

GLASS RESIDENCE

410 SEABREEZE - PALM BEACH - FL 33480

RENOVATION

ARCOM - FINAL DROP-OFF SUBMITTAL

ARC-24-0030 ZON-24-0015

FINAL DROP-OFF SUBMITTAL - DUE DATE: 07-15-2024

PROJECTED ARCOM HEARING DATE: 08-28-2024
PROJECTED TOWN COUNCIL HEARING DATE: 09-11-2024

Sheet #	Sheet name
CV	Coversheet
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LOC-2	Location Plan
LOC-3	Streetscape elevations
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PH-2	Photo Sheet 2
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ST-2	Zoning Diagrams
ST-3	Variance Setback Diagram
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PROJECT TEAM:

CONTRACTOR:
The Watermark Contractors, Inc.
15770 Edgefield Rd
Wellington, FL 33414
561-333-0327

ARCHITECT:
CDN STUDIO LLC
Claudia De Narvaez
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West Palm Beach, FL 33401
561.802.8960

INTERIOR DESIGNER:
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561.396.9700
www.kellyoneildesign.com

LANDSCAPE ARCHITECT:
Environmental Design Group
139 North County Road
Palm Beach, Florida 33480
561.832.4600

SURVEYOR:
Wallace Surveying Corporation
Address: 5553 Village Blvd, West Palm
Beach, FL 33407
Phone: 561.640.4551

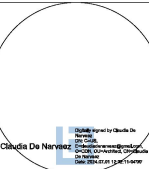


CDN STUDIO LLC.
CLAUDIA DE NARVAEZ
REGISTERED ARCHITECT
00011143017
11001118 EDELMAN CT, PALM BEACH, FL 33480

GLASS RESIDENCE
410 SEABREEZE AV.
PALM BEACH, FL 33480

GLASS RESIDENCE
410 SEABREEZE AV.
PALM BEACH, FL 33480

**THE WATERMARK
CONTRACTORS**
(561) 333-0327
15770 EDGEFIELD ROAD
WELLINGTON, FL 33414



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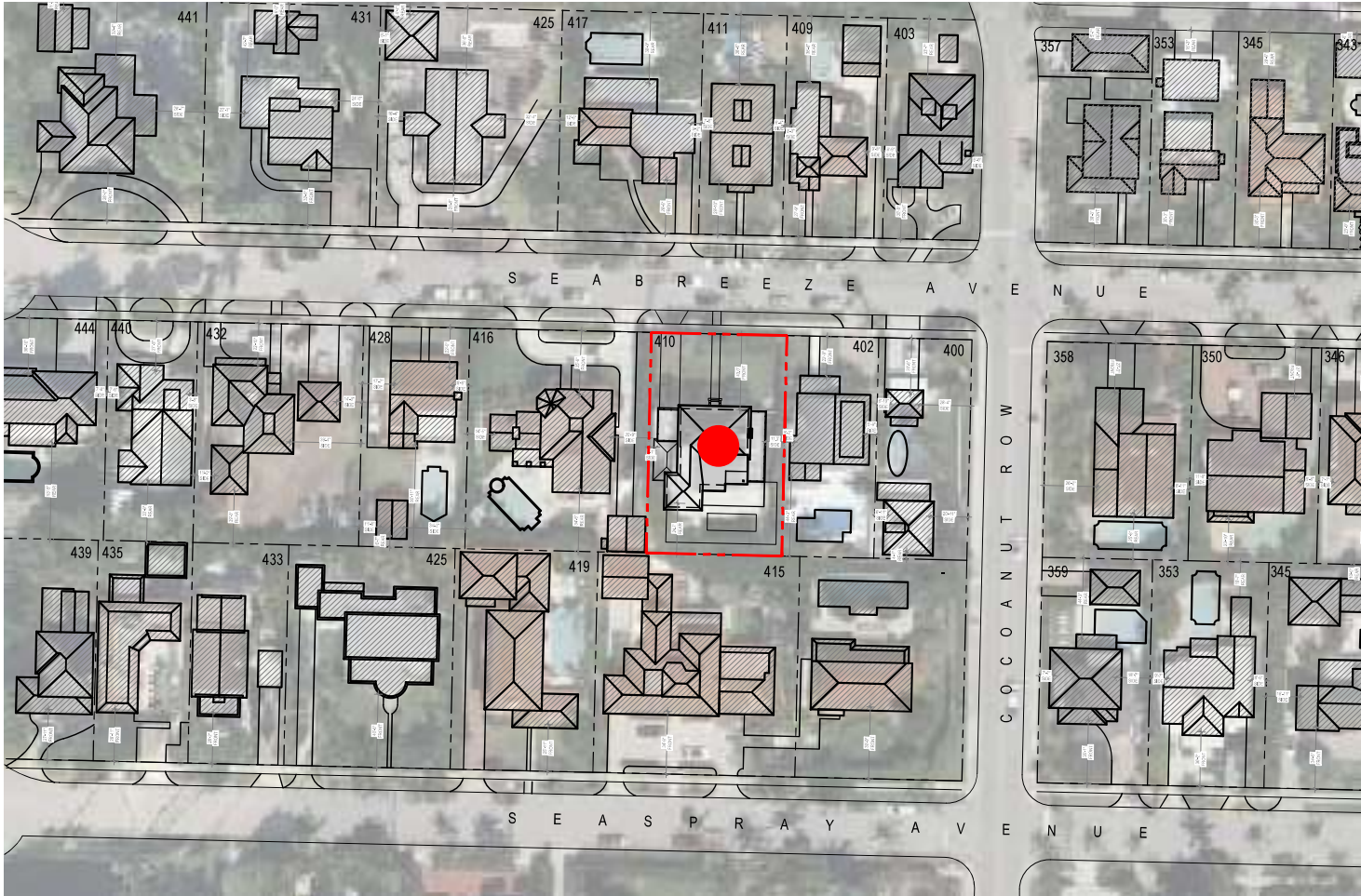
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CV



VICINITY LOCATION MAP

SCALE : 1/64"=1'-0"



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CLAUDIA DE NARVAEZ
ARCHITECT
11221 25 HIGHWAY 1, SUITE 100, PALM BEACH, FL 33480

JOB NAME

GLASS RESIDENCE

410 SEABREEZE AV.
PALM BEACH, FL 33480

CLIENT

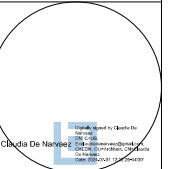
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PALM BEACH, FL 33480

