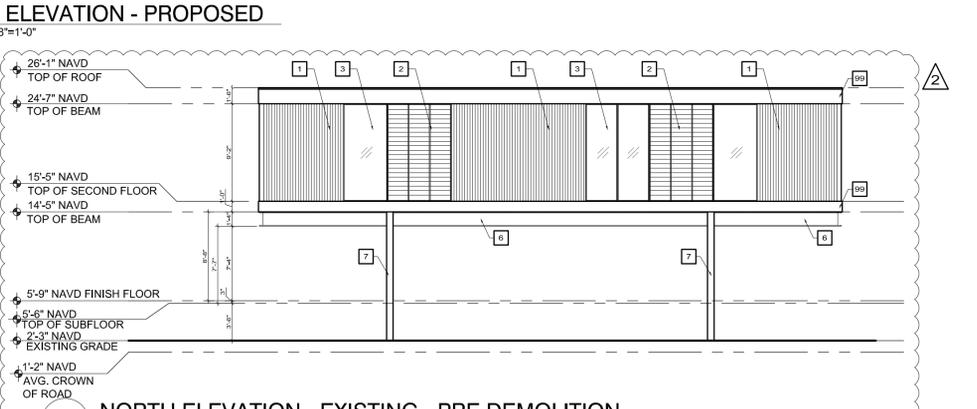
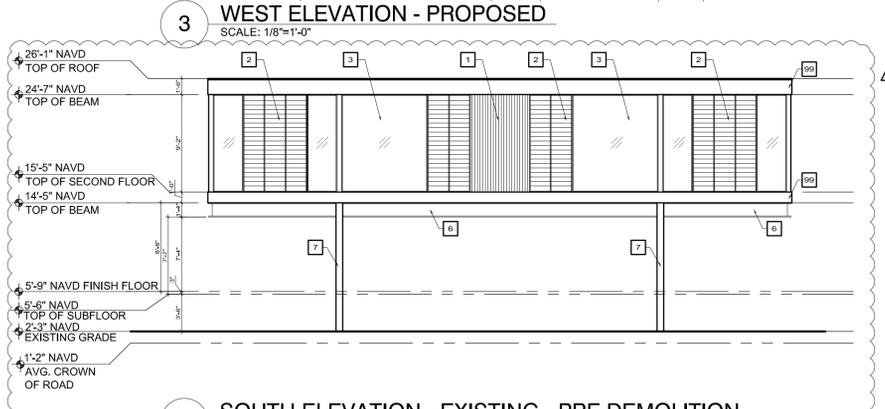
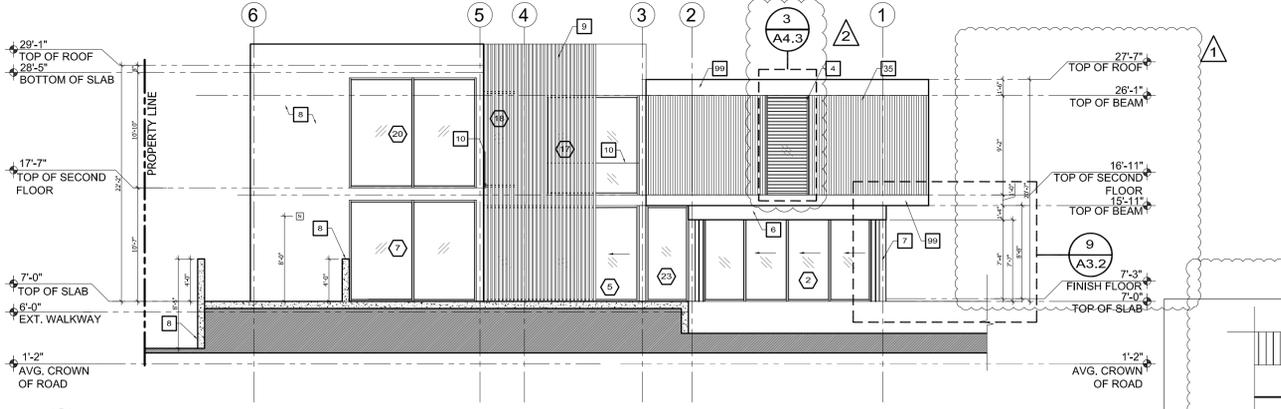
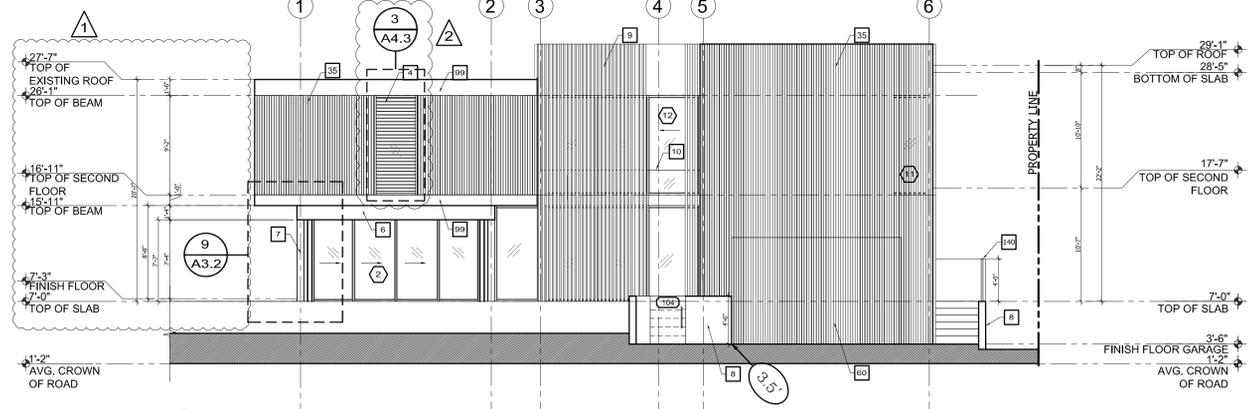
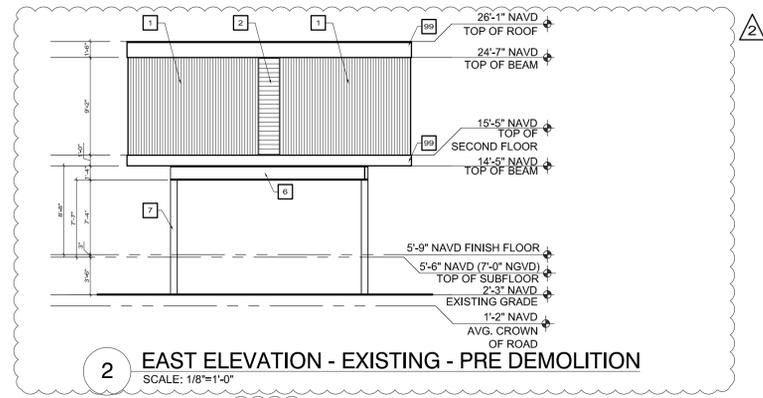
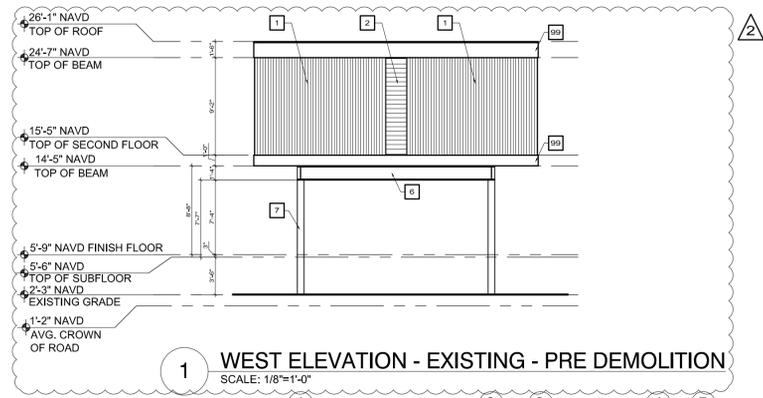
**G19DB-7484R2-212-SEABREEZE-AVE**

