

212 SEABREEZE AVE

212 Seabreeze Avenue
Delray Beach, FL 33483

SILBERSTEIN ARCHITECTURE
524 NE 2ND STREET DELRAY BEACH FL 33483
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SILBERSTEIN ARCHITECTURE

- CV-1.0 Cover Sheet
- A-1.0 Survey
- A-1.2 Site Plan
- A-3.2 Floor Plans
- A-4.2 Elevations
- Sections

RENNER BURGESS LAND SURVEYING

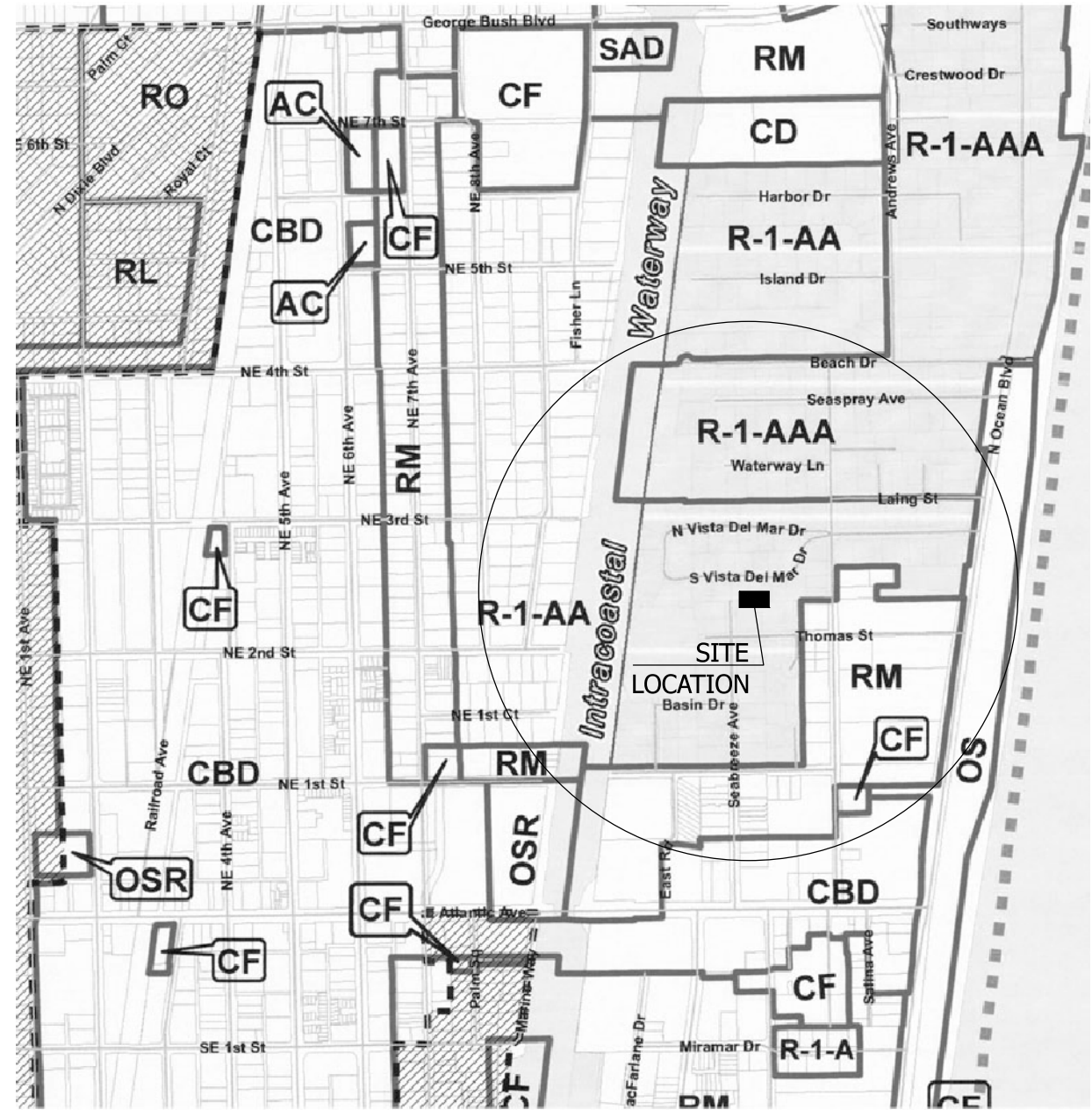
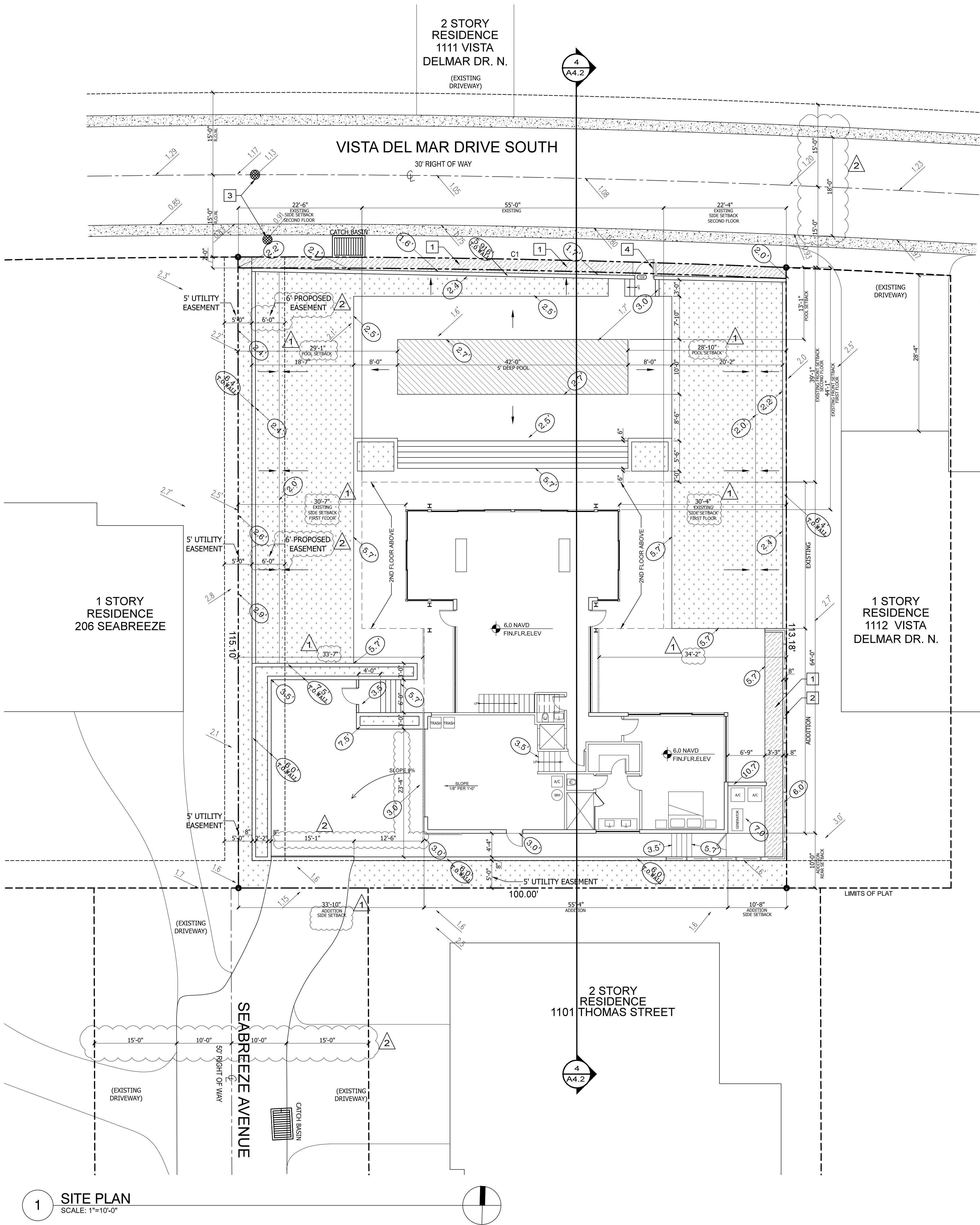
Survey