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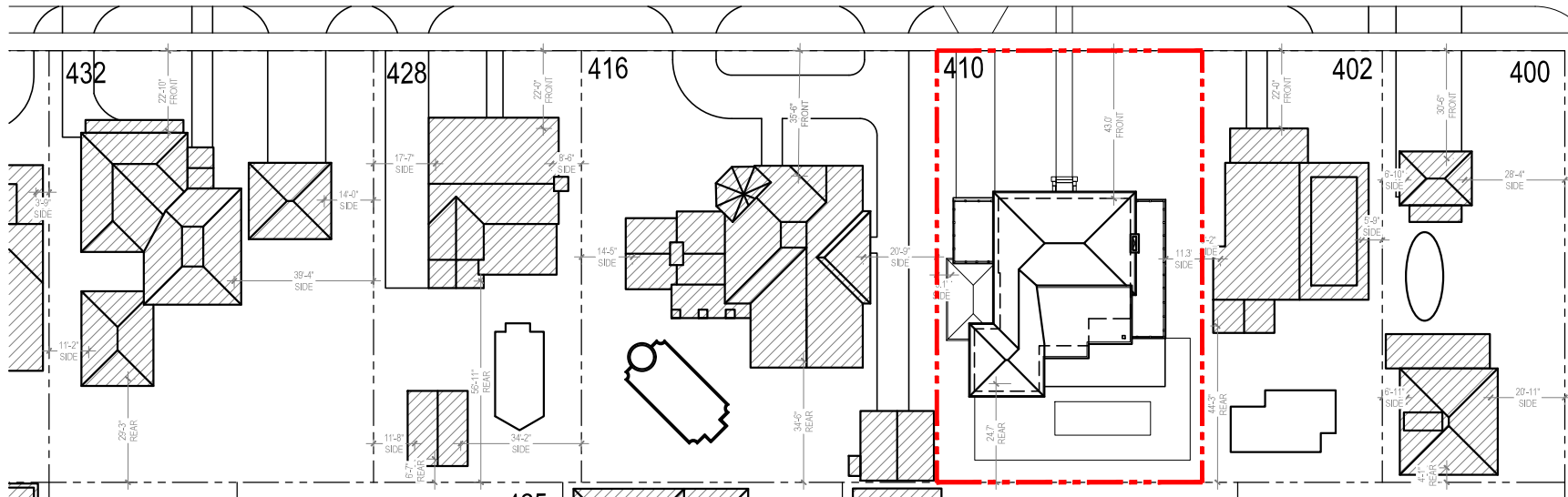
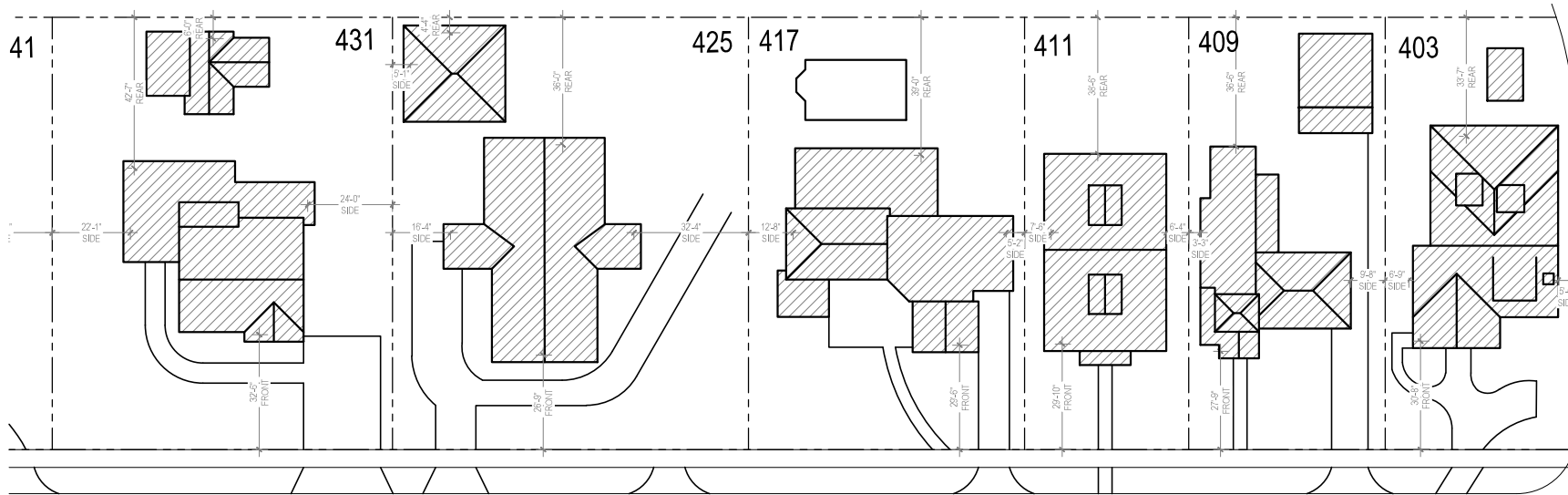
VICINITY LOCATION MAP

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LOC-1

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LOCATION PLAN

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

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CLAUDIA DE NARVAEZ
ARCHITECTS, INC. (FL 00177144317)
11201 25 HIGHWAY 19, SUITE 200, BOCA RATON, FL 33433