**5 TAPERED ROOF SHOP DRAWING**  
SCALE: N.T.S.

Submitted Drawing  
Drawing Size: 11" x 17"  
Scale: NOT TO SCALE

Tapered Design Concept - Quote Based on Provided Drawing and Dimensions

Quote based on design shown here. IMPORTANT - As a provider of materials and services only, GAF Materials will not assume responsibility for quantities due to errors on submitted plans, drawings or differences in field conditions. Contractor shall verify all field locations, perimeter dimensions, materials and R-values. Contractor is responsible for verifying the quote to ensure that it meets job specifications. All shop drawings must be approved prior to installation or shipment of materials.



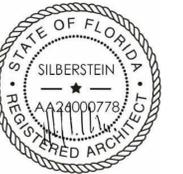
**NOTE**

- ALL ELEVATIONS ARE BASED ON NAVD
- SEE A-7 FOR ALL WINDOWS AND DOORS

**LEGEND**

DESCRIPTION		
1 T-11 SIDING	7 STEEL COLUMN - PAINTED CHARCOAL	35 NEW HARDWOOD GROOVED SIDING TO MATCH DIMENSIONAL SIZE AS EXISTING 11-11 PAINTED SILVER
2 REMOVE NON CONFORMING OPERABLE WINDOWS AND LOUVERS	8 MASONRY WALL WITH FLOAT FINISH STUCCO, PAINTED SUPER WHITE	60 FLUSH MOUNT GARAGE DOOR, DOOR FINISH IS ON SAME PLANE AS WALL FINISH, PER SUPERSNEAKY GARAGE DOOR ASSEMBLY 561-750-4956 OR EQUAL - COLOR SILVER
3 FIXED GLASS	9 SAPELE WOOD LOUVERS 3X3 SPACED 3" APART PAINTED COLOR SILVER	99 2X PAINTED WOOD - COLOR SILVER
4 NEW ALUMINUM LOUVERS, 1-3/4"x1-3/4" FRAME WITH 1-3/4"x3" HORIZONTAL BLADES, HINGED AT THE TOP - PAINTED SILVER PAINT SEE 3/A4.3	10 TAPER-LOC® SYSTEM DRY-GLAZE LAMINATED TEMPERED GLASS RAIL SYSTEM 19/16" (21.52mm) LAMINATED GLASS - L215 and 98L21 BASE SANGES BY CR LAURENCE CO.-300-421-6144 - BASE FINISHED WITH BREAK METAL - SEE SHOP DRAWINGS	140 1X1 ALUMINUM PICKET FENCE - MAX 4" O.C. COLOR WHITE, SEE 5/A4.3
6 STEEL BEAM - PAINTED CHARCOAL		

**SILBERSTEIN ARCHITECTURE**  
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js@silbersteinarchitect.com or studio@silbersteinarchitect.com



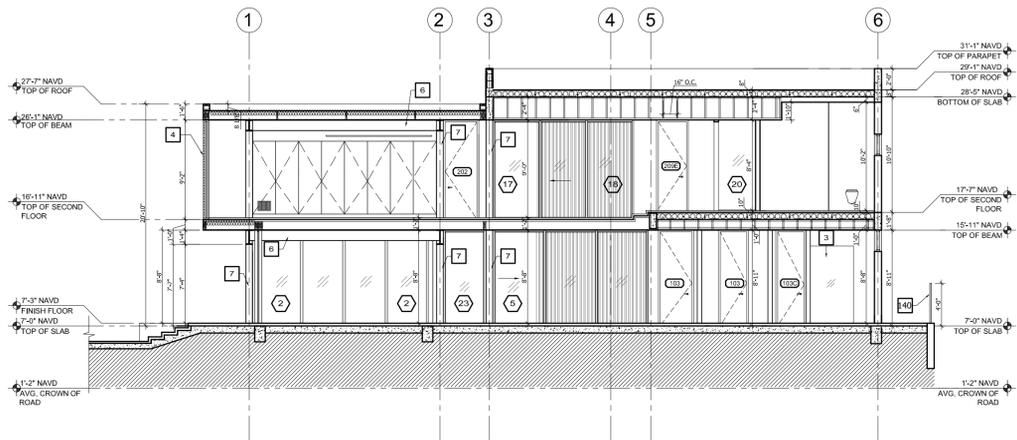
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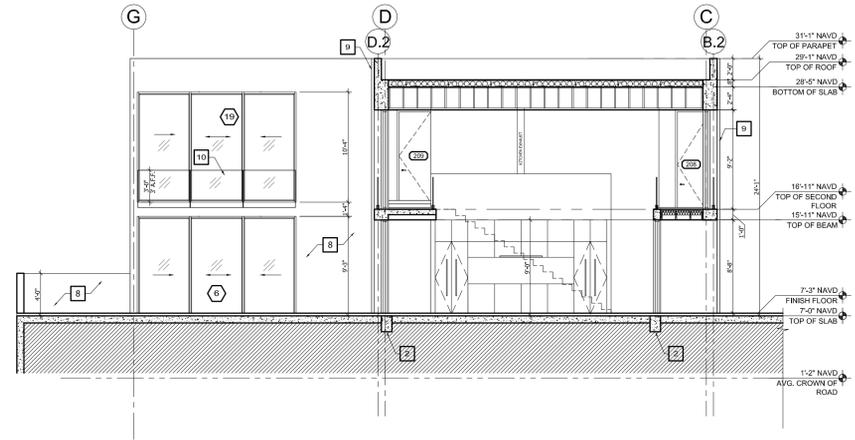
**REVISIONS**

