

212 SEABREEZE AVE

212 Seabreeze Avenue
Delray Beach, FL 33483

SILBERSTEIN ARCHITECTURE

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

RENNER BURGESS LAND SURVEYING

Survey

SILBERSTEIN ARCHITECTURE

524 NE 2ND STREET DELRAY BEACH FL 33483
TEL 561 276 9393 LICENSE # AA24000778
WWW.SILBERSTEINARCHITECT.COM
jsilbersteinarchitect.com or studio@silbersteinarchitect.com

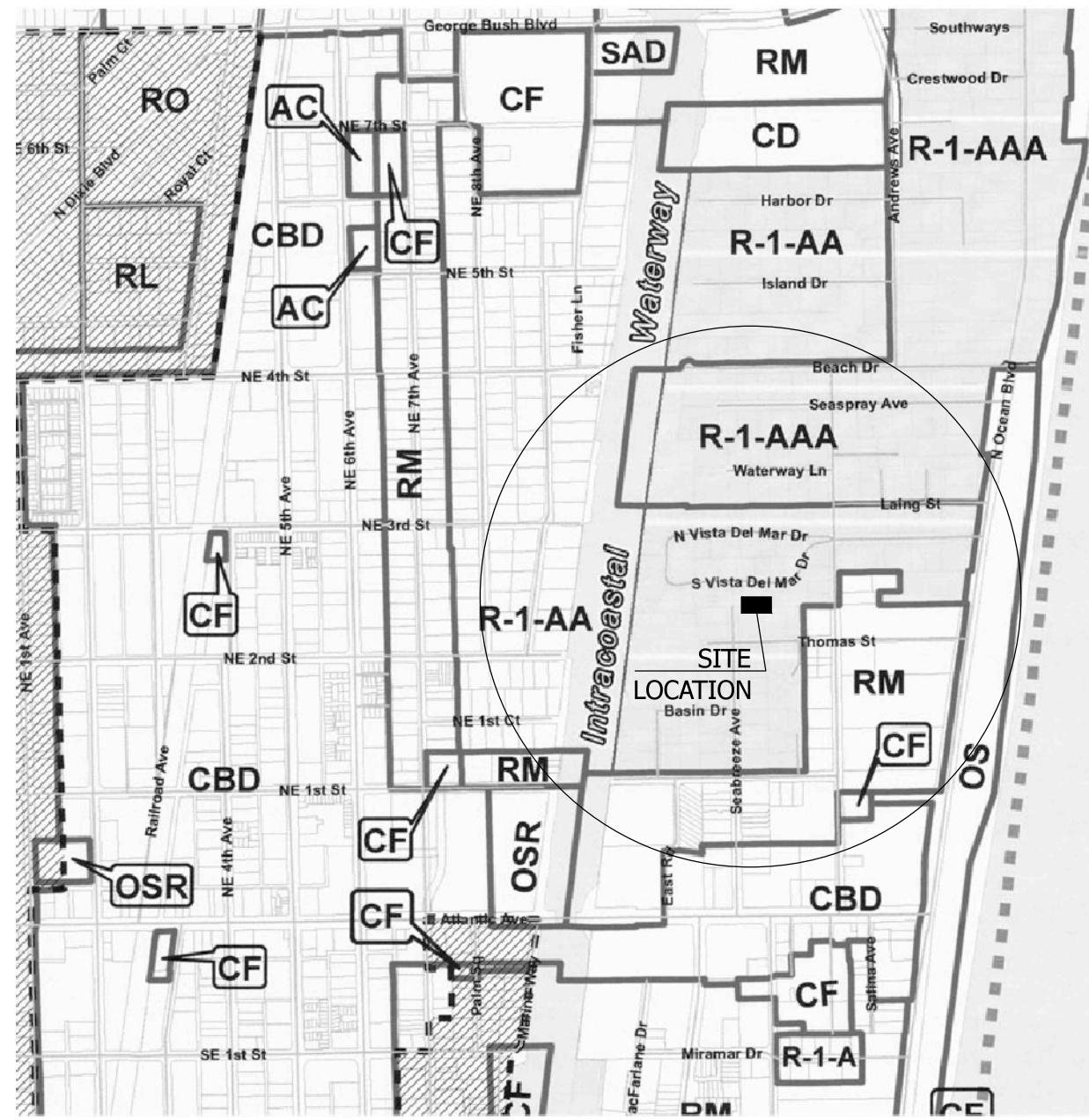
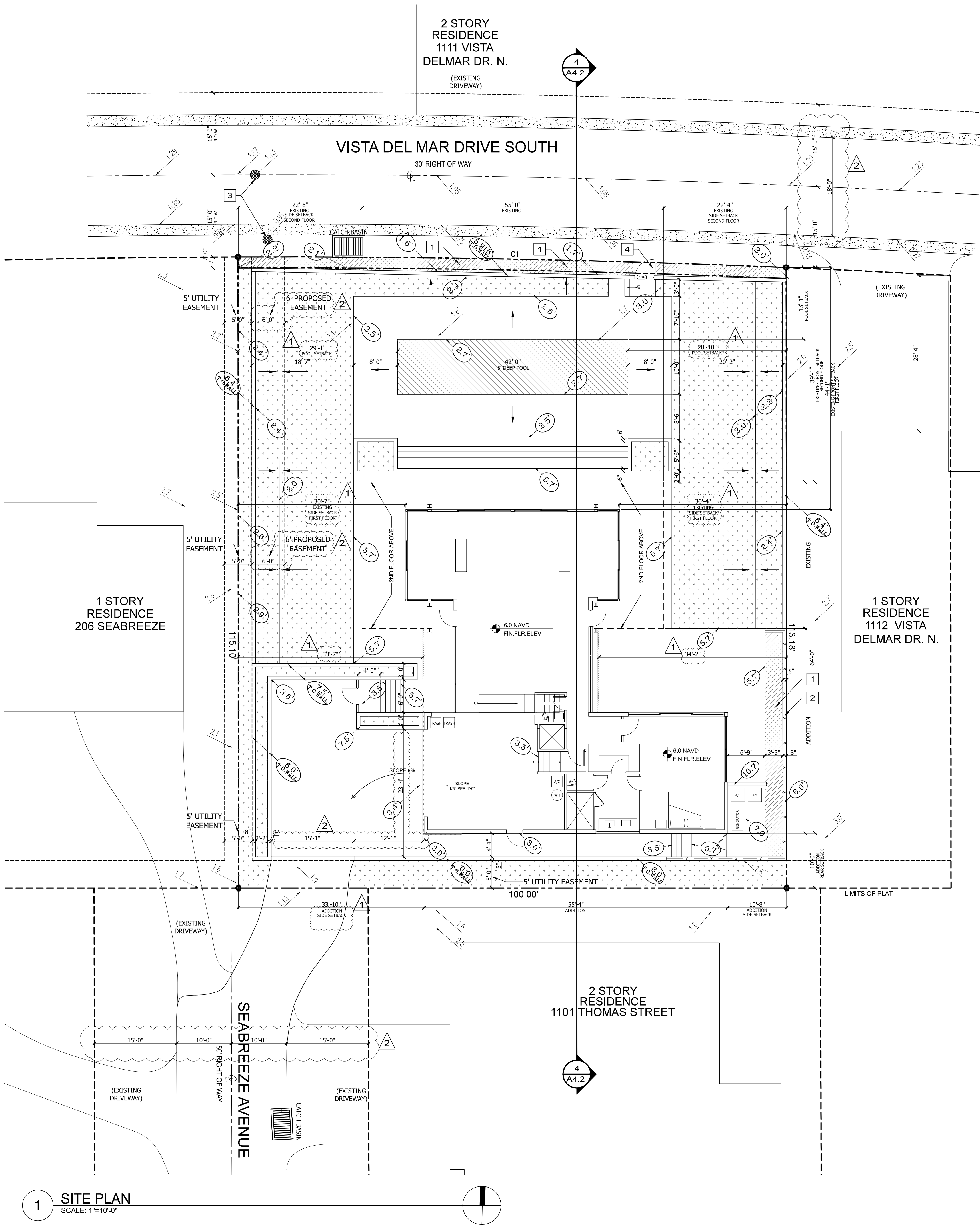
212 SEABREEZE AVE
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DELRAY BEACH, FL 33483