JOB NAME

GLASS RESIDENCE

410 SEABREEZE AV.,
PALM BEACH, FL 33480

CLIENT

GLASS RESIDENCE

410 SEABREEZE AV.,
PALM BEACH, FL 33480

CONTRACTOR

THE WATERMARK CONTRACTORS

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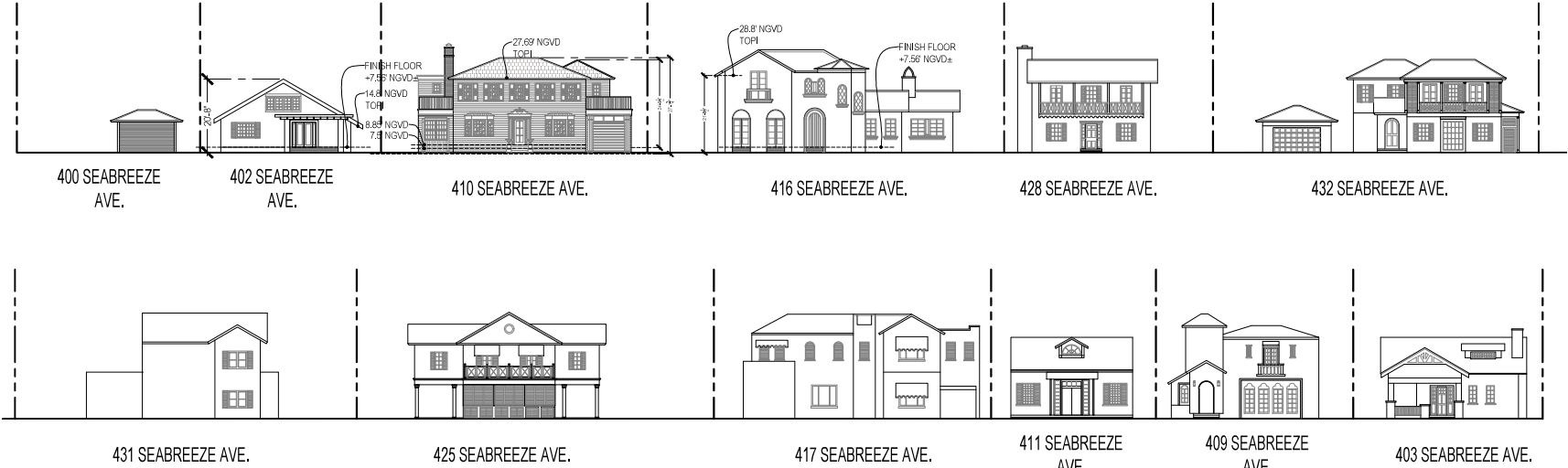
LOCATION PLAN

SCALE
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LOC-2

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STREETSCAPE ELEVATIONS

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

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CLAUDIA DE NARVAEZ
ARCHITECT
11201 25 HIGHWAY 19, SUITE 100, BOCA RATON, FL 33433

JOB NAME

GLASS RESIDENCE
410 SEABREEZE AV.,
PALM BEACH, FL 33480

CLIENT

GLASS RESIDENCE
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PALM BEACH, FL 33480

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STREETSCAPE ELEVATIONS

SCALE

AS NOTED

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LOC-3

Drawn: CLAUDIA DE NARVAEZ, NARB.



400 SEABREEZE AVE.



402 SEABREEZE AVE.





410 SEABREEZE AVE.



416 SEABREEZE AVE.

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JOB NAME		
GLASS RESIDENCE 410 SEABREEZE AV. PALM BEACH, FL 33480		
CLIENT		
GLASS RESIDENCE 410 SEABREEZE AV. PALM BEACH, FL 33480		
CONTRACTOR		
THE WATERMARK CONTRACTORS (561) 333-0327 15770 EDGEFIELD ROAD WELLINGTON, FL 33414		
		
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SHEET No.		
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428 SEABREEZE AVE.



432 SEABREEZE AVE.




440 SEABREEZE AVE.



444 SEABREEZE AVE.

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CDN STUDIO LLC.
CLAUDIA DE NARVAEZ
ARCHITECTS INC. (FIRM)
11201 25 HIGHWAY 19, SUITE 200, PALM BEACH, FL 33480

JOB NAME


GLASS RESIDENCE
410 SEABREEZE AV.,
PALM BEACH, FL 33480

CLIENT

GLASS RESIDENCE
410 SEABREEZE AV.,
PALM BEACH, FL 33480

CONTRACTOR

THE WATERMARK CONTRACTORS
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15770 EDGEFIELD ROAD
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Claudia De Narvaez
Principal Architect
CDN Studio LLC
11201 25 HIGHWAY 19, SUITE 200, PALM BEACH, FL 33480
(561) 333-0327

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403 SEABREEZE AVE.