NO.	DESCRIPTION	DATE
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2	PER OWNER	7.09.21
3		
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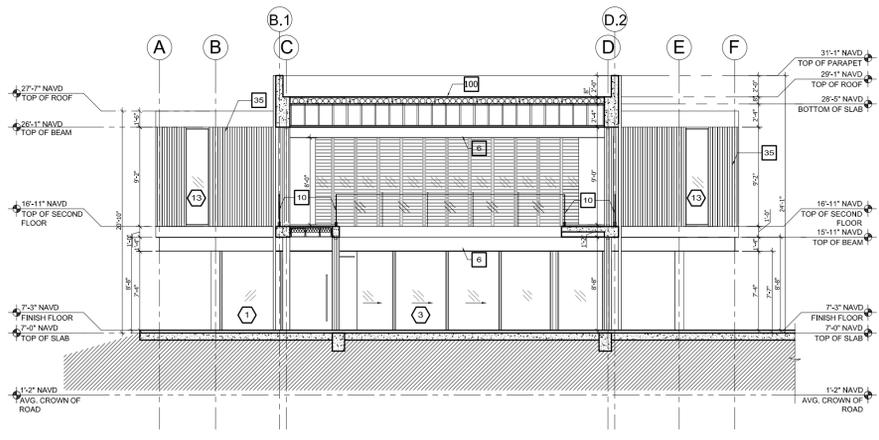
**A-3.2**  
PRINT DATE:  
JUL. 09, 2021



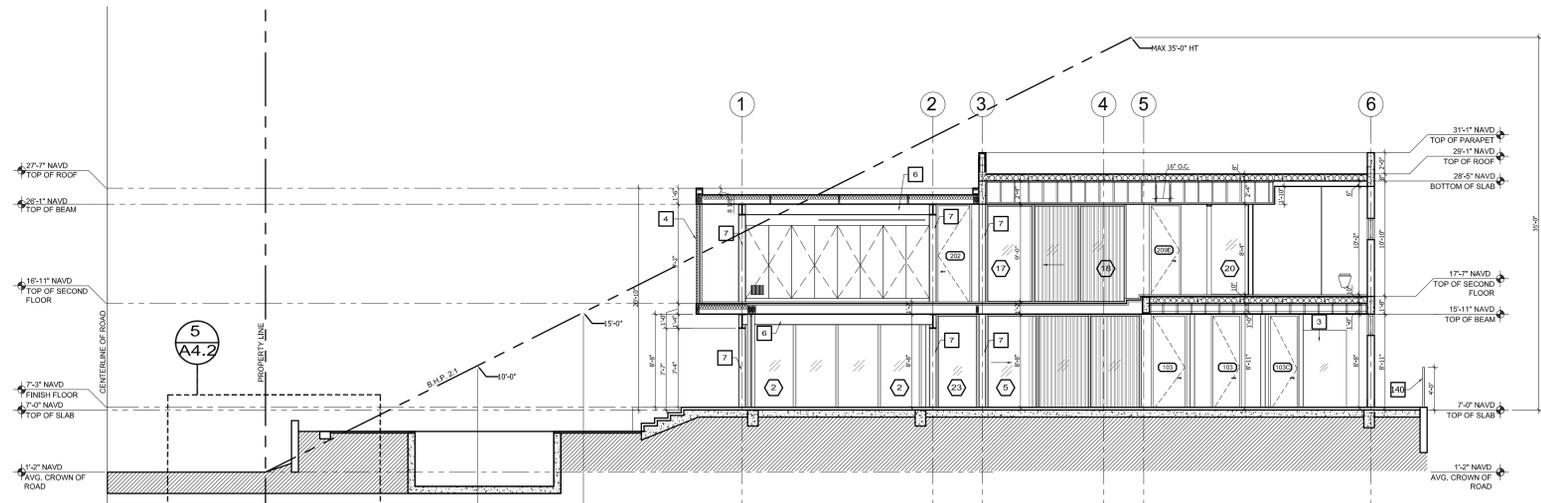
1 SECTION  
SCALE: 1/8"=1'-0"



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

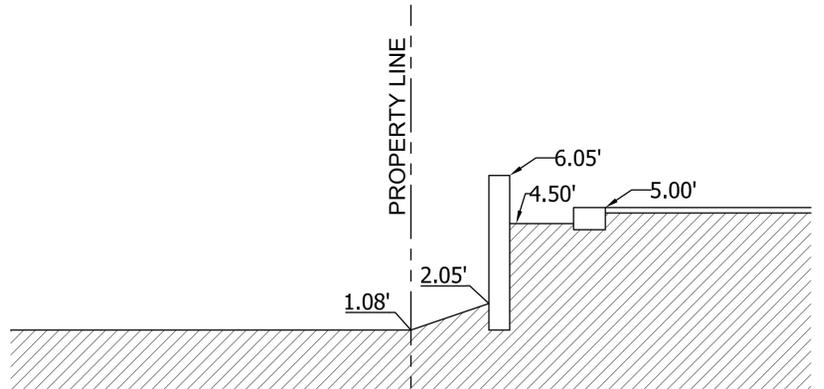


3 SECTION  
SCALE: 1/8"=1'-0"

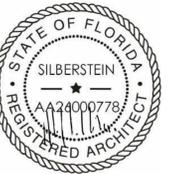


4 B.H.P. SECTION - EXPANDED SECTION  
SCALE: 1/8"=1'-0"

LEGEND			
DESCRIPTION			
1	T-111 SIDING	7	STEEL COLUMN - PAINTED CHARCOAL
2	JALOUSIE WINDOWS	8	MASONRY WALL WITH FLOAT FINISH STUCCO, PAINTED SUPER WHITE
3	FIXED GLASS	9	SAPLE WOOD LOUVERS 3X3 SPACED 3" APART PAINTED COLOR SILVER
4	NEW ALUMINUM LOUVERS, 1-3/4"x1-3/4" FRAME WITH 1-3/4"x2" HORIZONTAL BLADES, HINGED AT THE TOP - PAINTED SILVER PAINT SEE 3/A4.3	10	TAPER-LOC® SYSTEM DRY-GLAZE LAMINATED TEMPERED GLASS RAIL SYSTEM 13/16" (21.52mm) LAMINATED GLASS - L215 and 98L21 BASE SHOES BY CR LAURENCE CO.-800-421-6144 - BASE FINISHED WITH BREAK METAL - SEE SHOP DRAWINGS
5	STEEL BEAM - PAINTED CHARCOAL	35	NEW HARD WOOD GROOVED SIDING TO MATCH DIMENSIONAL SIZE AS EXISTING T1-11 PAINTED SILVER
		60	FLUSH MOUNT GARAGE DOOR, DOOR FINISH IS ON SAME PLANE AS WALL FINISH PER SUPERSNEAKY GARAGE DOOR ASSEMBLY 561-730-4956 OR EQUAL - COLOR SILVER
		99	2X PAINTED WOOD - COLOR SILVER
		140	1X1 ALUMINUM PICKET FENCE - MAX 4" O.C. COLOR WHITE, SEE 5/A4.3