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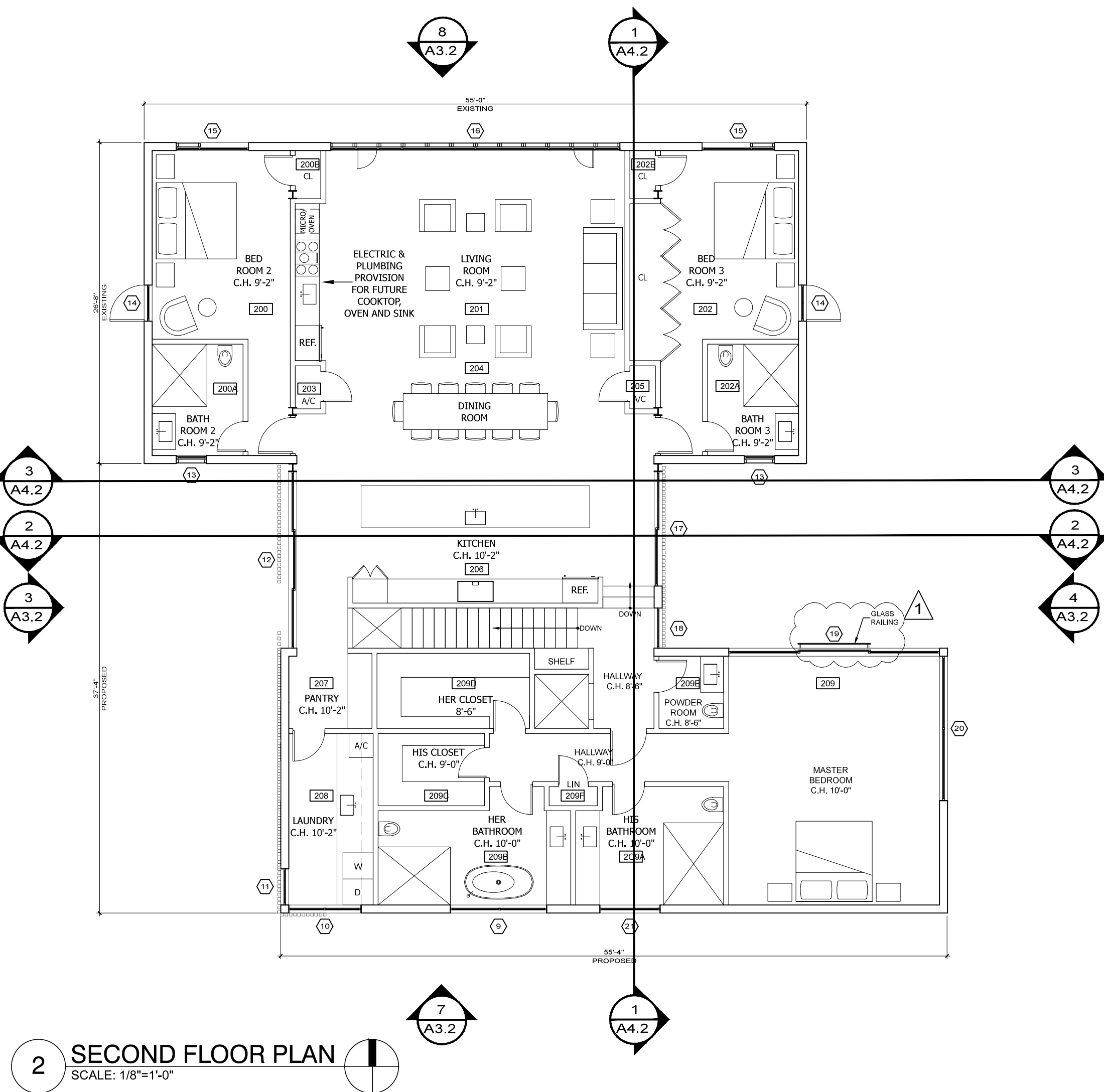
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CV1.0