409 SEABREEZE AVE.





411 SEABREEZE AVE.

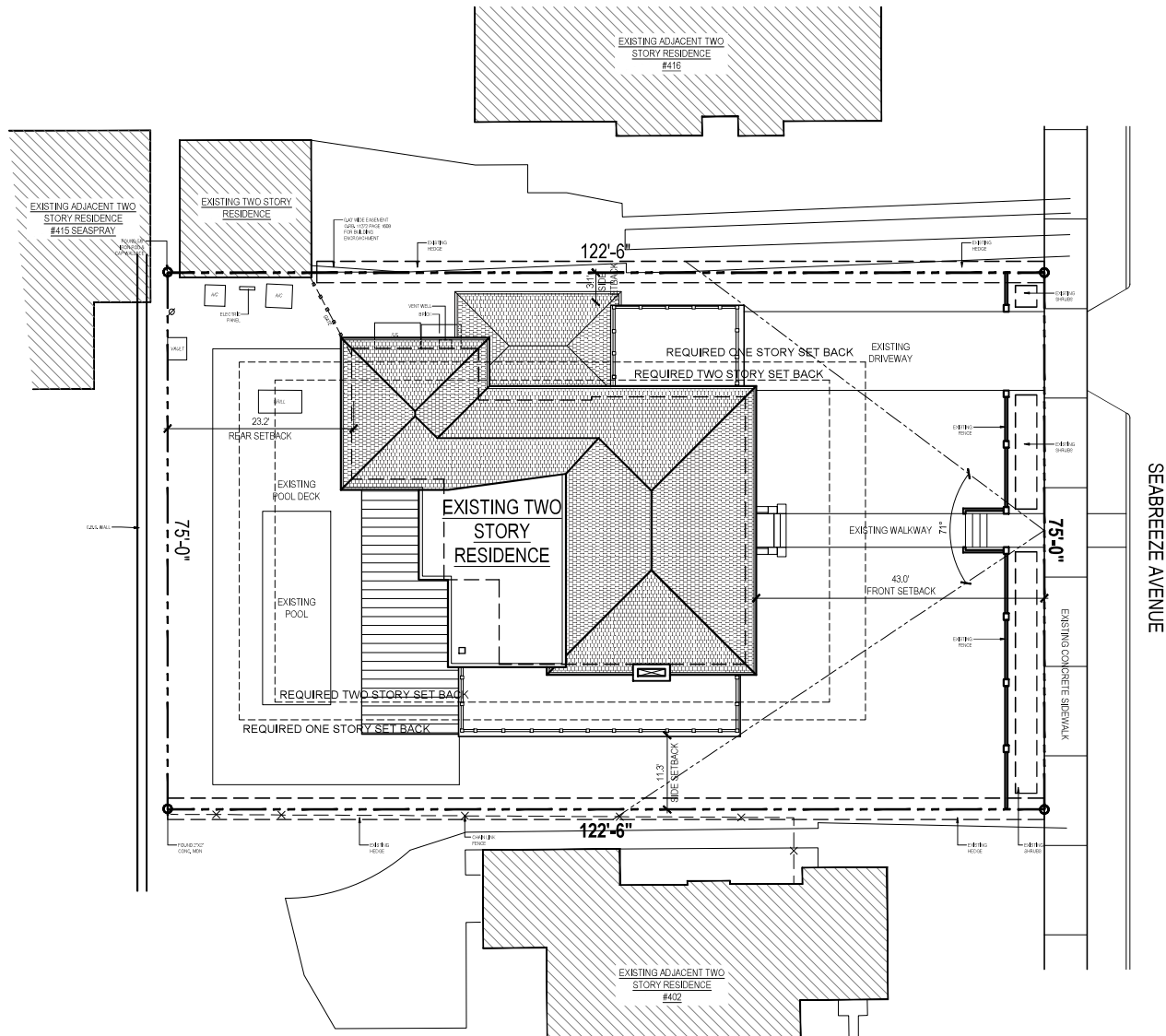


417 SEABREEZE AVE.

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CDN STUDIO LLC. CLAUDIA DE NARVAEZ 11231 25 HIGHWAY 19, SUITE 100, PALM BEACH, FL 33480 (561) 333-0327		
JOB NAME		
GLASS RESIDENCE 410 SEABREEZE AV. PALM BEACH, FL 33480		
CLIENT		
GLASS RESIDENCE 410 SEABREEZE AV. PALM BEACH, FL 33480		
CONTRACTOR		
THE WATERMARK CONTRACTORS (561) 333-0327 15770 EDGEFIELD ROAD WELLINGTON, FL 33414		
 Claudia De Narvaez, NARB. 11231 25 HIGHWAY 19, SUITE 100, PALM BEACH, FL 33480 (561) 333-0327		
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PH-3		
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SEABREEZE AVENUE



EXISTING SITE PLAN

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

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CDN STUDIO LLC.
CLAUDIA DE NARVAEZ
ARCHITECTS
11201 25 HIGHWAY 1A, SUITE 100, BOCA RATON, FL 33433

JOB NAME

GLASS RESIDENCE

410 SEABREEZE AV.
PALM BEACH, FL 33480

CLIENT

GLASS RESIDENCE

410 SEABREEZE AV.
PALM BEACH, FL 33480

CONTRACTOR

THE WATERMARK CONTRACTORS

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15770 EDGEFIELD ROAD
WELLINGTON, FL 33414



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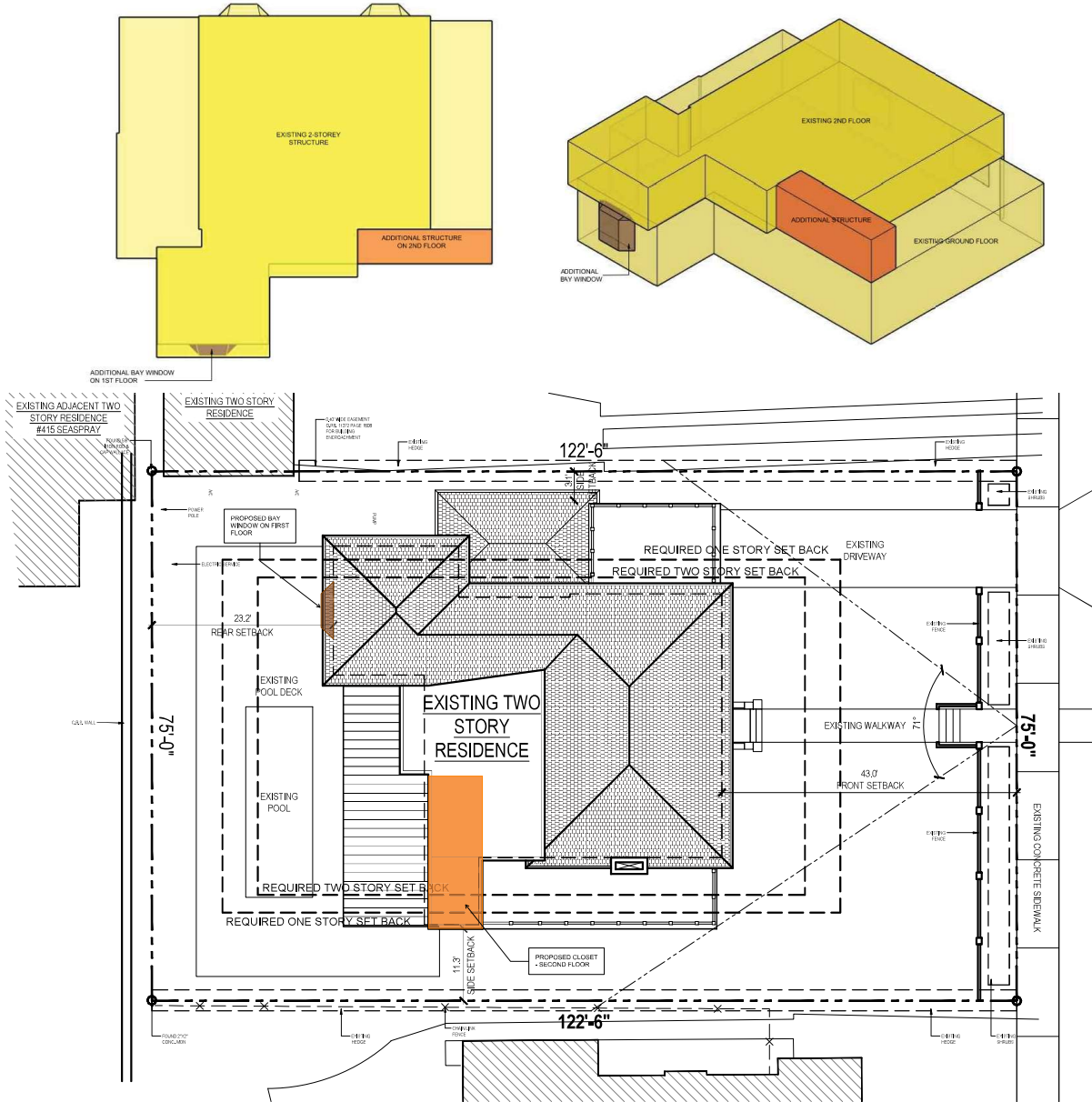
SITE PLAN

SCALE
AS NOTED

SHEET NO.

ST-1

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REQUEST FOR VARIANCE:

Section 134-893(13) A request for a variance to allow the closet addition to have a Cubic Content Ratio of 4.89 in lieu of the 4.75 existing and the 4.08 maximum allowable.