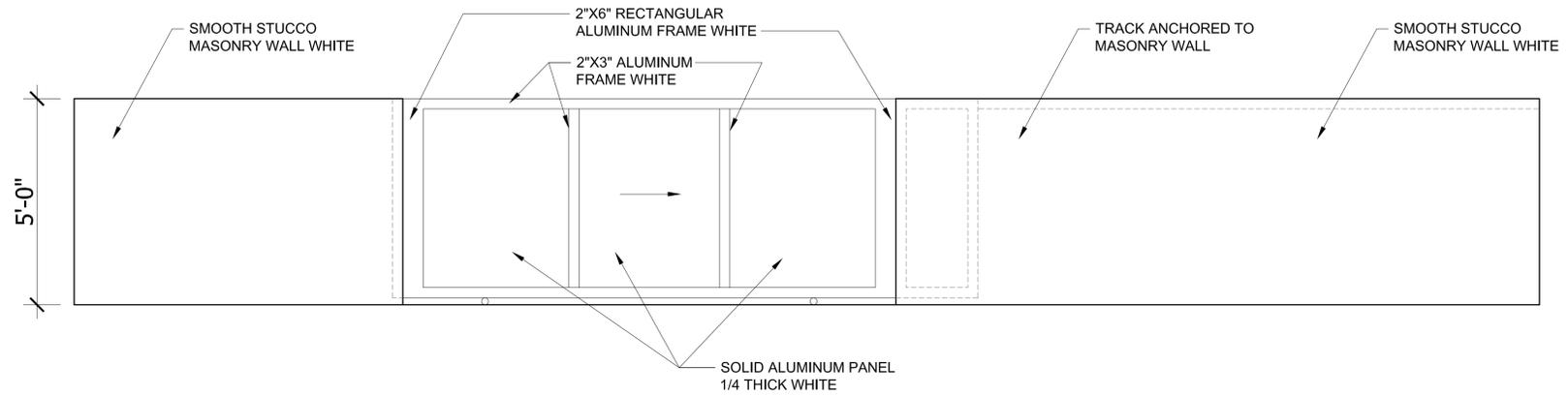


5 DTL: FRONT WALL ALONG VISTA DEL MAR  
SCALE: 3/8"=1'-0"

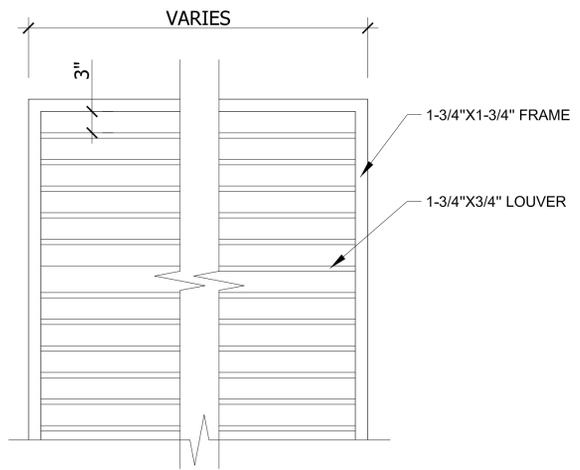


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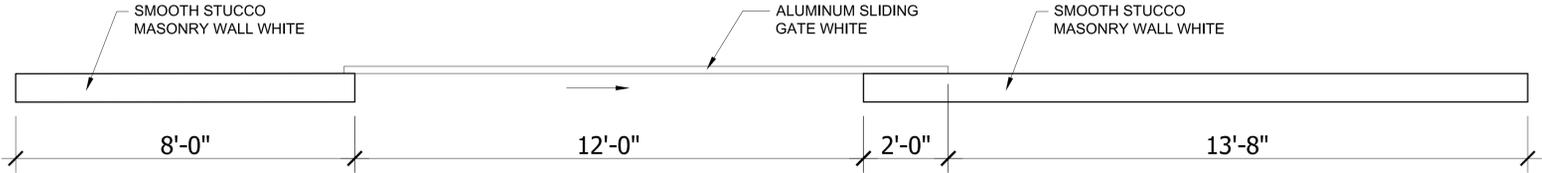
REVISIONS	
1.	PER OWNER 7.09.21
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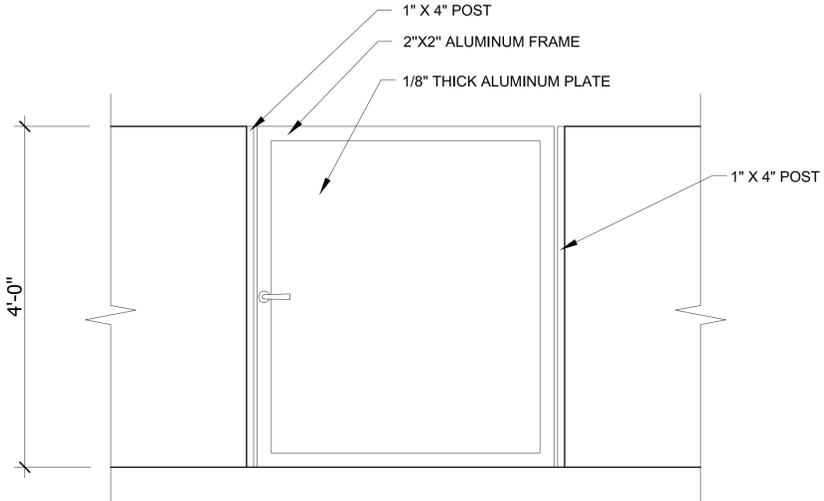
**1 PERIMETER WALL & SLIDING GATE ELEVATION**  
SCALE: 1/2"=1'-0"



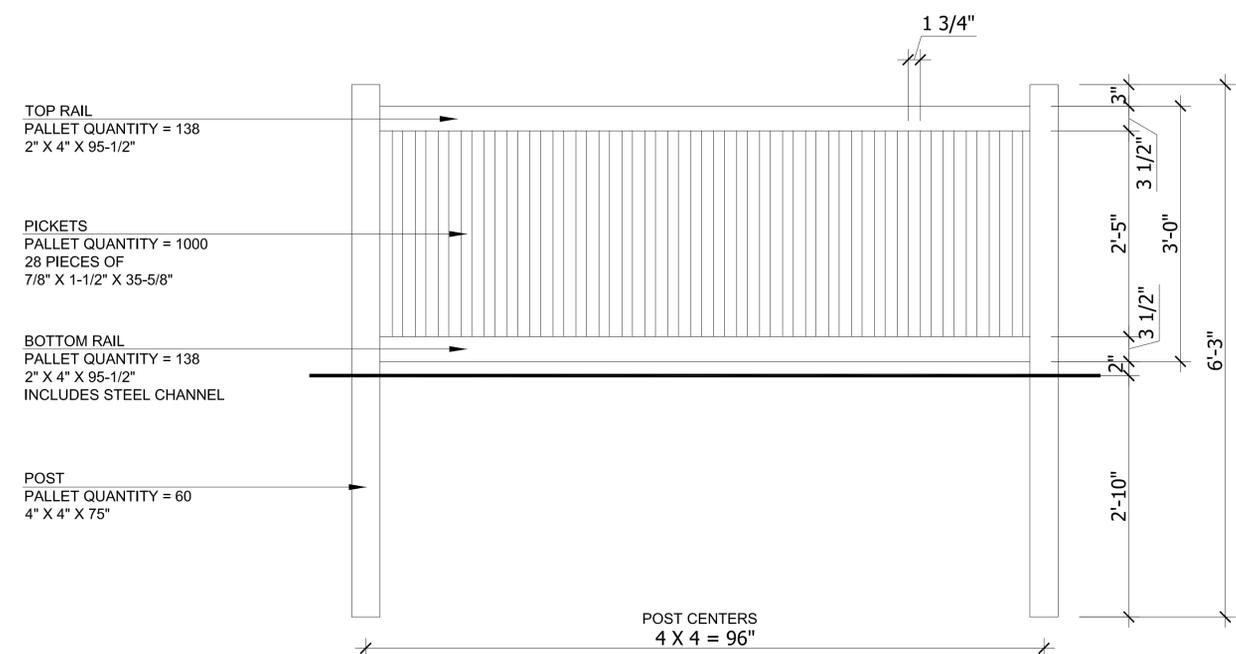
**3 ELEVATION ALUMINUM LOUVERS - SILVER**  
SCALE: 1"=1'-0"