PRINT DATE:
FEB. 20, 2019

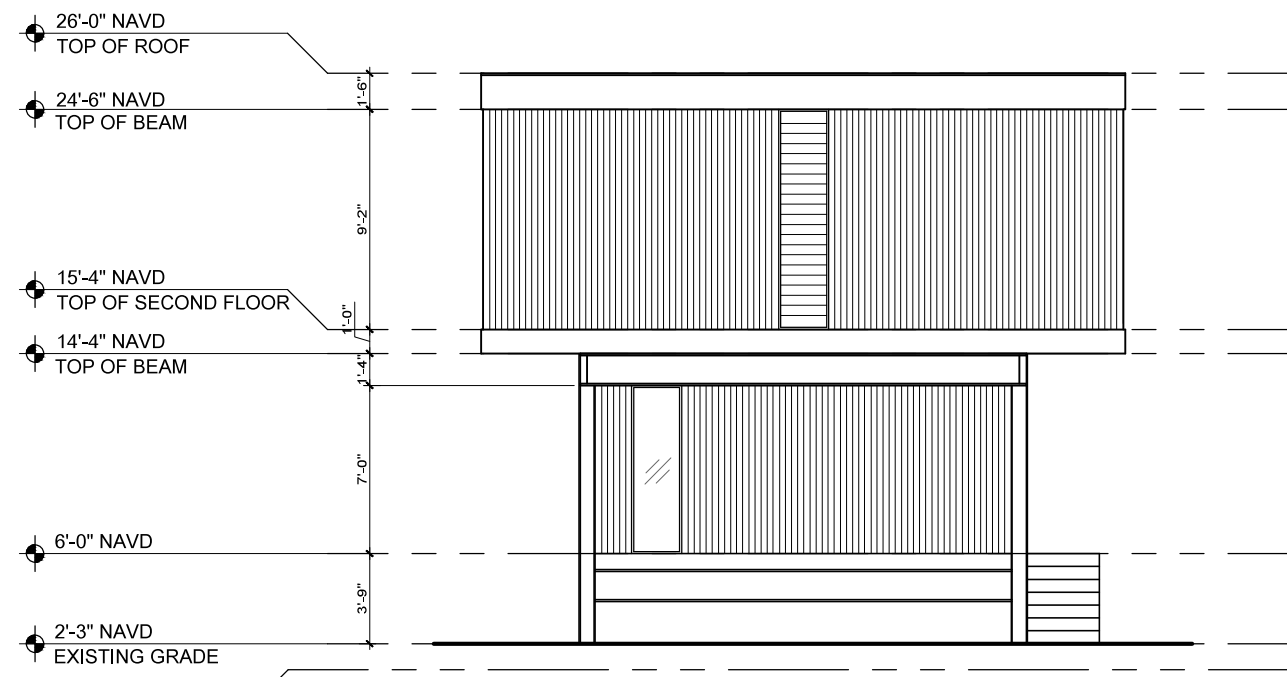


SITE INFORMATION		
ADDRESS:	212 SEABREEZE AVE DELRAY BEACH, FL 33483	
PROJECT DESCRIPTION:	2 STORY SINGLE FAMILY HISTORIC RESIDENCE	
LEGAL DESCRIPTION: LOT 21 AND THE WEST 35 FEET OF LOT 22, DELRAY BEACH ESPLANE. ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 18 PAGE 39, OF THE PUBLIC 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.	4,688 S.F.
BUILDING HEIGHT	MAX. 35'-0"	23'-0"
MIN. OPEN SPACE (PERIMETER LANDSCAPING)	25%	3,312 S.F. (29% OF TOTAL SITE AREA)
PARKING SPACES	2	2 (GARAGE)
SITE STATISTICS		
BUILDING AREA:	ORIGINAL	ADDITION
FIRST FLOOR A/C	1,087 S.F.	631 S.F.
SECOND FLOOR A/C	1,834 S.F.	1,136 S.F.
TOTAL A/C	2,921 S.F.	1,767 S.F.
TOTAL A/C ORIGINAL AND ADDITION	4,688 S.F.	
GARAGE/STORAGE	507 S.F.	
COVERED SPACE	786 S.F.	
TOTAL GROSS	5,981 S.F.	
SITE CALCULATIONS:		
	IMPERVIOUS	PERVIOUS
PROPOSED	7,444 S.F. (65%)	3,980 S.F. (35%)
BEFORE DEMOLITION	4,204 S.F. (37%)	7,220 S.F. (63%)
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:		
*VARIANCE REQUEST	REQUIRED	PROVIDED
FRONT (NORTH - VISTA DEL MAR DR. S)	25'-0"	13'-1"
FRONT (NORTH - VISTA DEL MAR DR. S)	10'-0"	28'-10"(EAST) & 29'-1"(WEST)
LEGEND		
DESCRIPTION		
1	4' HEDGE	
2	4' CHAIN LINK FENCE	
3	MANHOLES	
4	WHITE FLUSH FINISH ALUM. DOOR. HEIGHT TO MATCH WALL. SEE A3/3.2 FOR ELEVATION.	
NOTE:		
1. MARKERS "0.0" ARE NEW NAVD ELEVATIONS		
2. MARKERS "0.8" ARE EXISTING NAVE ELEVATIONS		
3. ALL PERIMETER WALLS ARE MASONRY WITH FLOAT FINISH STUCCO, WHITE, TYP.		