CUBIC CONTENT RATIO CALCULATION			
EXISTING FIRST FLOOR SQUARE FOOTAGE	2011 sf		
EXISTING SECOND FLOOR SQUARE FOOTAGE	1733 sf		
TOTAL EXISTING SQUARE FOOTAGE	4344 sf		
EXISTING ONE STORY CF = 878 sf x 9.79'	8586 cf		
EXISTING TWO STORY CF = 1733 sf x 20.2'	35007 cf		
TOTAL EXISTING CUBIC FEET	43892 cf		
EXISTING CCR (CF/987.5)	4.75	Max. CCR: 4.08 "	Non-conforming
PROPOSED FIRST STORY - BAY WINDOW SF	11.47 sf		
PROPOSED FIRST STORY - BAY WINDOW CCR	0.0889 CCR		
PROPOSED SECOND STORY - CLOSET SF	136.75 sf		
PROPOSED SECOND STORY - CLOSET CCR	0.1359 CCR		
NEW PROPOSED CCR	4.89	Max. CCR: 4.08 "	Non-conforming
** Maximum allowable CCR calculated based on the following formula:			
$= 4.00 \times (10,000 - (Lot\ Area) / 10,000)$			
$= 4.00 \times (10,000 - 9,187.5) / 10,000$			
$= 4.08$			



Town of Palm Beach
Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Zoning Legend			
1	Property Address:	410 SEABREEZE AVE	
2	Zoning District:	R-8 ZONING DISTRICT	
3	Lot Area (sq. ft.):	9,187.50 S.F.	
4	Lot Width (W) & Depth (D) (ft.):	75.00' x 122.5'	
5	Structure Type:	Single-family Home	
6	FEMA Flood Zone Designation:	AE (EL. 8) according to F.I.R.M. (Flood Insurance Rate Map) - per survey.	
7	Zero Datum for point of meas. (NAVD)	13.31 NAVD (Palm Beach 1932)	
8	Crown of Road (COR) (NAVD)	+3.34	
9	REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	2,756.25s.f. (30%)	2,622.47sf (28.54%)
11	Enclosed Square Footage (Lot & 2nd Fl., Basement, Area, Structure, etc.)	4,344sf	4,494.22
12	*Front Yard Setback (Ft.)	25'	43'
13	*Side Yard Setback (1st Story) (Ft.)	12.5'	11.3' East
14	*Side Yard Setback (2nd Story) (Ft.)	15'	3.1' West
15	*Rear Yard Setback (Ft.)	10'	23.2'
16	Angle of Vision (Deg.)	100	71
17	Building Height (Ft.)	14' (1) & 22' (2)	18'-10"
18	Overall Building Height (Ft.)	22' (1) & 30' (2)	No changes
19	Cubic Content Ratio (CCR) (R-8 ONLY)	4.08	4.75
20	** Max. Fill Added to Site (Ft.)	None	4.89
21	Finished Floor Elev. (FFE)(NAVD)		7.00
22	Base Flood Elevation (BFE)(NAVD)		6.00
23	Landscape Open Space (LOS) (Sq Ft and %)		
24	Perimeter LOS (Sq Ft and %)		
25	Front Yard LOS (Sq Ft and %)		
26	*** Native Plant Species %	Please refer to TOPB Landscape Legend.	

* Indicate each yard area with cardinal direction (N, S, E, W)

** Difference of Fin. floor Elev. (FFE) and highest Crown of Rd (COR) divided by two. (FFE - COR) / 2 = Max. Fill (Sec. 134-16000)

*** Provide Native plant species info per category as required by Ord. 003-2023 on separate TOPB Landscape Legend

Enter N/A if value is not applicable.
Enter N/C if value is not changing.

REV 05/2023/026



ZONING DIAGRAMS

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

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11201 24 Highway 17, Palm Beach, FL 33480

JOB NAME

GLASS RESIDENCE

410 SEABREEZE AV.
PALM BEACH, FL 33480

CLIENT

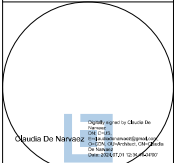
GLASS RESIDENCE

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PALM BEACH, FL 33480

CONTRACTOR

THE WATERMARK CONTRACTORS

(561) 333-0327
15770 EDGEFIELD ROAD
WELLINGTON, FL 33414



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No. DATE DESCRIPTION
#1 05-09-2024 FIRST SUBMITTAL

DATE

04-23-2024

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DESCRIPTION

ZONING DIAGRAMS

SCALE

AS NOTED

SHEET NO.

ST-2




Rev: Claudia De Marnaz, Hon

Section 134-893 (7) A request for a Variance to allow the closet addition to have a 11.36 foot east side yard setback in lieu of the 15 foot minimum required for a 2 story structure in the R-B Zoning District.



VARIANCE SETBACK DIAGRAM

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	EXISTING ONE STORY PORTION OF BUILDING ENCRANCHING INTO REQUIRED SETBACKS
	EXISTING TWO STORY PORTION OF BUILDING ENCRANCHING INTO REQUIRED SETBACKS
	PROPOSED TWO STORY PORTION OF BUILDING ENCRANCHING INTO REQUIRED SETBACKS (VARIANCE REQUESTED)

CLAUDIA DE NARVAEZ
PICHIPISO ARCHITECT
(415) 716-8817
11004 1st Avenue, Suite 200, San Francisco, CA 94133