**2 PERIMETER WALL & SLIDING GATE PLAN**  
SCALE: 1/2"=1'-0"



**4 ELEVATION GATE WHITE**  
SCALE: 1"=1'-0"



**5 PICKET FENCE ELEVATION**  
SCALE: 1"=1'-0"



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**A-4.3**  
PRINT DATE:  
JUL. 09, 2021

**ROOM FINISH SCHEDULE**

- NUMBER	ROOM	FLOOR		CEILING		WALLS		REMARKS
		FLOOR	BASE	MATERIAL	HEIGHT (FROM TOP FINISH FLOOR)			
100	KITCHEN	STONE	DTL 2 A7.0	5/8 DRYWALL	SEE PLANS	5/8 DRYWALL		
101	GARAGE	-						
102	POWDER ROOM	STONE						
103	BEDROOM #1							
103A	CLOSET #1							
103B	CLOSET #2							
104	LIVING ROOM							
105	CLOSET							
200	BEDROOM #2	WOOD						
200A	BATHROOM #2							
200B	CLOSET #2							
201	LIVING ROOM							
202	BEDROOM #3							
202A	BATHROOM #3							
202B	CLOSET #3							
203	A/C	-						
205	A/C	-						
207	PANTRY	WOOD						
208	LAUNDRY							
209	MASTER BEDROOM							
209A	HIS BATHROOM							
209B	HER BATHROOM							
209C	HIS CLOSET							
209D	HER CLOSET							
209E	POWDER ROOM							
209F	LINEN CLOSET							

1

2

**LEGEND** NOTE: SEE PAINT NOTES FOR ALL FINISHES TYP.

<b>BASE FINISHES</b>
SEE DETAIL 2/A7.0
<b>CEILING FINISHES</b>
C-1: 5/8" GYPSUM WALL BOARD, PAINTED - SEE PAINT NOTES, LEVEL 5 FINISH
<b>WALL FINISHES</b>
W-1: 5/8" GYPSUM WALLBOARD, PAINTED - SEE PAINT NOTES, LEVEL 4 FINISH FOR ALL ROOMS EXCEPT LEVEL 5 IN ROOM 101
<b>DOOR TYPES</b>
1. LDF, FLUSH
2. COMMERCIAL GRADE 2" DENSE FOAM INJECTED AMARR COMMERCIAL LIFT MASTER W/SSOW, CHAIN DRIVEN, REAR MOUNT SPRINGS SOLID SPLIT SHAFT WITH COUPLER SPRING SUPPORT HEAVY DUTY COMMERCIAL GRADE UL APPROVED, SUPERSNEAKY FLUSH MOUNT INSTALLATION KIT.

2

**EXTERIOR GLAZING SCHEDULE**

ALL GLAZING: CLEAR LAMINATED IMPACT GLASS - SOLARBAN 60

(SYM)	OPENING		WINDOW TYPE	MANUFACTURER	FRAME	FINISH	DETAILS	REMARKS
	WIDTH	HEIGHT						
1	6'-2 1/2"	8'-8"	FIXED	ALDORA	ALUM.	DARK CHARCOAL	A6.0/A6.1	
2	15'-6"	8'-8"	FIXED/SLIDERS (3)	FLEETWOOD				
3	29'-9"	8'-8"	SLIDERS	FLEETWOOD				SERIES 3070-HI
4	4'-0"	8'-8"	FIXED	ALDORA				
5	14'-8"	8'-8"	FIXED/SLIDERS (2)	FLEETWOOD				
6	15'-0"	9'-0"	FIXED/SLIDERS (3)	FLEETWOOD				
7	12'-0"	9'-0"	FIXED	ALDORA				
8	13'-10 1/2"	2'-0"	ALDORA	ALDORA				SEE STR. FOR COLUMN
9	5'-11"	1'-4"	FIXED	ALDORA				
11	3'-0"	9'-0"	CASEMENT	SIW				OPEN TO INTERIOR
12	14'-8"	9'-0"	FIXED/SLIDERS (2)	FLEETWOOD				FIXED LOUVERS IN FRONT
13	2'-6"	9'-0"	FIXED	ALDORA				
14	4'-0"	9'-0"	FIXED/CASEMENT	SIW				
15	3'-11"	9'-0"	FIXED	ALDORA				FIXED LOUVER IN FRONT
16	30'-2"	9'-0"	FIXED	ALDORA				HINGED LOUVER IN FRONT
17	13'-4"	9'-0"	FIXED/SLIDERS (2)	FLEETWOOD				FIXED LOUVERS IN FRONT
19	15'-0"	10'-2"	FIXED/SLIDERS (3)	FLEETWOOD				GLASS RAIL IN FRONT
20	12'-0"	10'-2"	FIXED	ALDORA				
21	3'-11 1/2"	2'-0"	AWNING	SIW				
22	11'-6"	2'-0"	FIXED	ALDORA				
23	4'-0"	8'-8"	FIXED	ALDORA				
25	14'-8"	8'-8"	FIXED	ALDORA				

**INTERIOR DOOR SCHEDULE**

(SYM)	NOMINAL SIZE VERIFY		DOOR TYPE	DOOR	FINISH	THK.	HARDWARE GROUP	DETAIL(S)	REMARKS
	WIDTH	HEIGHT							
100	4'-1"	8'-0"	PIVOT	GLASS	ALUM	1 3/4"	-	-	SIW PIVOT IMPACT