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REVISIONS	
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CV1.0

PRINT DATE:
FEB. 20, 2019

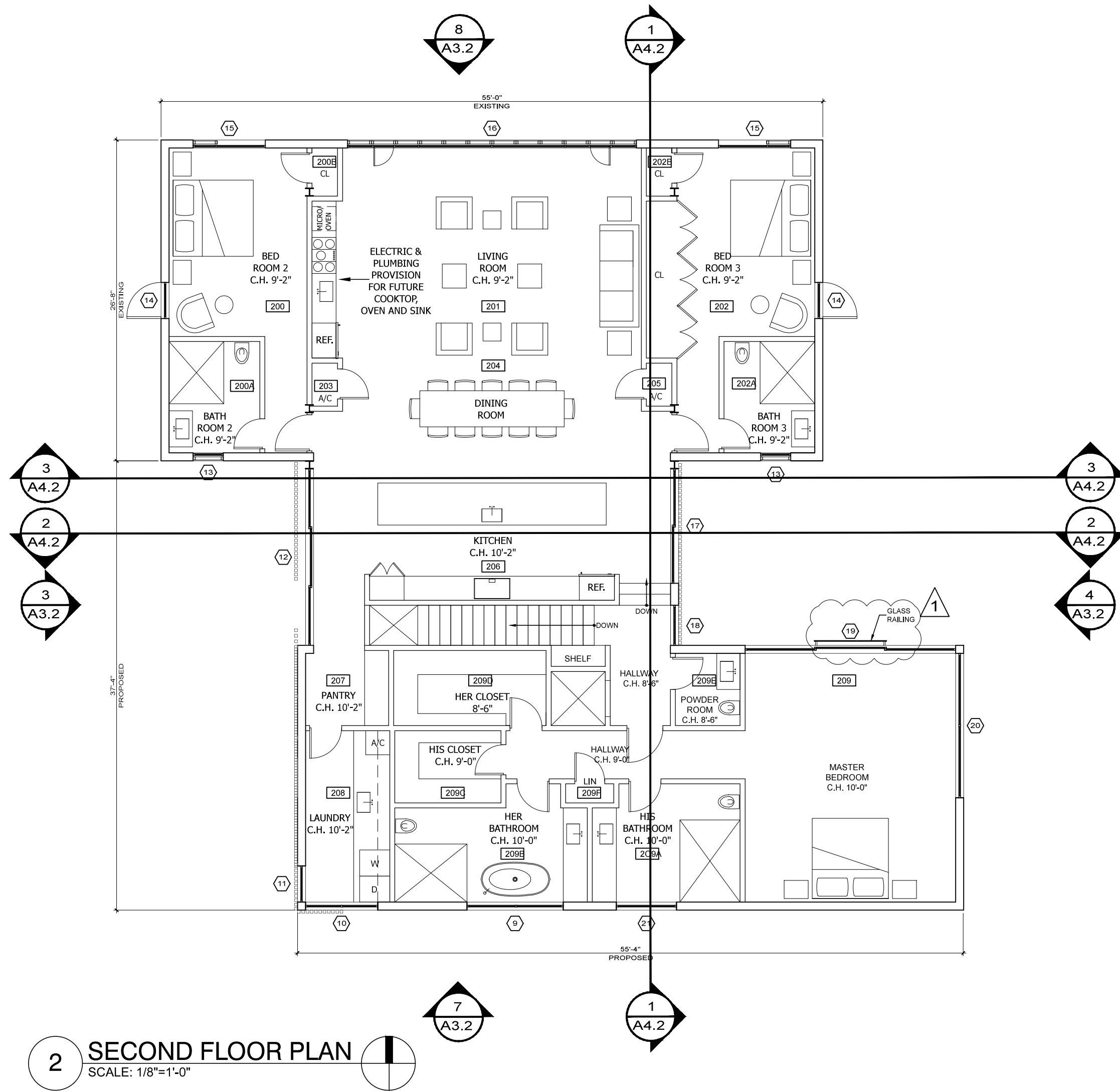
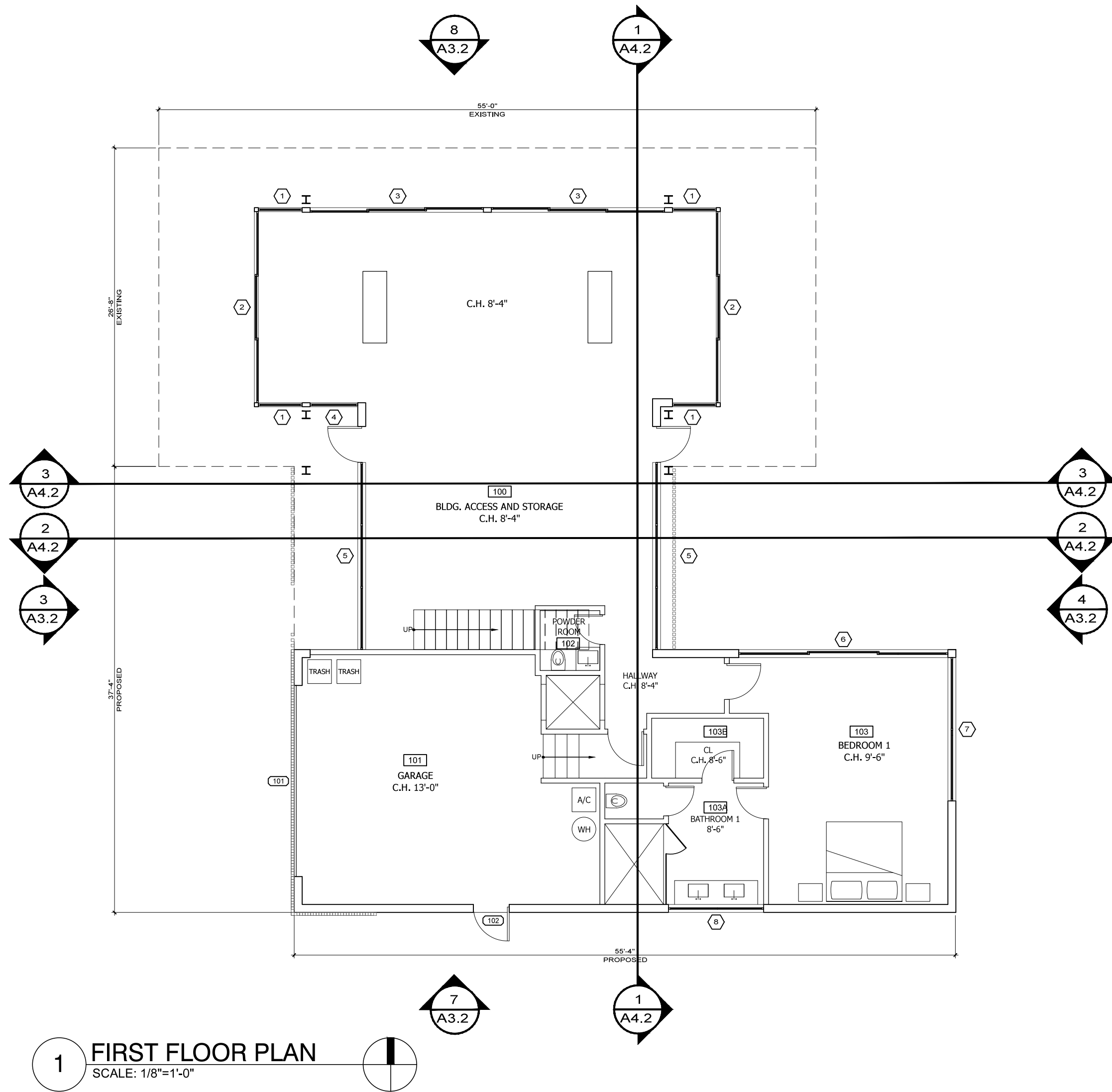


2 VICINITY MAP
SCALE: N.T.S.

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.	4,688 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 " 0.0 " ARE EXISTING NAVE ELEVATIONS		
3. ALL PERIMETER WALLS ARE MASONRY WITH FLOAT FINISH STUCCO, WHITE, TYP.		