JOB NAME

410 SEABREEZE AV.
PALM BEACH, FL 33480

CLIENT	
--------	--

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YARD SECTION DIAGRAMS

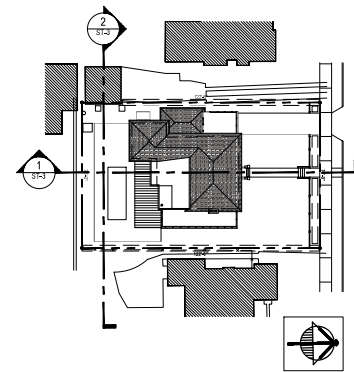
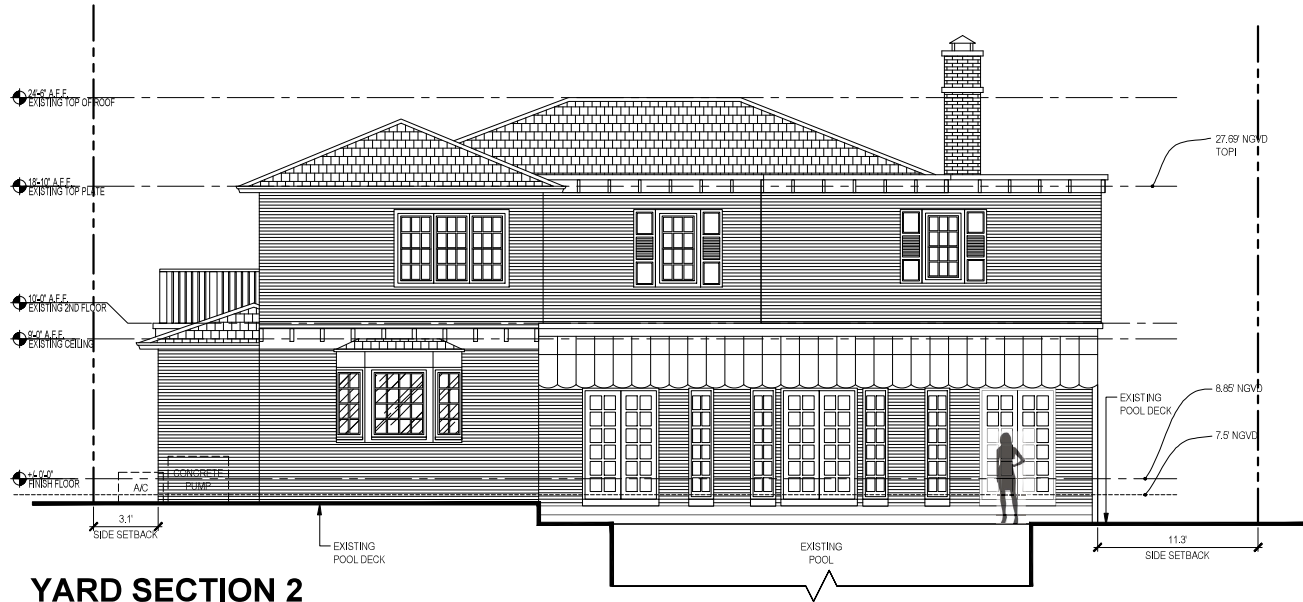
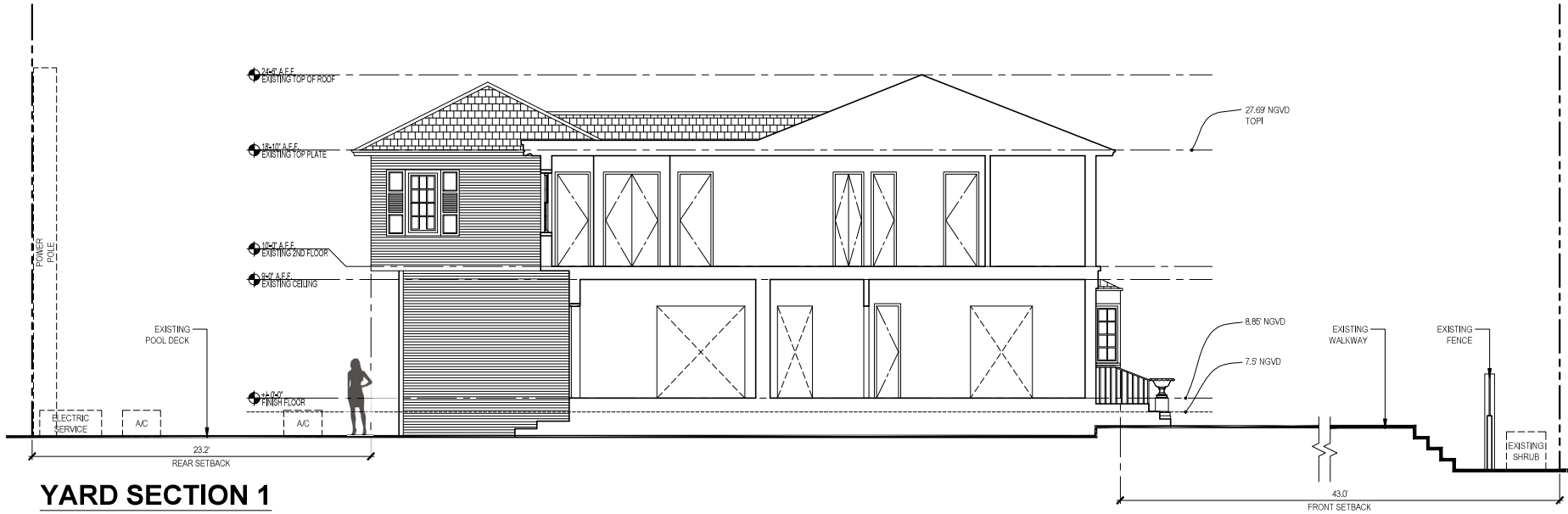
SCALE	AS NOTED
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SHEET No. _____

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ST-3

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CDN STUDIO LLC.
CLAUDIA DE NARVAEZ
11201 25 HIGHWAY 1A, SUITE 100, BOCA RATON, FL 33433