- NOTES:  
 1. SUBMIT SHOP DRAWINGS FOR ARCHITECT'S APPROVAL  
 2. SEE ELEVATION DRAWINGS FOR MULLION LOCATIONS

**INTERIOR DOOR SCHEDULE** \*HEIGHT IS FROM TOP OF SLAB

(SYM)	NOMINAL SIZE VERIFY		DOOR TYPE	DOOR	FINISH	THK.	HARDWARE GROUP	DETAIL(S)	REMARKS
	WIDTH	HEIGHT							
101	16'-0"	9'-0"	FLUSH	WOOD	PAINT	1 3/4"	-	-	SUPERSNEAKY FLUSH MOUNT GARAGE DOOR SUPERSNEAKY.COM, 519-750-4956
101A	3'-0"	8'-0"	-	FIBERG.		1 3/4"	-	-	FIBERGLASS EXTERIOR IMPACT DOOR
101B	3'-0"	8'-9"	-	LDF		1 3/4"	-	-	
102	2'-8"	8'-9"	-	-		-	-	-	BY CARPENTER
103	3'-0"	8'-9"	-	LDF		1 3/4"	-	-	
103A	2'-6"	8'-9"	-	LDF		1 3/4"	-	-	
103B	2'-6"	8'-9"	-	LDF		1 3/4"	-	-	POCKET DOOR ASSEMBLY BY HAFELE, HAWA JUNIOR 40-80 TRACK RECESSED IN CEILING
103C	2'-6"	8'-9"	-	LDF		1 3/4"	-	-	
106	3'-3"	4'-0"	-	ALUM.	POWDER COAT	1 3/4"	-	3/A7.0	ALUMINUM EXTERIOR GATE - WHITE
107	3'-3"	4'-6"	-	ALUM.	POWDER COAT	1 3/4"	-	3/A7.0	ALUMINUM EXTERIOR GATE - WHITE
200	3'-0"	9'-0"	-	LDF	PAINT	1 3/4"	-	-	
200A	2'-8"	9'-0"	-	LDF		1 3/4"	-	-	
202	3'-0"	9'-0"	-	LDF		1 3/4"	-	-	
202A	2'-8"	9'-0"	-	LDF		1 3/4"	-	-	
208	3'-0"	9'-0"	-	LDF		1 3/4"	-	-	PROVIDE 10"X10" GRILL ABOVE DOOR
208A	2'-1"	9'-0"	-	LDF		1 3/4"	-	-	2 DOORS FOR AC CLOSET
209	3'-0"	8'-4"	-	LDF		1 3/4"	-	-	
209B	2'-8"	8'-4"	-	LDF		1 3/4"	-	-	
209C	2'-6"	8'-4"	-	LDF		1 3/4"	-	-	
209D	2'-6"	8'-4"	-	LDF		1 3/4"	-	-	
209E	2'-8"	8'-4"	-	LDF		1 3/4"	-	-	

**PAINT NOTES**

**INTERIOR AND EXTERIOR SUBSTRATE PREPARATION**

APPROXIMATELY 90% OF ALL PAINT FAILURES CAN BE DIRECTLY ATTRIBUTED TO IMPROPER SURFACE PREPARATION. STRICTLY FOLLOWING ALL SURFACE PREPARATION INSTRUCTIONS ON ALL SURFACES IS ESSENTIAL TO ACHIEVE MAXIMUM BENEFITS OF THE COATINGS TO BE USED

**A. DRYWALL (WALLS AND CEILINGS)**

- Cracks, holes and blemished areas are to be filled and sanded flush with adjacent surfaces and then spot primed with Benjamin Moore's Fresh Start #024
- Ceilings or walls are to be primed with Benjamin Moore's Fresh Start Primer.
- Finish all drywall surfaces using Benjamin Moore's Regal Select Interior Flat #547 Line.
- Finish all drywall ceilings using Benjamin Moore's #508 Waterborne Ceiling Paint

**B. INTERIOR WOOD SURFACES TO BE PAINTED**

- Surfaces must be clean and free of wax, grease and water-soluble materials.
- Blemished areas to be filled and sanded flush with adjacent surfaces and then spot primed with Benjamin Moore's Fresh Start Primer #024.
- Finish all interior wood doors and trim to be finished using Benjamin Moore's Advance Waterborn Interior Alkyd Satin Finish #792

**C. EXTERIOR MASONRY AND WOOD SUBSTRATES**

- All masonry surfaces must be thoroughly brushed with a stiff fiber brush to remove loose particles.
- Form release agents are to be removed with appropriate solvents and lallance deposits must be thoroughly removed by hand wire brushing, or other appropriate means.
- Surfaces are to be dry and free of greasy residue. Surfaces should be thoroughly washed with strong detergent (Benjamin Moore's M63 Oil and Grease Emulsifier) to remove all grease, oil, and soap residue.
- Prime all new masonry with Benjamin Moore's Masonry Conditioner #608 Line.
- Prime new wood using Benjamin Moore's Fresh Start #024
- Finish all exterior masonry and wood using Benjamin Moore's Regal Select N400 Flat or Benjamin Moore's Regal Select N401 Low Lustre, depending on the owner's decision.

**D. EXTERIOR METAL SURFACES TO BE PAINTED**

- Surfaces to be painted shall be cleaned with an appropriate solvent or detergent solution to remove all traces of dirt, dust, grime, and oily residues prior to application of the specified coatings in accordance with SSPC-SP-1-63 "Solvent Cleaning".
- Loose, peeling, blistering and flaking paint and rust shall be removed by wire brush, scraping, or sanding. Surfaces with a hard shiny finish should be dulled by sandpaper or other abrasive methods to insure adhesion of succeeding coats
- Glossy surfaces should be dulled by sanding.
- To the properly prepared surface prime using Benjamin Moore's Corotech V110 Acrylic Metal Primer
- Finish all exterior metal surfaces using Benjamin Moore's Regal Select N400 Flat or Benjamin Moore's Regal Select N401 Low Lustre, depending on the owner's decision.

**COATINGS SCHEDULE**

**A. INTERIOR WALLS AND CEILINGS**

- Prime Coat - One Coat Benjamin Moore's Fresh Start Primer #024
- Finish Coat Walls - Two Coats of Benjamin Moore's Regal Select Interior Flat #547 Line.
- Finish Coat Ceilings - Two Coats of Benjamin Moore's #508 Waterborne Ceiling Paint

**B. INTERIOR DOORS AND TRIM**

- Prime Coat - One Coats Benjamin Moore's Fresh Start Primer #024.
- Finish Coat - Two Coats Benjamin Moore's Advance Waterborne Interior Alkyd Satin Finish #792

**C. EXTERIOR MASONRY SURFACES**

- Prime Coat - One Coat Benjamin Moore's Masonry Conditioner #608
- Finish Coat - Two Coats Benjamin Moore's Regal Select N400 Flat or Benjamin Moore's Regal Select N401 Low Lustre, depending on the owner's decision.