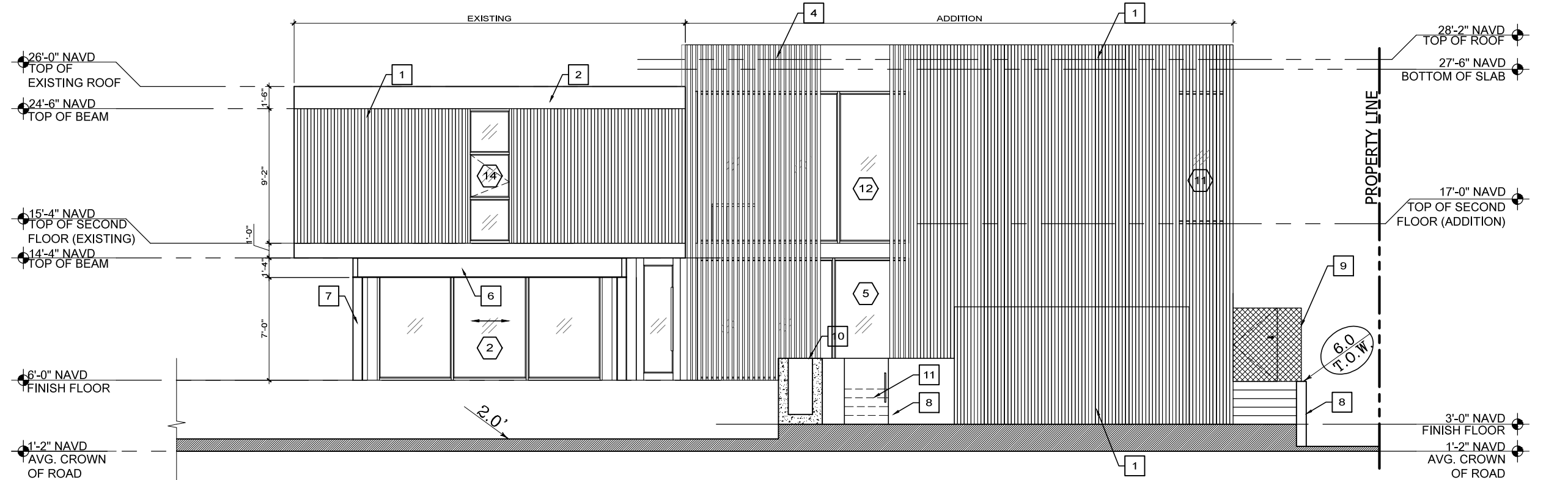


EXTERIOR DOOR SCHEDULE									
(SYM)	NOMINAL SIZE		DOOR TYPE	FRAME	FINISH	THK.	HARDWARE GROUP	DETAIL(S)	REMARKS
	WIDTH	HEIGHT							
101	16'-0"	8'-0"	-	WOOD	-	1 3/4"	-	-	SUPERSNEAKY FLUSH MOUNT GARAGE DOOR, WOOD - SILVER
102	3'-0"	8'-0"	-	FIBERG.	-	1 3/4"	-	-	FIBERGLASS EXTERIOR IMPACT DOOR-SILVER
103	3'-0"	4'-0"	-	FIBERG.	-	1 3/4"	-	-	ALUMINUM EXTERIOR GATE - WHITE
104	3'-6"	4'-0"	-	FIBERG.	-	1 3/4"	-	-	ALUMINUM EXTERIOR GATE - WHITE
105	3'-0"	5'-0"	-	ALUM.	-	1 3/4"	-	-	ALUMINUM EXTERIOR GATE