JOB NAME


GLASS RESIDENCE
410 SEABREEZE AV.,
PALM BEACH, FL 33480

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YARD SECTION DIAGRAMS

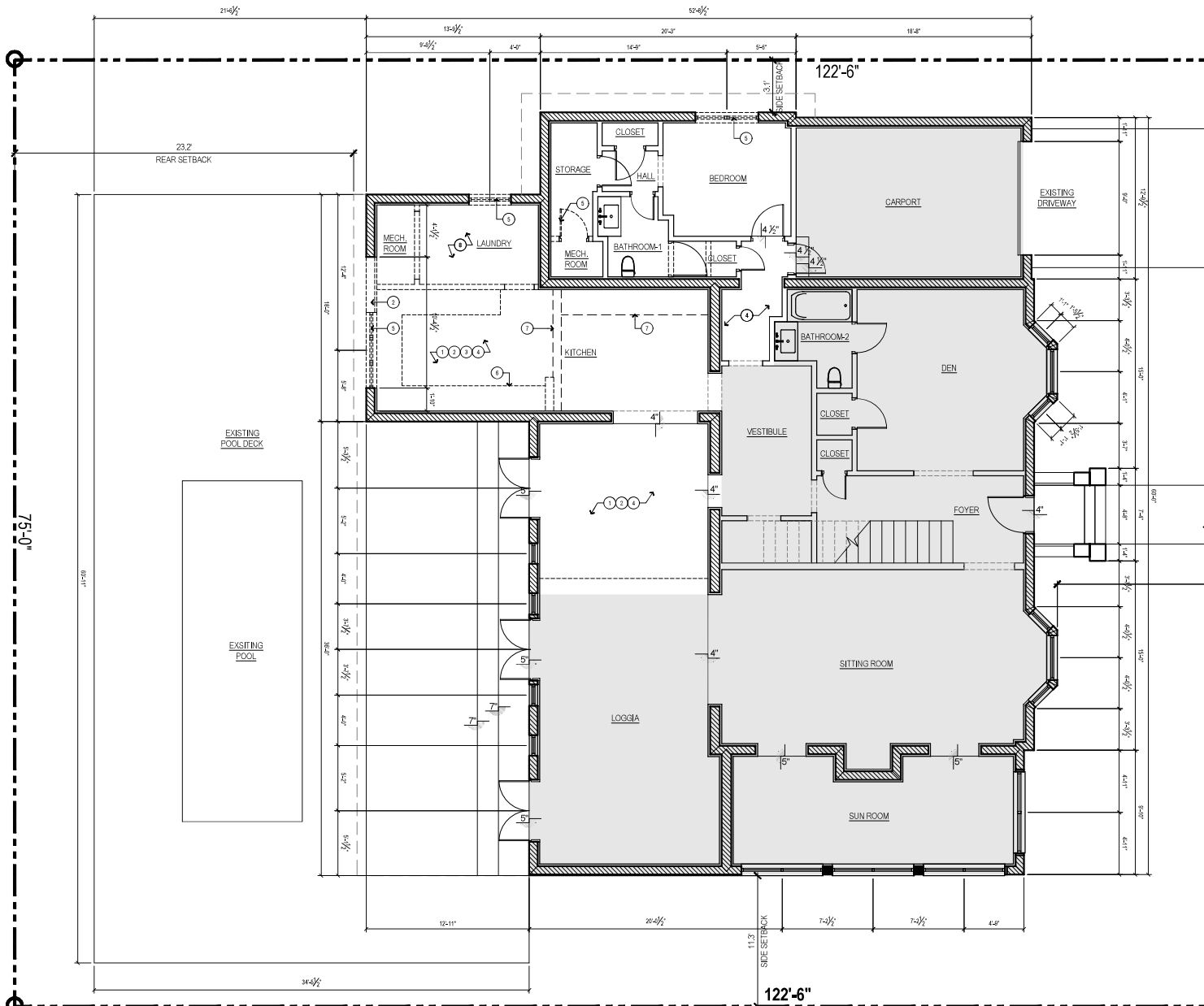
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A-3.5

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EXISTING/DEMO PLAN - GROUND FLOOR

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

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CDN STUDIO LLC.
CLAUDIA DE NARVAZ
HOA, INC. (2024) 2024

JOB NAME

GLASS RESIDENCE

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PALM BEACH, FL 33480

CLIENT

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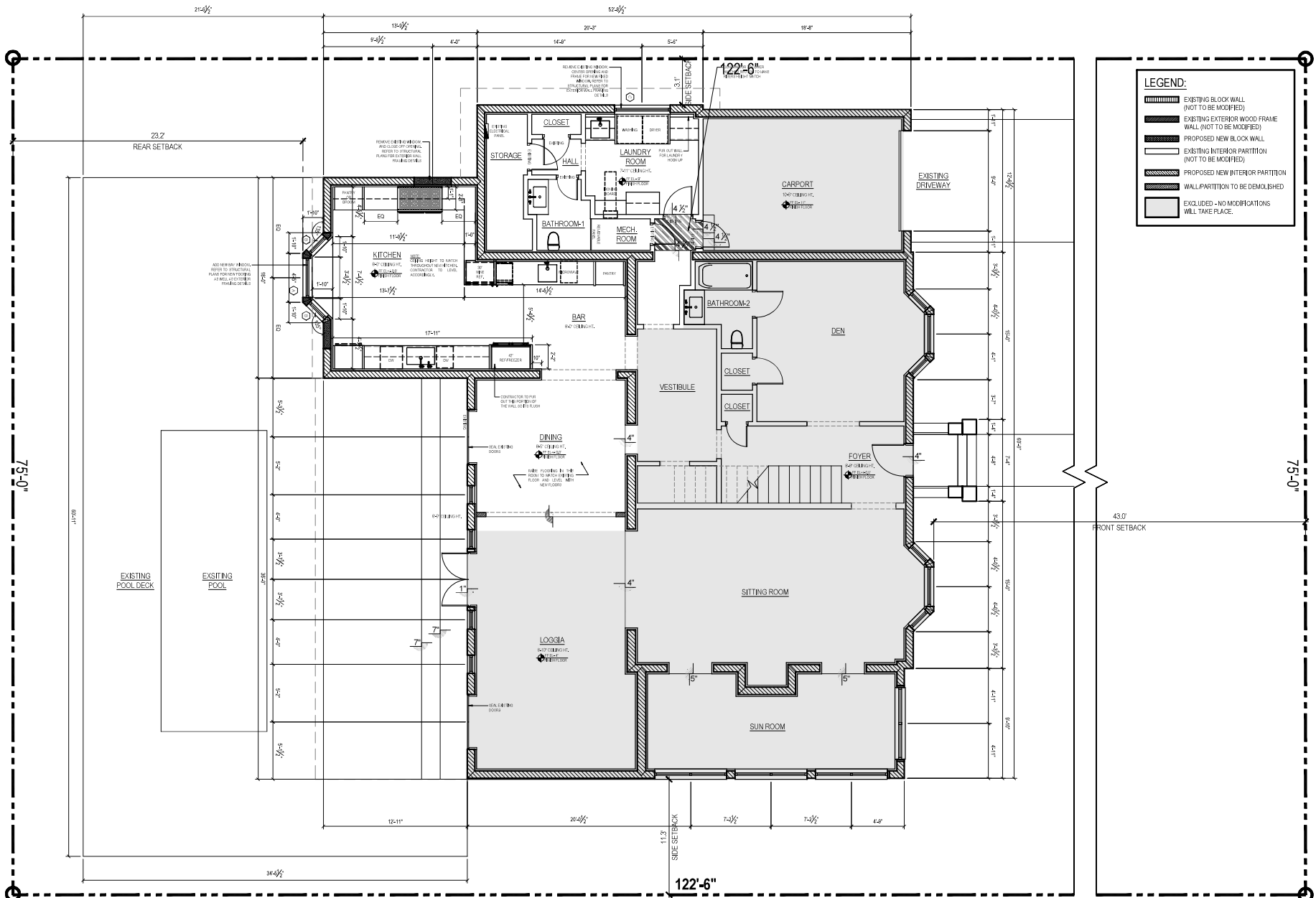
DEMOLITION PLAN
- GROUND FLOOR

SCALE
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A-1.1

DESIGNED BY CLAUDIA DE NARVAZ, HOA, INC.