**D. EXTERIOR WOOD SURFACES**

- Prime Coat - One Coat Benjamin Moore's Fresh Start #094
- Finish Coat - Two Coats Benjamin Moore's Regal Select N400 Flat or Benjamin Moore's Regal Select N401 Low Lustre, depending on the owner's decision

**E. EXTERIOR METAL SURFACES**

- Prime Coat - One Coat Benjamin Moore's Corotech V110 Acrylic Metal Primer
- Finish Coat - Two Coats Benjamin Moore's Regal Select N400 Flat or Benjamin Moore's Regal Select N401 Low Lustre, depending on the owner's decision

**GALVANIZED STEEL COATING SYSTEM SHORT FORM SYSTEM RECOMMENDATION**

**SURFACE PREPARATION:**

PRIOR TO MECHANICAL CLEANING, ALL SURFACES SHOULD BE CLEANED WITH CARBOLINE SURFACE CLEANER 3 TO REMOVE ALL DIRT, DUST, OIL, GREASE AND OTHER SOLUBLE CONTAMINATES IN ACCORDANCE WITH SSPC-SP1 SOLVENT CLEANING. FOLLOW WITH A FRESH WATER RINSE OF ALL SURFACES TO BE PREPARED. LIGHTLY SAND ALL GALVANIZED SURFACES TO PROVIDE AN ANCHOR PROFILE FOR BETTER ADHESION CHARACTERISTICS USING 60-80 GRIT SAND PAPER.

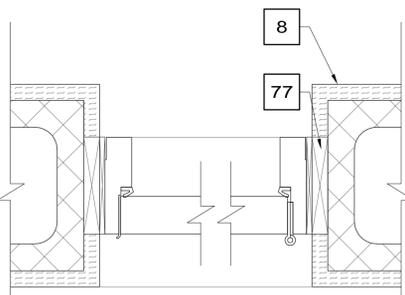
**COATING SYSTEM:**

PRIMER: APPLY A FULL COAT OF GALOSEAL WB AT 0.5-1.0 MILS DFT TO ALL PREPARED SURFACES

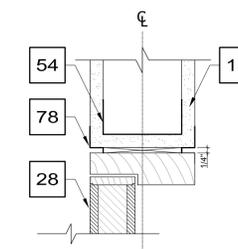
FINISH: APPLY A FULL COAT OF CARBOTHANE 133 HB AT 3.0-5.0 MILS DFT TO ALL PRIMED SURFACES

SEE ELEVATION LEGEND FOR COLOR OF MATERIALS

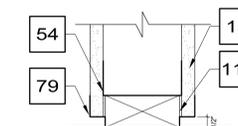
3



3 EXTERIOR GATE SCALE: 3"=1'-0"



1 TYPICAL DOOR JAMB DETAIL SCALE: 3"=1'-0"



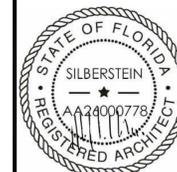
2 TYPICAL WALL BASE DETAIL SCALE: 3"=1'-0"

**LEGEND**

DESCRIPTION
8 MASONRY WALL WITH FLOAT FINISH STUCCO, PAINTED SUPER WHITE
15 5/8" DRYWALL
28 LDF FLUSH DOOR, SEE A7.0
54 3 5/8" 20 GA. METAL STUD
77 1X BUCK
78 FRY REGLET DRM2 625-25 BLACK
79 FRY REGLET DRM2 625-50 BLACK - REVEAL BASE WITH 1/2" REVEAL HEIGHT - CUT AS REQUIRED
119 2"X4" WOOD SOLE PLATE

**GENERAL NOTES:**

- DO NOT SCALE DRAWING
- ALL DIMENSIONS ARE FINISHED
- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING IF THERE ARE ANY DISCREPANCIES IN THE PLANS
- THE CONTRACTOR SHALL BE THOROUGHLY FAMILIAR WITH ALL ASPECTS OF THE PROJECT



212 SEABREEZE AVE  
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 DELRAY BEACH, FL 33483

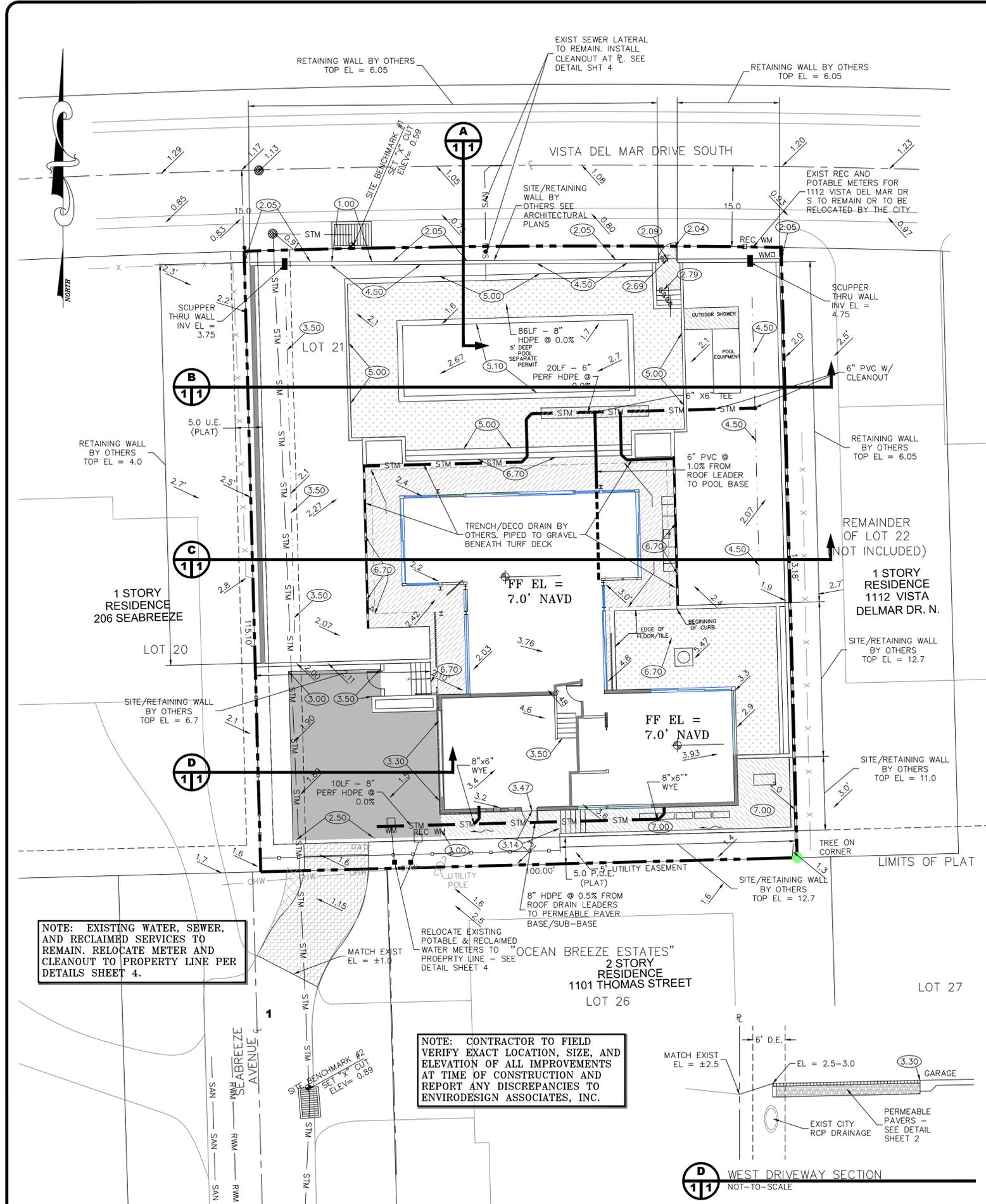
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REVISIONS		
1	BLDG. DEP.	12.17.19
2	PER OWNER	10.14.20
3	PER OWNER	7.09.21
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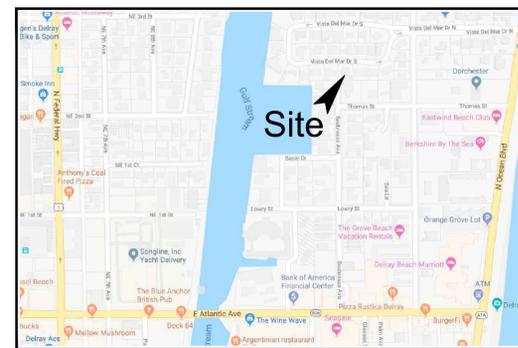
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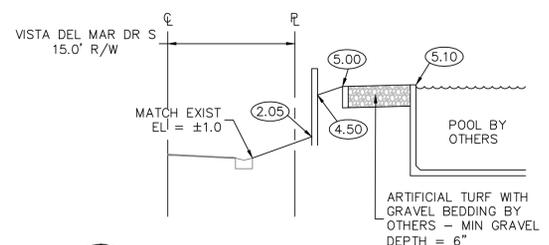