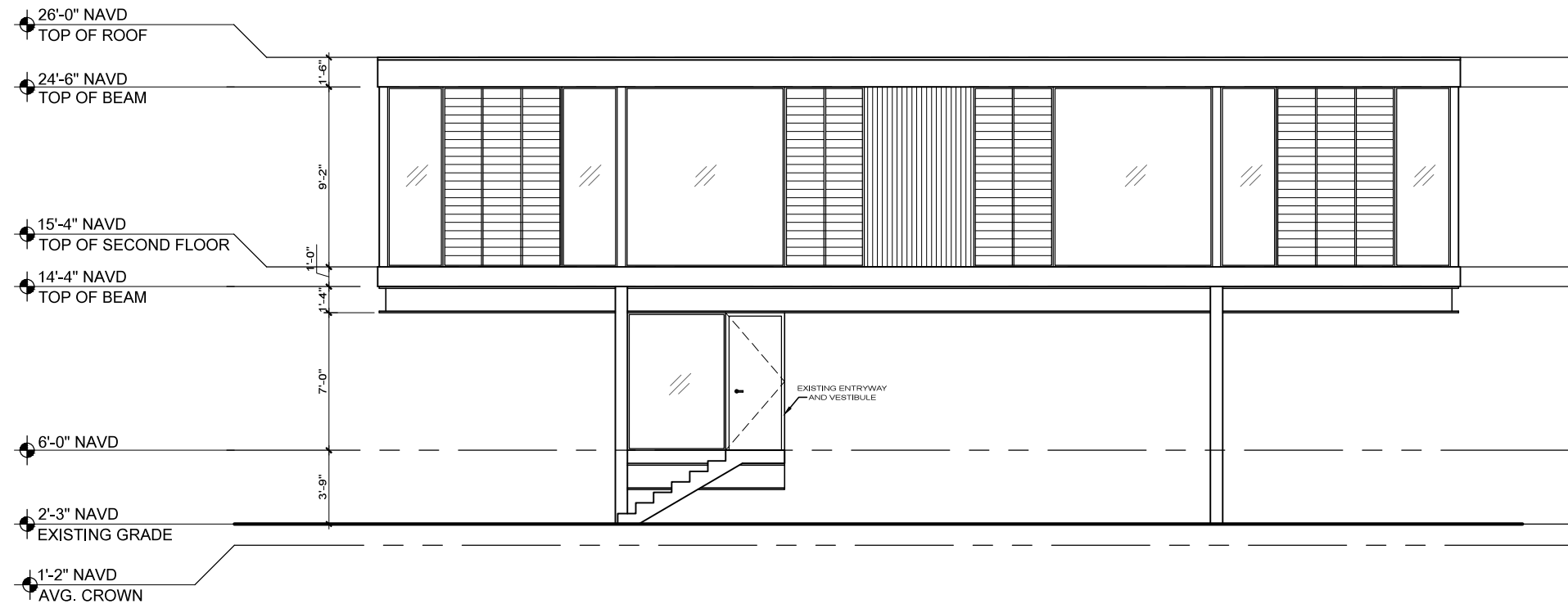
REVISIONS		
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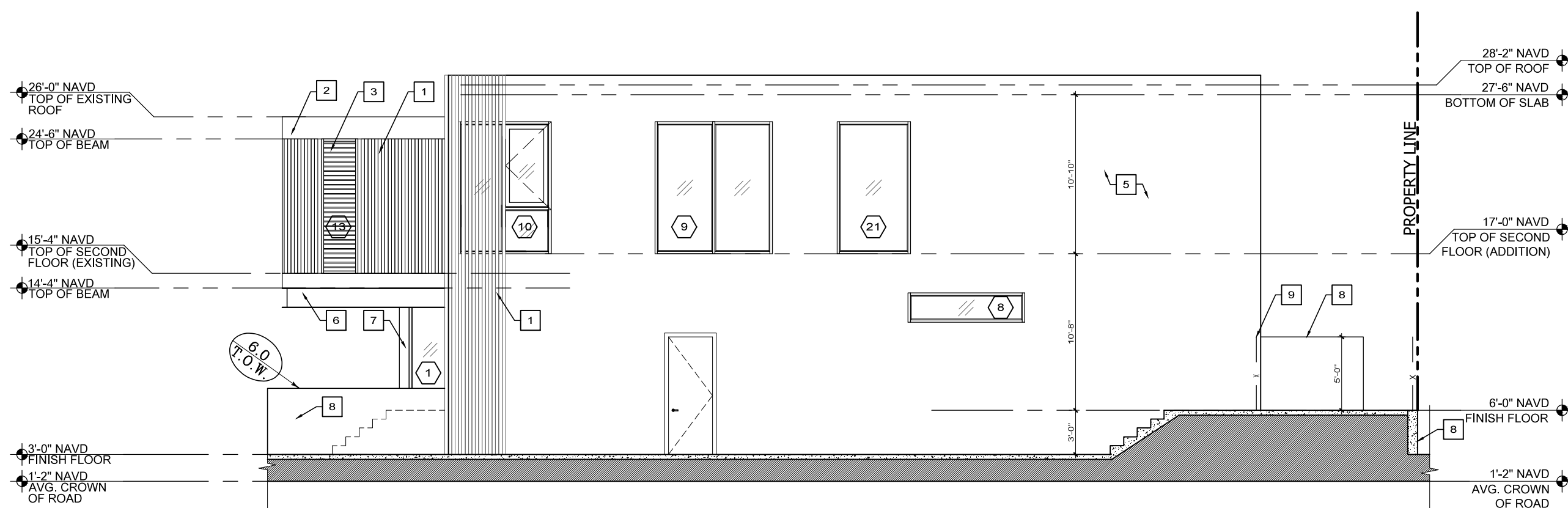
1 WEST ELEVATION - EXISTING
SCALE: 1/8"=1'-0"



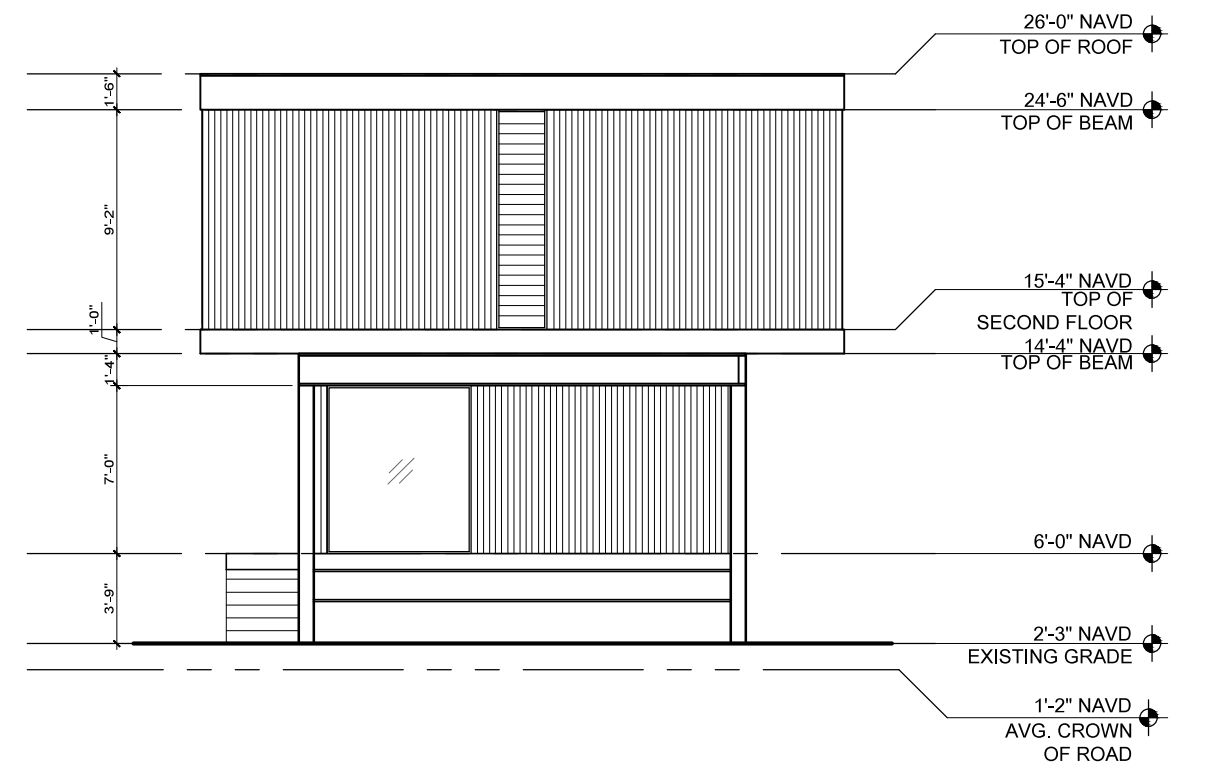
3 WEST ELEVATION - PROPOSED
SCALE: 1/8"=1'-0"