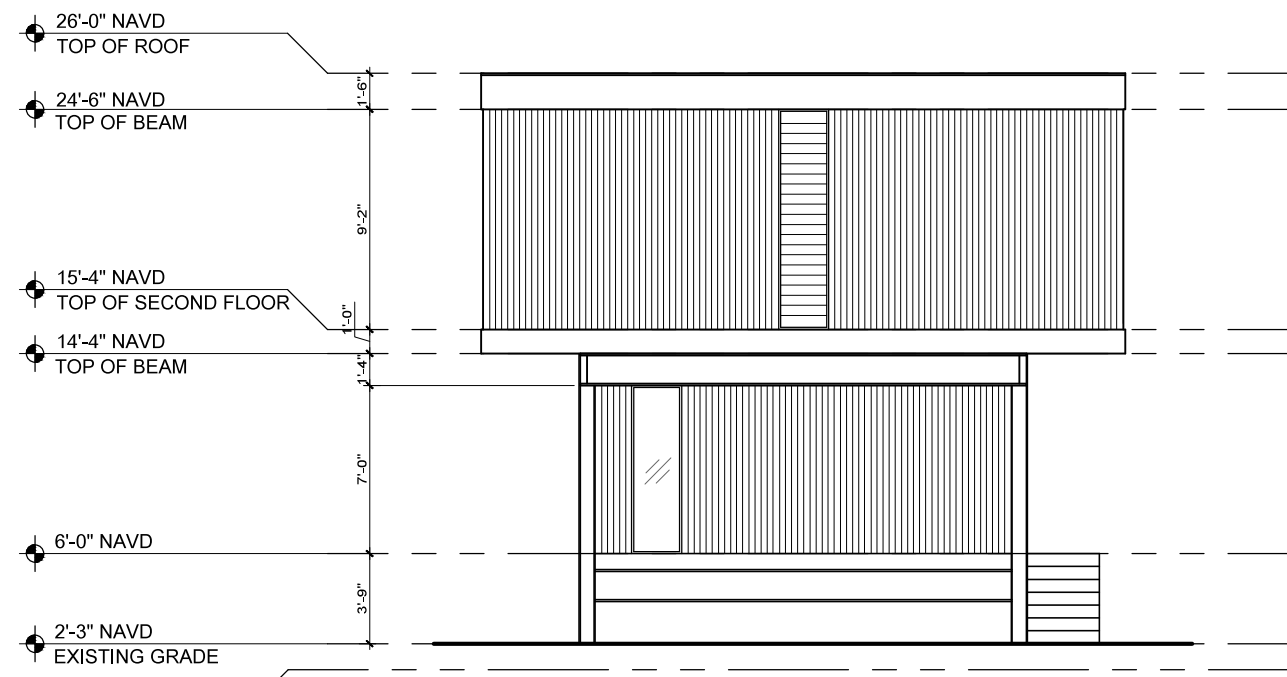
REVISIONS		
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2.	TAC COMMENTS	4.3.19
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REVISIONS	
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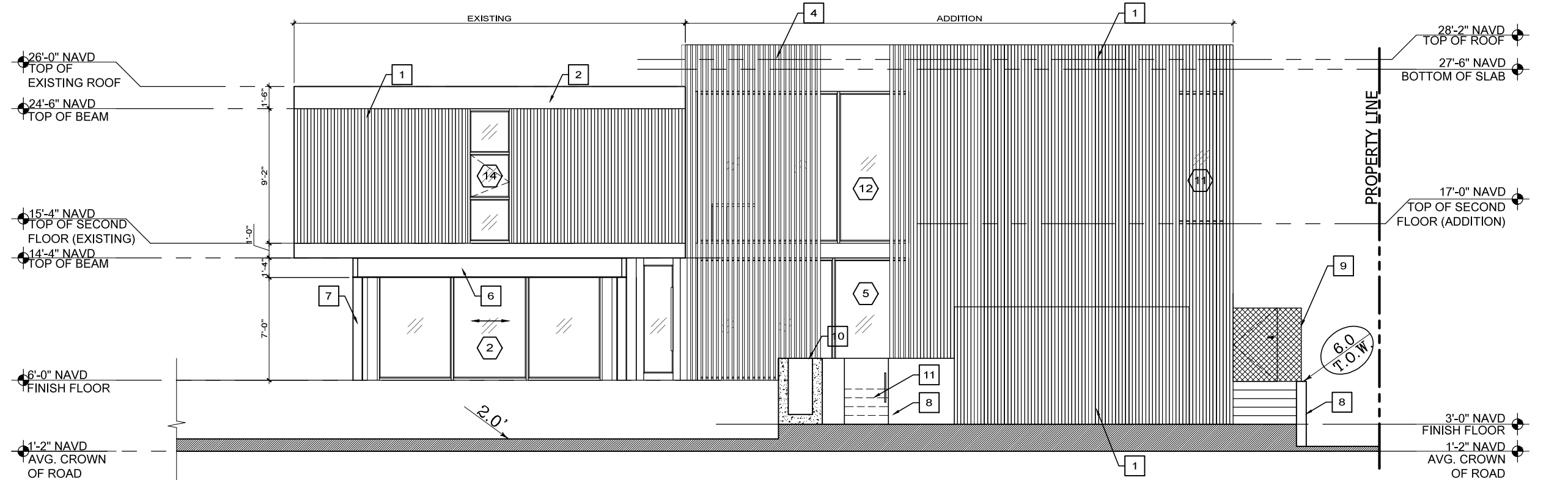


EXTERIOR GLAZING SCHEDULE							
ALL GLAZING: CLEAR LAMINATED IMPACT GLASS - SOLARBAN 60							
(SYM)	MASONRY OPENING		WINDOW TYPE	MANUFACTURER	FRAME	FINISH	REMARKS
	WIDTH	HEIGHT					
1	3'-8"	8'-4"	FIXED	ALDORA - FRONT SET	ALUM.	DARK CHARCOAL	
2	16'-0"	8'-4"	FIXED/SLIDERS	WINDOOR - 8100			
3	14'-6"	8'-4"	SLIDERS	WINDOOR - 8100			
4	4'-0"	8'-4"	FIXED	ALDORA - FRONT SET			
5	15'-8"	8'-4"	FIXED	ALDORA - FRONT SET			3'-0" DOOR
6	17'-6"	9'-4"	FIXED/SLIDERS	WINDOOR - 8100			
7	12'-0"	9'-4"	FIXED	ALDORA - FRONT SET			
8	8'-0"	2'-0"	FIXED	ALDORA - FRONT SET			
9	8'-0"	9'-0"	FIXED	ALDORA - FRONT SET			
10	6'-0"	9'-0"	FIXED/CASEMENT	ALDORA/RC ALUMINUM			
11	3'-0"	9'-0"	FIXED	ALDORA - FRONT SET			
12	14'-8"	9'-9"	FIXED/SLIDERS	WINDOOR - 8100			FIXED LOUVERS IN FRONT
13	2'-6"	9'-2"	FIXED	ALDORA - FRONT SET			FIXED LOUVERS IN FRONT
14	3'-0"	9'-2"	FIXED/CASEMENT	ALDORA/RC ALUMINUM			
15	6'-0"	9'-2"	FIXED	ALDORA/RC ALUMINUM			FIXED LOUVER IN FRONT
16	24'-0"	9'-2"	FIXED	WINDOOR - 8100			FIXED LOUVERS IN FRONT
17	9'-6"	9'-4"	FIXED/SLIDERS	WINDOOR - 8100			WITH 2 DOORS IN SWING
18	3'-4"	8'-6"	FIXED	ALDORA - FRONT SET			FIXED LOUVERS IN FRONT
19	17'-6"	10'-0"	FIXED/SLIDERS	WINDOOR - 8100			GLASS RAIL IN FRONT
20	12'-0"	10'-0"	FIXED	ALDORA - FRONT SET			
21	5'-0"	9'-0"	FIXED	ALDORA - FRONT SET			
NOTES:							
1. SUBMIT SHOP DRAWINGS FOR ARCHITECT'S APPROVAL							
2. SEE ELEVATION DRAWINGS FOR MULLION LOCATIONS							