**LEGEND:**

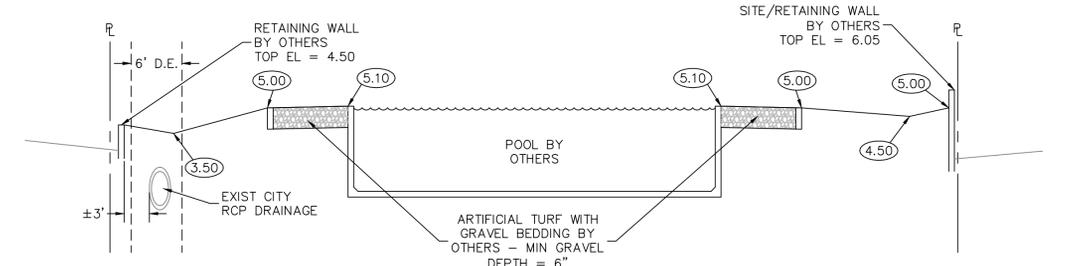
- PROPERTY LINE
- SECTION IDENTIFIER
- PLAN PAGE
- DETAIL PAGE
- PROPOSED ELEVATION
- DIRECTION OF FLOW
- EXISTING ELEVATION
- DENOTES AREA OF PROPOSED 6" GRAVEL STORAGE BENEATH ARTIFICIAL TURF
- DENOTES AREA OF PROPOSED BRICK PAVERS SEE DETAIL SHEET 2 - SEE LANDSCAPE PLANS FOR PATTERN
- DENOTES AREA OF PROPOSED PERMEABLE BRICK PAVERS SEE DETAIL SHEET 2
- DENOTES AREA OF HARDSCAPE BY OTHERS - SEE LANDSCAPE PLANS FOR SPECIFICATIONS
- PROPOSED WATER METER
- PROPOSED WATER METER WITH BACKFLOW PREVENTER
- EXISTING MANHOLE
- SANITARY SEWER CLEANOUT
- SINGLE SANITARY SERVICE WITH CLEANOUT
- EXISTING MANHOLE RIM ELEVATION INV EL & DIRECTION INV EL & DIRECTION



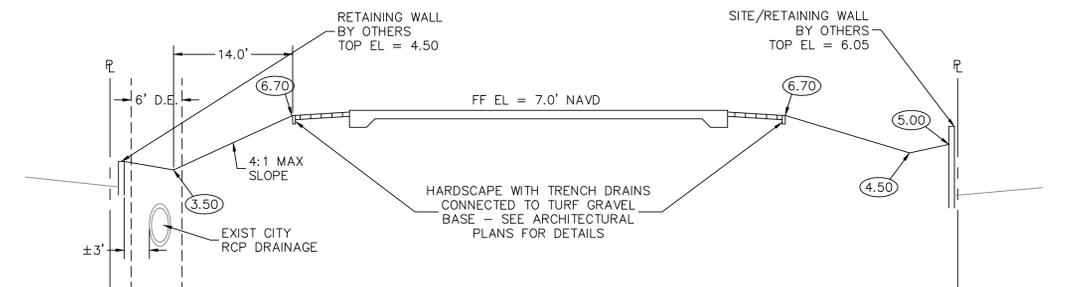
**LOCATION MAP**  
N.T.S.



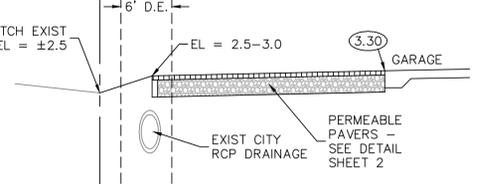
**A** NORTH SECTION  
NOT-TO-SCALE



**B** EAST-WEST POOL SECTION  
NOT-TO-SCALE



**C** EAST-WEST HOUSE SECTION  
NOT-TO-SCALE



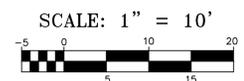
**D** WEST DRIVEWAY SECTION  
NOT-TO-SCALE

NOTE: EXISTING WATER, SEWER, AND RECLAIMED SERVICES TO REMAIN. RELOCATE METER AND CLEANOUT TO PROPERTY LINE PER DETAILS SHEET 4.

NOTE: CONTRACTOR TO FIELD VERIFY EXACT LOCATION, SIZE, AND ELEVATION OF ALL IMPROVEMENTS AT TIME OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO ENVIRODESIGN ASSOCIATES, INC.



CALL 48 HOURS BEFORE YOU DIG.  
IT'S THE LAW  
1-800-432-4770  
SUNSHINE STATE ONE CALL OF FLORIDA, INC.



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BY:	BAB	REVISIONS:	NO.	DATE:	8/26/19	REVISIONS:	NO.	DATE:	12/16/19
BY:	BAB	REVISIONS:	NO.	DATE:	4/17/20	REVISIONS:	NO.	DATE:	
CIVIL SITE IMPROVEMENTS PLAN FOR:					SINGLE FAMILY RESIDENCE				
212 SEABREEZE AVE					DELRAY BEACH, FLORIDA				
ENVIRODESIGN ASSOCIATES, INC.					ENVIRONMENTAL CONSULTANTS				
298 Pineapple Grove					Way Delray Beach, Florida 33444				
Phone: (561) 274-6500					Fax: (561) 274-8558				
DRAWN:					B.A.B.				
CHECKED:					J.A.P.				
DATE:					04/17/20				
JOB NO.:					18080-ENG				
SHEET NO.:					1 OF 5				