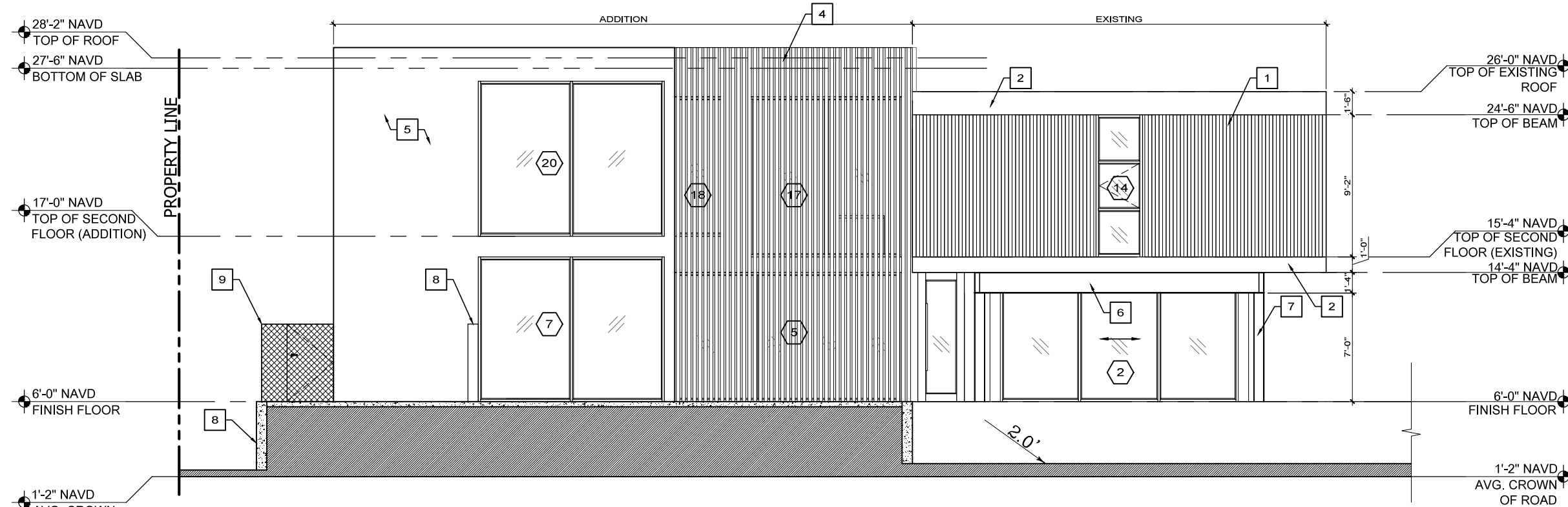
5 SOUTH ELEVATION - EXISTING
SCALE: 1/8"=1'-0"



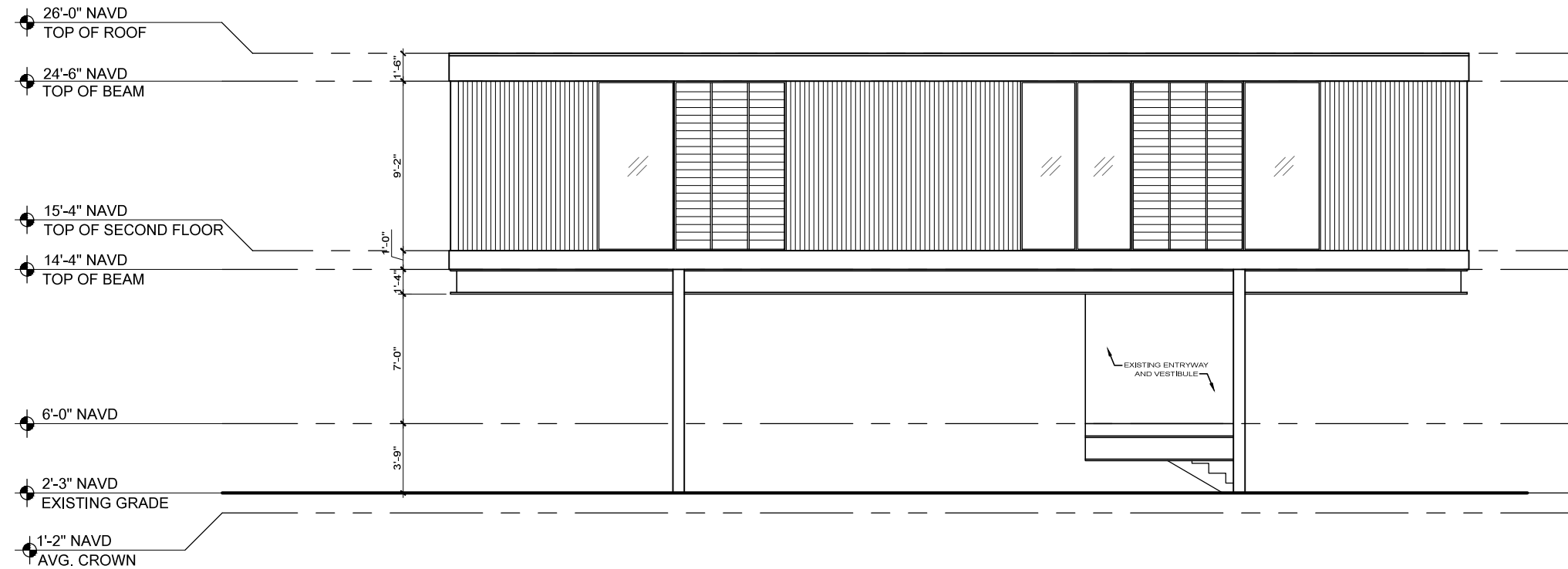
7 SOUTH ELEVATION - PROPOSED
SCALE: 1/8"=1'-0"