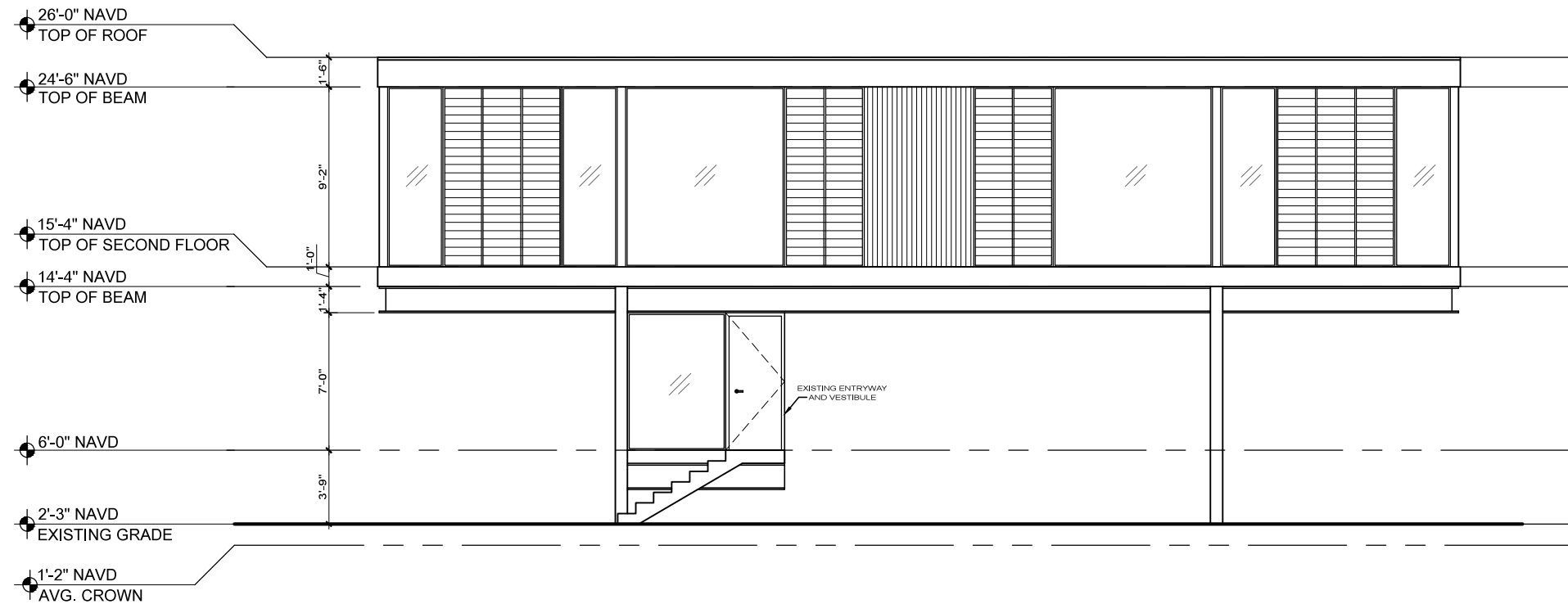
EXTERIOR DOOR SCHEDULE								
(SYM)	NOMINAL SIZE		DOOR TYPE	FRAME	FINISH	THK.	HARDWARE GROUP	REMARKS
	WIDTH	HEIGHT						
101	16'-0"	8'-0"	-	WOOD	-	1 3/4"	-	SUPERSNEAKY FLUSH MOUNT GARAGE DOOR, WOOD - SILVER
102	3'-0"	8'-0"	-	FIBERG.	-	1 3/4"	-	FIBERGLASS EXTERIOR IMPACT DOOR - SILVER
103	3'-0"	4'-0"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



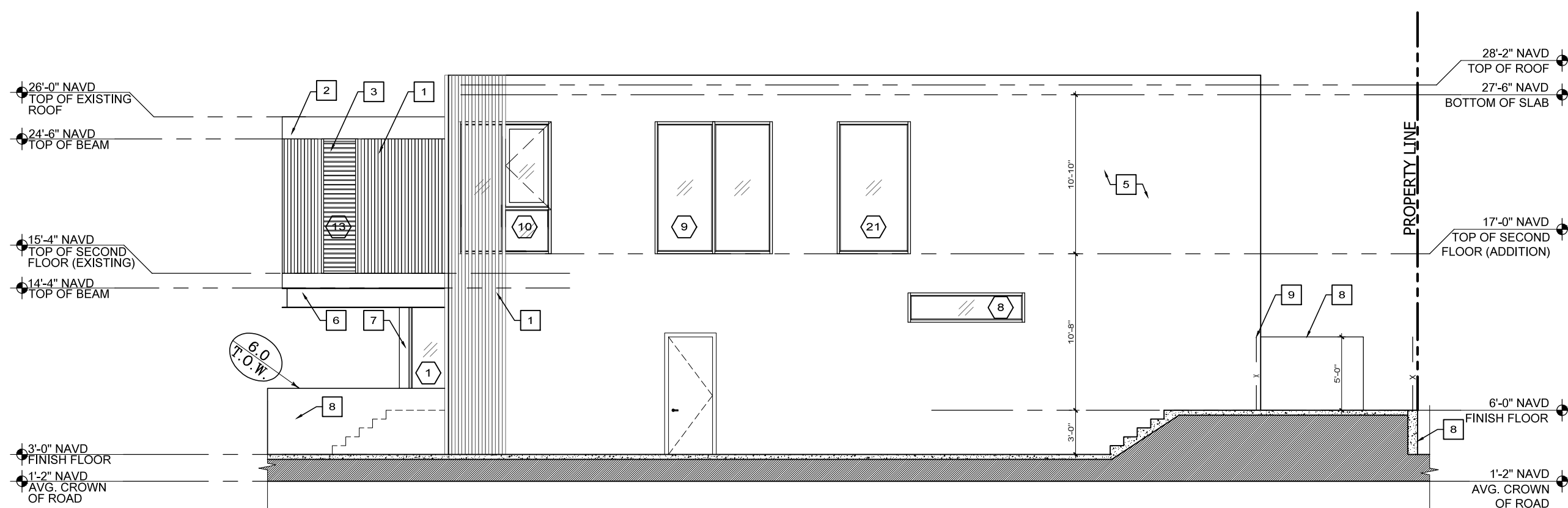
1 WEST ELEVATION - EXISTING
SCALE: 1/8"=1'-0"



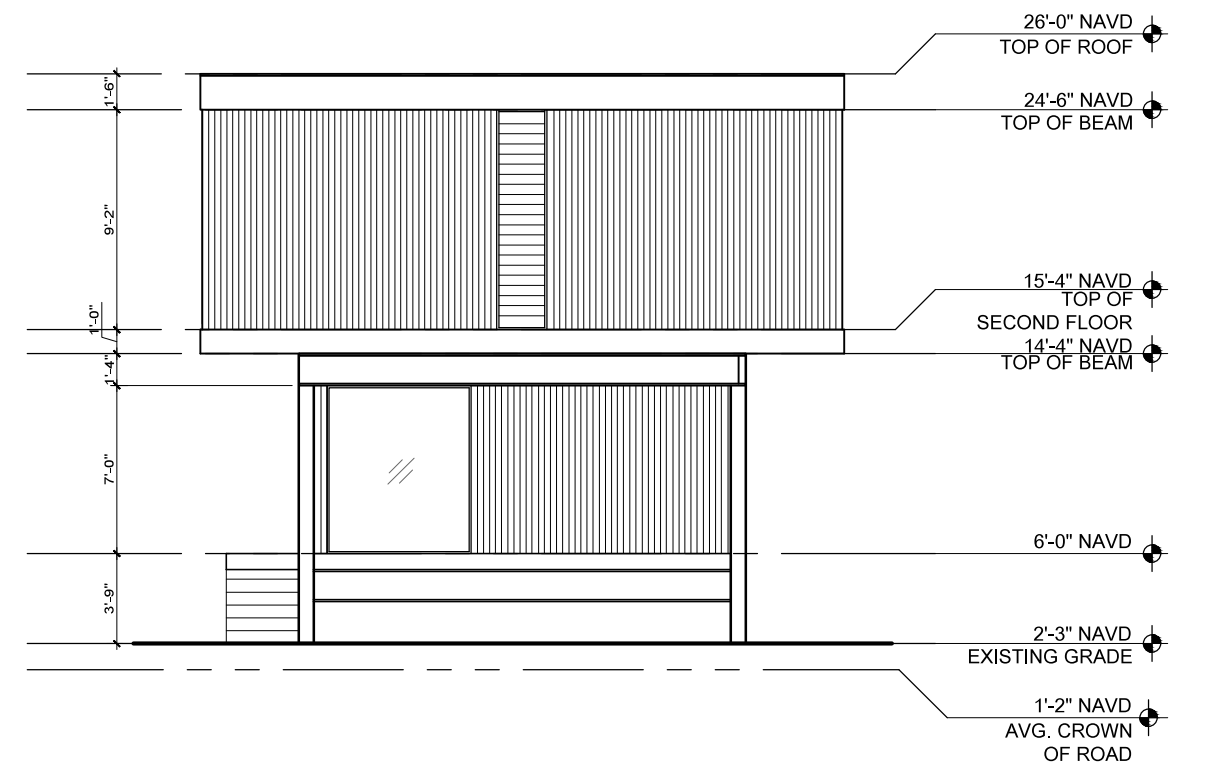
3 WEST ELEVATION - PROPOSED
SCALE: 1/8"=1'-0"



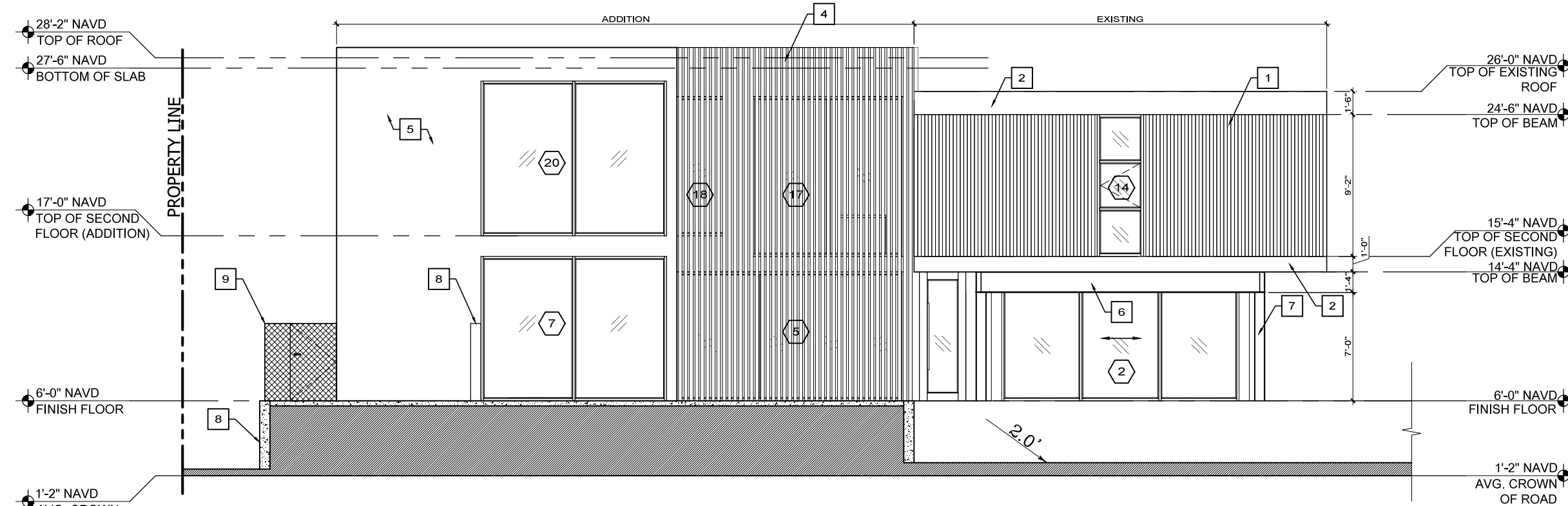
5 SOUTH ELEVATION - EXISTING
SCALE: 1/8"=1'-0"



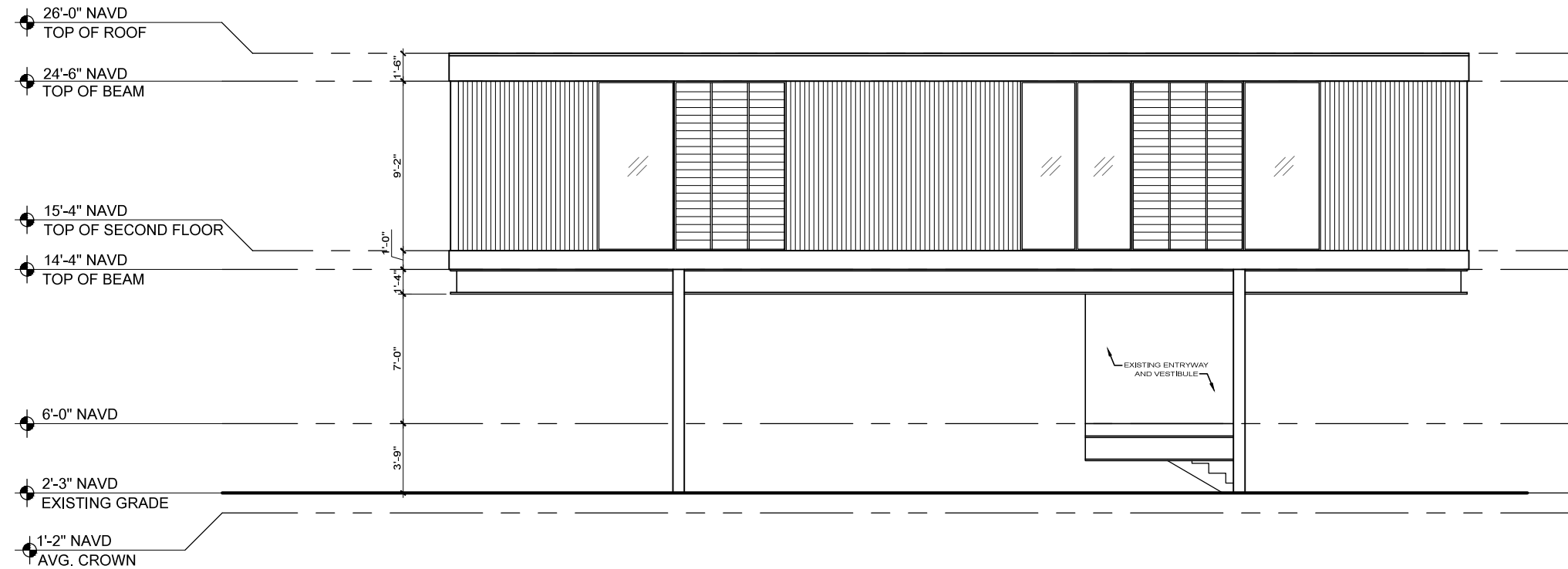
7 SOUTH ELEVATION - PROPOSED
SCALE: 1/8"=1'-0"