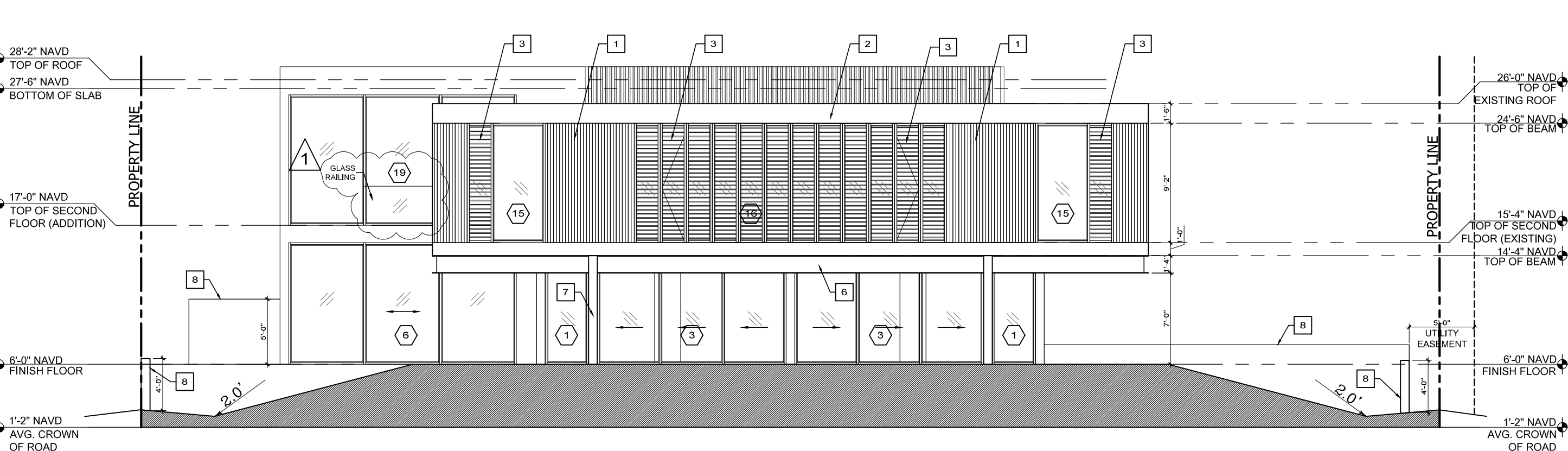
2 EAST ELEVATION - EXISTING
SCALE: 1/8"=1'-0"



4 EAST ELEVATION - PROPOSED
SCALE: 1/8"=1'-0"



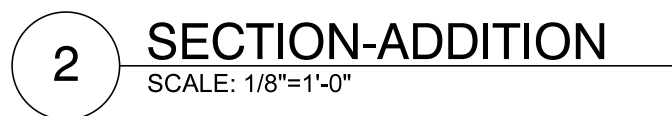
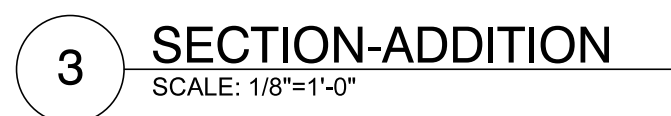
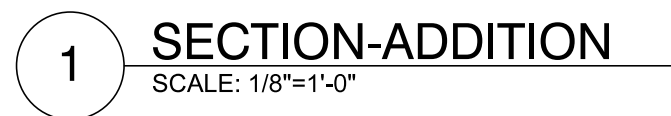
6 NORTH ELEVATION - EXISTING
SCALE: 1/8"=1'-0"



8 NORTH ELEVATION - PROPOSED
SCALE: 1/8"=1'-0"

LEGEND	
DESCRIPTION	
1 3" TONGUE & GROOVE WOOD SIDING - SILVER	5 3/4" FLOAT FINISH STUCCO, PAINTED SUPER WHITE
2 FLUSH WOOD SIDING - SILVER	6 STEEL BEAM - DARK CHARCOAL
3 1" x 2" ALUMINUM LOUVERS - SILVER	7 STEEL COLUMN - DARK CHARCOAL
4 3" WOOD LOUVERS - SILVER	8 MASONRY WALL WITH FLOAT FINISH STUCCO, PAINTED SUPER WHITE
	9 4' CHAIN LINK FENCE — x — x — x — x —
	10 PLANTER
	11 WHITE FLUSH FINISH ALUM. DOOR.