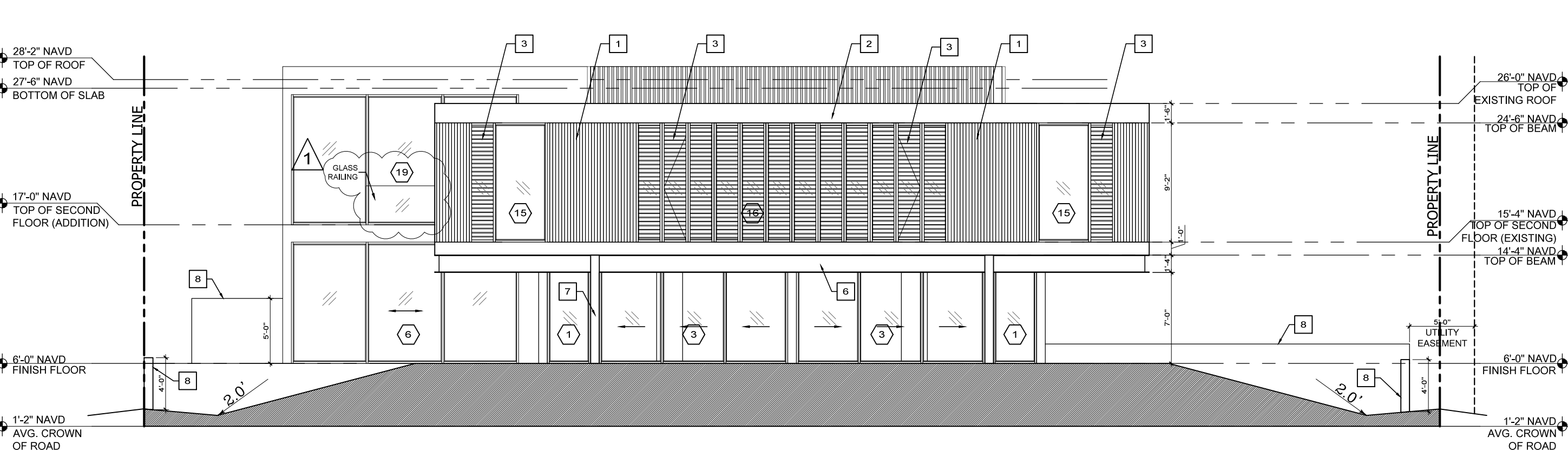
2 EAST ELEVATION - EXISTING
SCALE: 1/8"=1'-0"



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



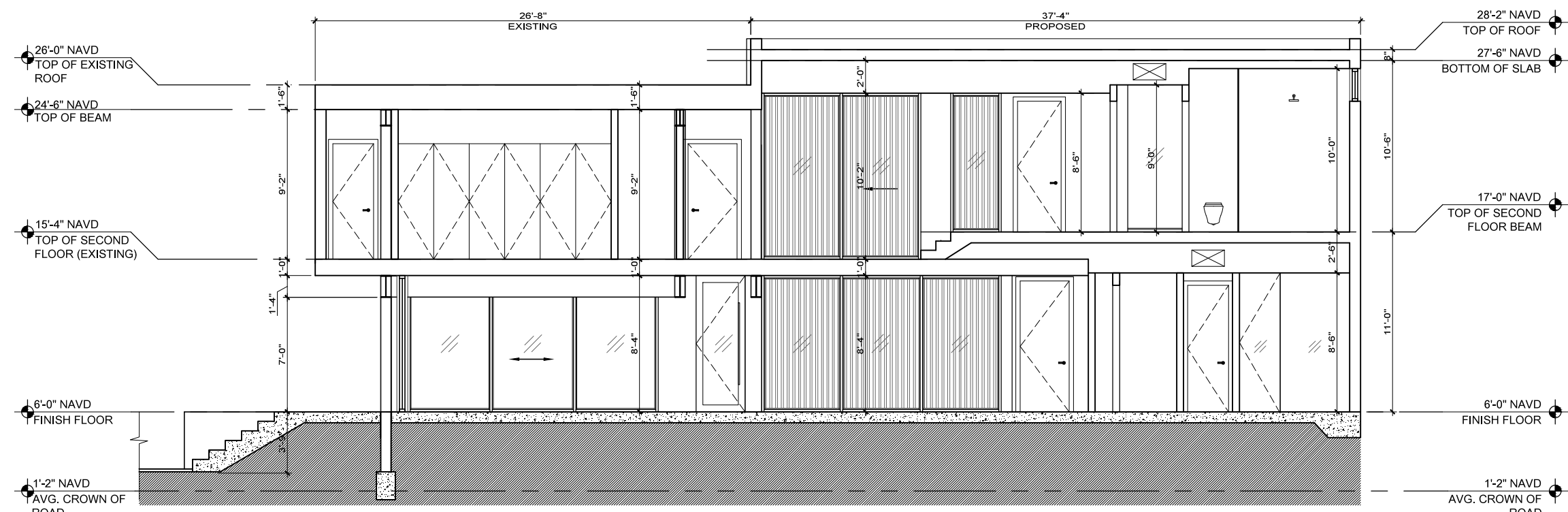
6 NORTH ELEVATION - EXISTING
SCALE: 1/8"=1'-0"



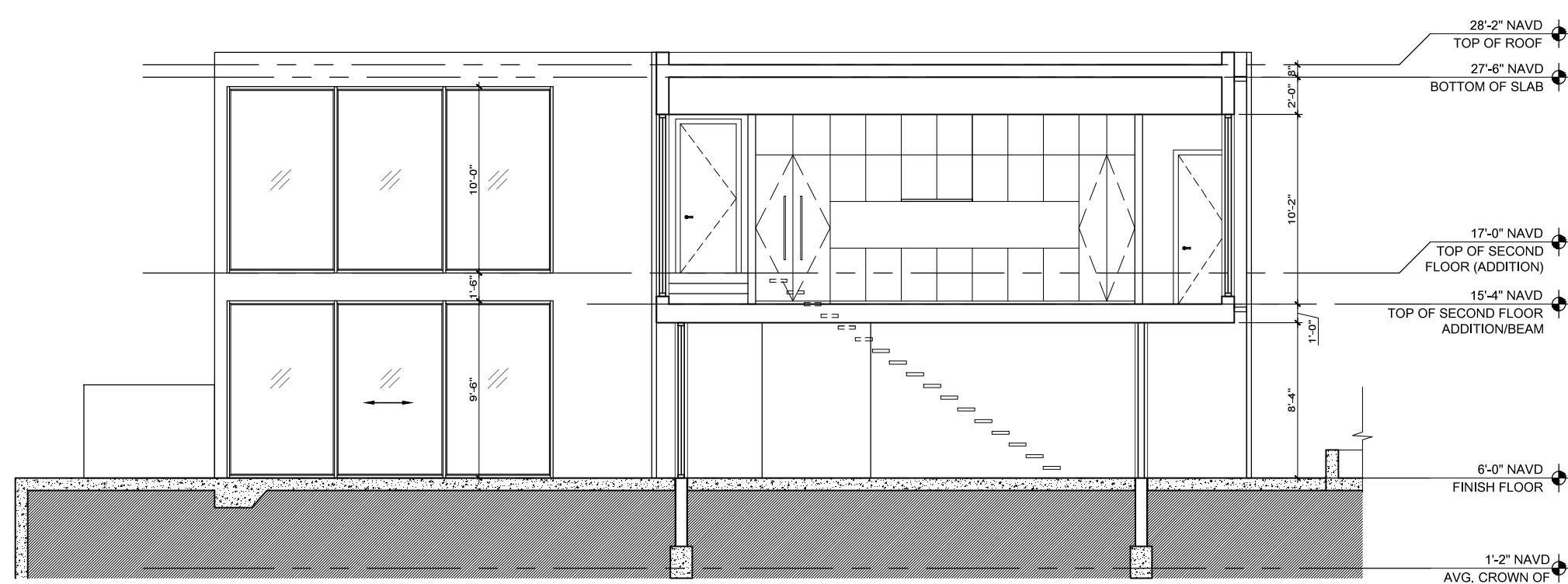
8 NORTH ELEVATION - PROPOSED
SCALE: 1/8"=1'-0"

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.

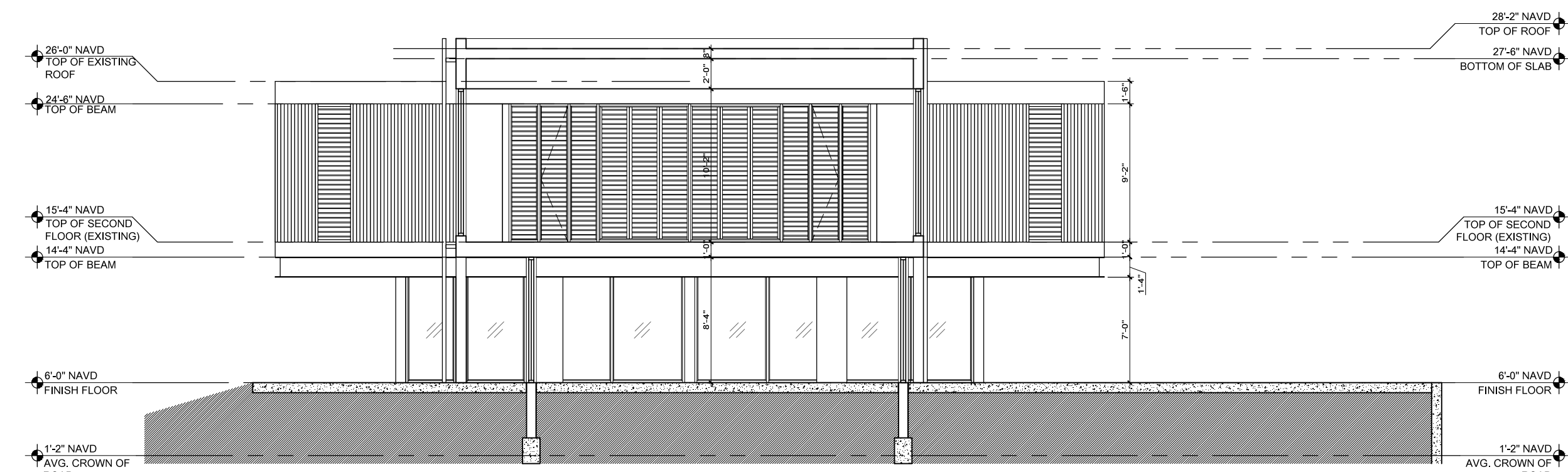
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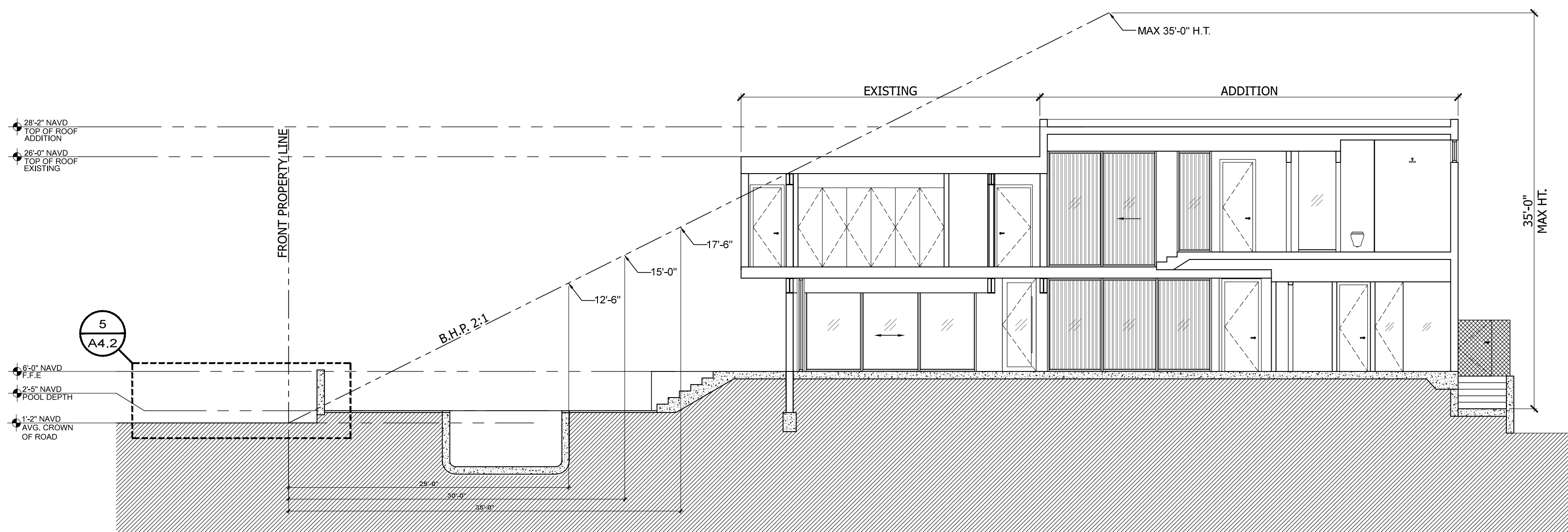
1 SECTION-ADDITION
SCALE: 1/8"=1'-0"