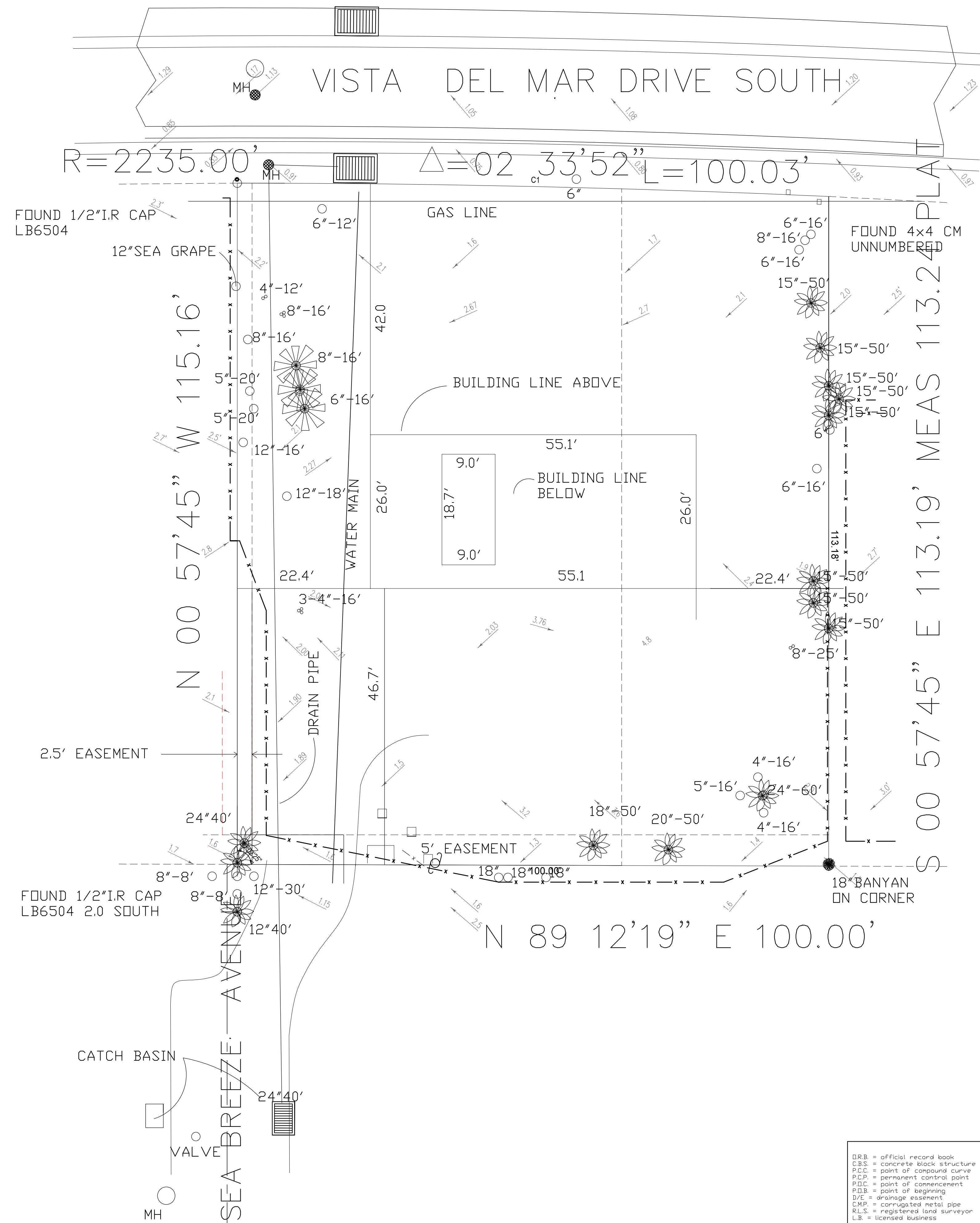
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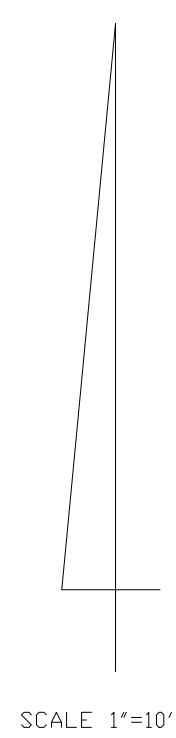
PRINT DATE
FEB. 20, 2019



LOT 21 AND THE WEST 35 FEET OF LOT 22
DELRAY BEACH ESPLANADE

ACCORDING TO THE PLAT RECORDED ON PLAT BOOK
18, PAGE 39, RECORDED IN THE PUBLIC RECORD OF
PALM BEACH COUNTY, FLORIDA, SAID LAND SITUATE,
LYING, AND BEING IN PALM BEACH COUNTY, FLORIDA.

- DENOTES CABBAGE PALM TREE 8"-16' TALL
- 6"-16' TALL DENOTES ADONIDIA PALM TREE
- DENOTES ROYAL PALM 15"-50'TALL



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

Renner Burgess, Inc.
LAND SURVEYING

801 S.E. 6th Ave., Suite 101
Delray Beach, FL 33483

Phone 561-243-4624
Fax 561-243-4869

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.

CERTIFIED TO:

MIKE MARCO

FLOOD ZONE: AE ELEV 6

MAP NO: 125102 0983F

DATE: 10-5-2017

DATE: 2-22-2019

JOB No.7-18-031

NORTH
NOT TO SCALE
NORTH
VICINITY
MAP

NOT VALID
UNLESS SEALED
WITH EMBOSSED
SURVEYOR'S SEAL

- | | | | | |
|-----------------------------------|-----------------------------------|---------------------------------------|---------------------------|--------------------|
| DRB = official record book | TRAN = transformer pad | P.B. = plat book | P = plat | P.G. = page |
| C.B.S. = concrete block structure | F.P.&L. = Florida power and light | TYP. = typical | IP = power pole | IR = iron rod |
| P.C.C. = point of compound curve | CM = concrete monument | R/W = right-of-way | M = MEASURED | R = radius |
| P.C.P. = permanent control point | P.R.C. = point of reverse | Δ = central angle | IP = IRON PIPE | D = deed |
| P.C. = point of commencement | P.I. = point of intersection | BL = bearing basis line | RP = radius point | U/S = offset |
| P.I.B. = point of beginning | P.T. = point of tangency | ASPH = asphalt | L = ARC LENGTH | CIRC. = concrete |
| D/E = drainage easement | * = not field measured | MH = manhole | CL = centerline | ESMT. = easement |
| C.M.P. = corrugated metal pipe | WPF = wood privacy fence | U/E = utility easement | ALUM. = aluminum | CALC. = calculated |
| R.L.S. = registered land surveyor | CHAT = chattahoochee | CLF = chain link fence | P.C. = point of curvature | |
| L.B. = licensed business | ELEV = elevation | P.R.M. = permanent reference monument | | |