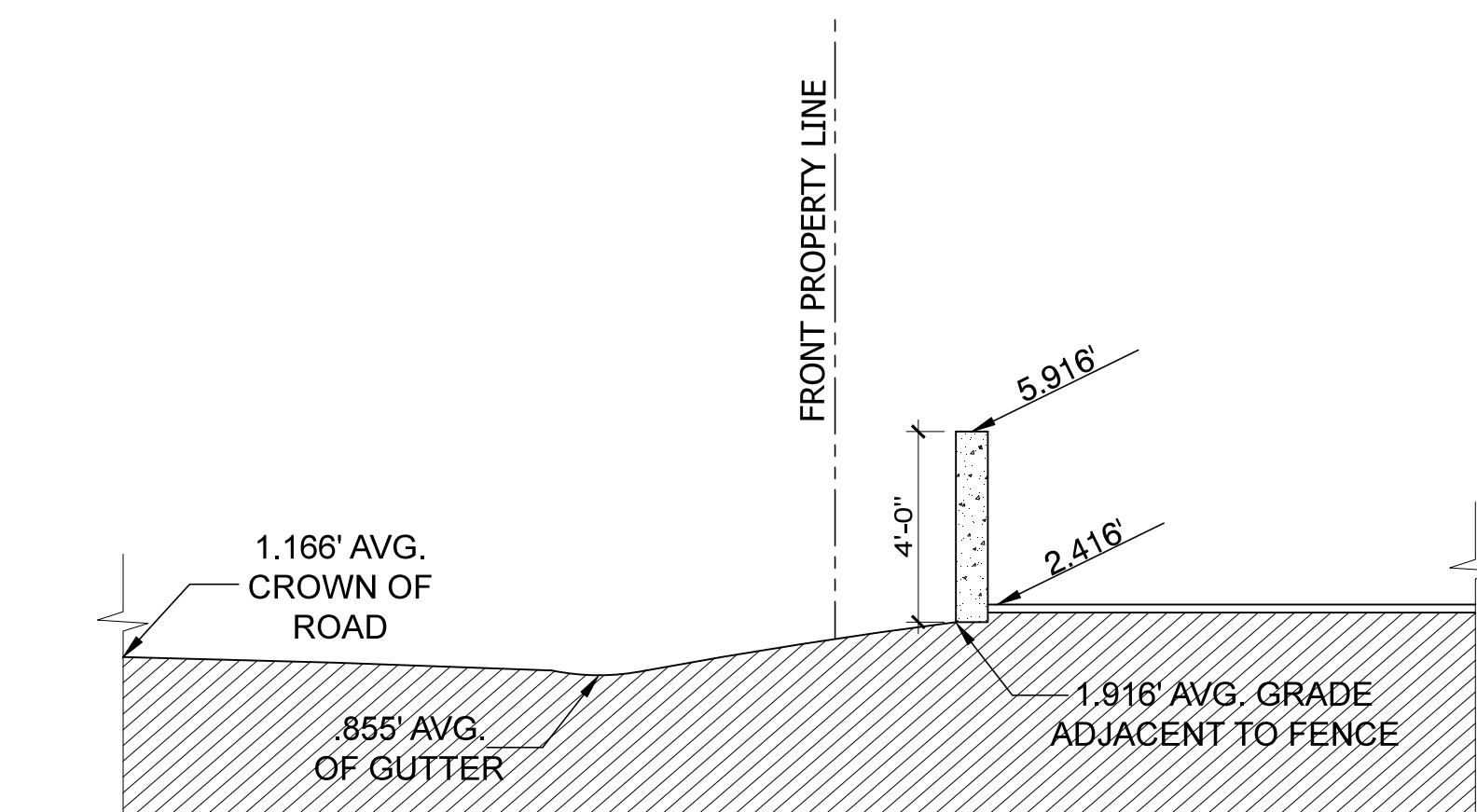
2 SECTION-ADDITION
SCALE: 1/8"=1'-0"



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

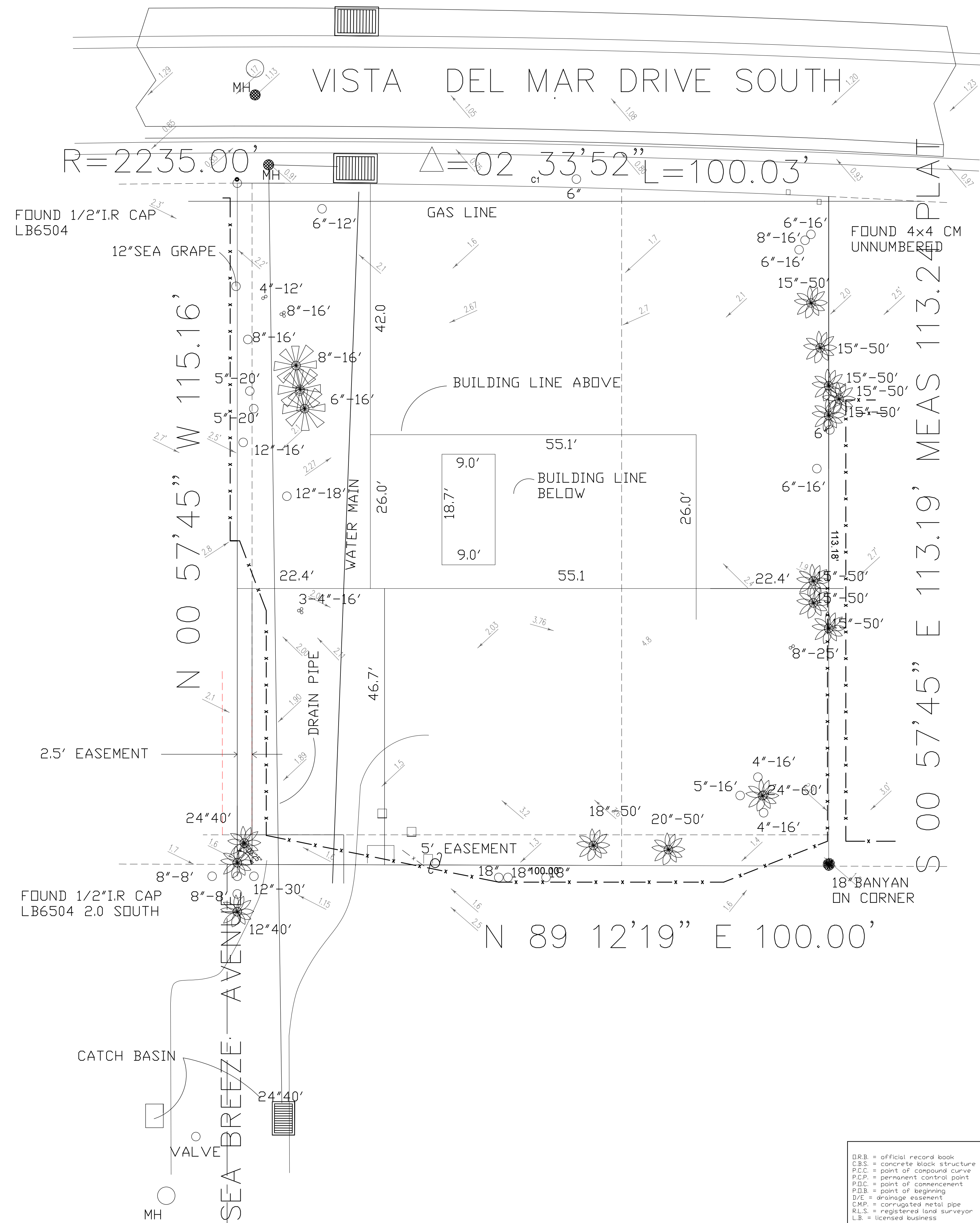


4 B.H.P. SECTION
SCALE: 1/8"=1'-0"



5 DTL: FRONT WALL ALONG VISTA DEL MAR
SCALE: N.T.S.

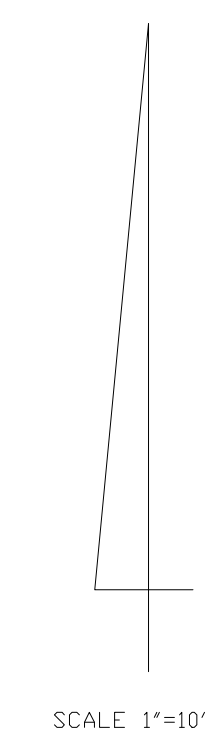
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LOT 21 AND THE WEST 35 FEET OF LOT 22
DELRAY BEACH ESPLANADE

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.

 LAND SURVEYING 801 S.E. 6th Ave., Suite 101 Delray Beach, FL 33483 Phone: 561-243-4624 Fax: 561-243-4869	CERTIFIED TO: MIKE MARCO	
	FLOOD ZONE: AE ELEV 6	
AUTHORIZATION NUMBER LB6504	MAP NO: 125102 0983F	DATE: 10-5-2017
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: 2-22-2019	JOB No.7-18-031	NOT VALID UNLESS SEALED WITH EMBOSSED SURVEYOR'S SEAL
HARRY A BURGESS PLS 5089		

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	W = 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	I.P. = IRON PIPE	D = deed
P.O.C. = point of commencement	P.I. = point of intersection	BL = bearing basis line	RP = radius point	O/S = offset
P.O.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		