PROPOSED FIRST FLOOR PLAN

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

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CDN STUDIO LLC.
CLAUDIA DE NARVAZ
NARB/CLD/CDN/STL

JOB NAME

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PALM BEACH, FL 33480

CLIENT

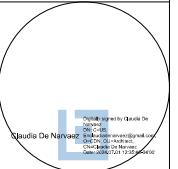
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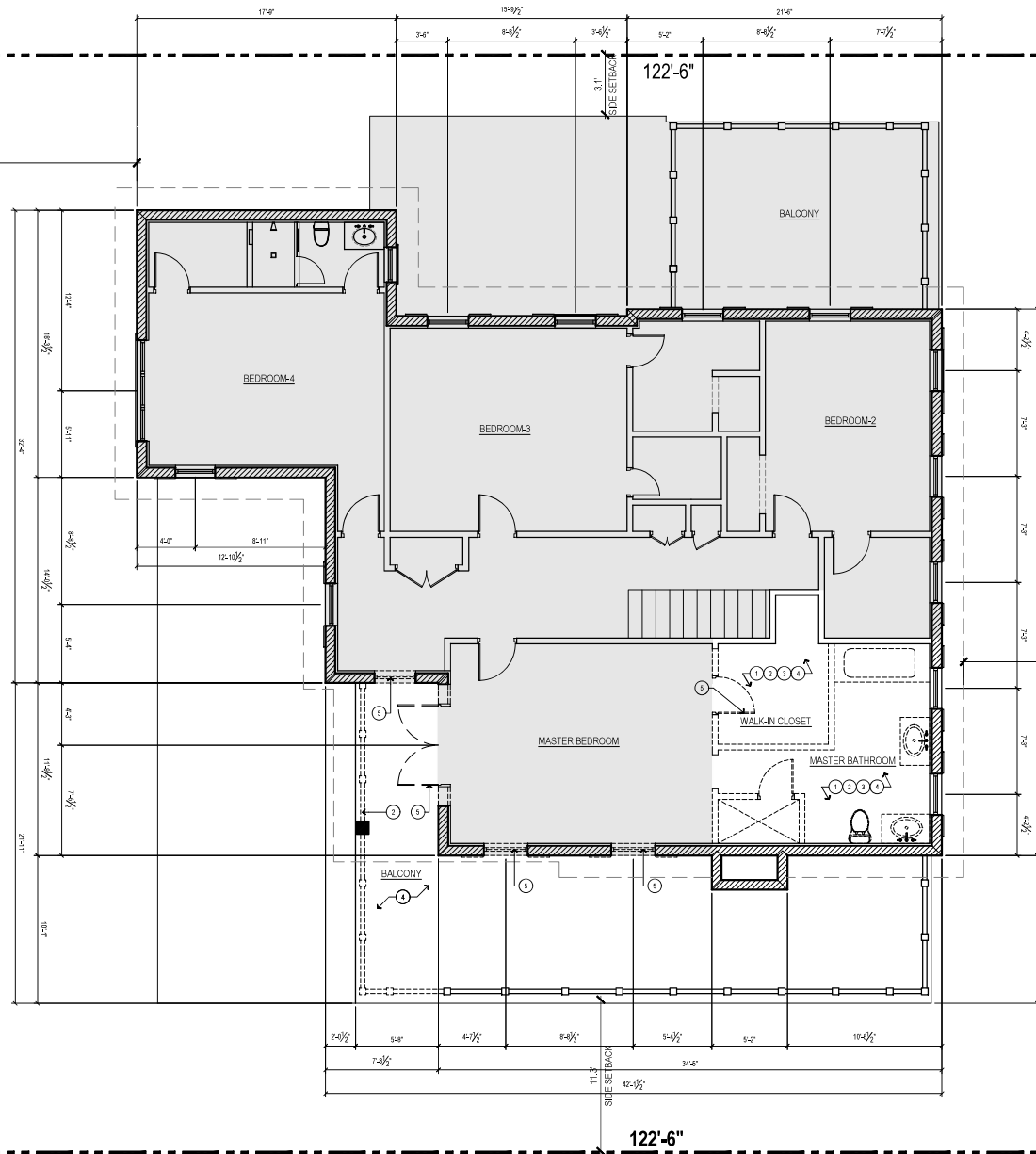
DESCRIPTION: PROPOSED FIRST FLOOR PLAN

SCALE: AS NOTED

SHEET NO.:

A-1.2

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LEGEND:

- EXISTING BLOCK WALL (NOT TO BE MODIFIED)
- EXISTING EXTERIOR WOOD FRAME WALL (NOT TO BE MODIFIED)
- PROPOSED NEW BLOCK WALL
- EXISTING INTERIOR PARTITION (NOT TO BE MODIFIED)
- PROPOSED NEW INTERIOR PARTITION
- WALL/PARTITION TO BE DEMOLISHED
- EXCLUDED - NO MODIFICATIONS WILL TAKE PLACE.

DEMOLITION NOTES:

- 1 SAFELY MAKE ALL SERVICE DISCONNECTS AS NEEDED, INCLUDING ELECTRICAL, PLUMBING, MECHANICAL, LOW VOLTAGE, ETC.
- 2 DEMOLISH ELEMENTS SHOWN WITH THE FOLLOWING CONVENTION: [Symbol]
- 3 REMOVE & DISCARD PLUMBING FIXTURES AND REPLACE AS SHOWN ON PROPOSED PLAN. PROTECT PLUMBING AS IT WILL BE RE-USED.
- 4 SCRAPE AND CLEAN EXISTING FLOORING SURFACE AND PREPARE TO RAISE TO MATCH FLOORING ELEVATION ON THE INTERIOR OF THE HOUSE. LIKEWISE, REMOVE ANY SHELVES, AND CLEAN WALLS TO INSTALL FRAMING AND FINISH AS PER PROPOSED PLANS.
- 5 REMOVE AND DISCARD EXISTING DOOR AND WINDOW, AND PREPARE WALL AS PER PROPOSED PLAN.
- 6 REMOVE AND DISCARD EXISTING KITCHEN CABINETS AND COUNTER AND PATCH WALLS AS NEEDED. REFER TO PROPOSED PLANS.
- 7 REMOVE EXISTING HEADER.
- 8 DEMO EXISTING CEILING AND RAISE AS NOTED ON PROPOSED PLANS.

CDN STUDIO LLC.
CLAUDIA DE NARVAEZ
ARCHITECTS & DESIGNERS
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(561) 771-4477

JOB NAME

GLASS RESIDENCE
410 SEABREEZE AV.,
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CLIENT

GLASS RESIDENCE
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CONTRACTOR

THE WATERMARK CONTRACTORS
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15770 EDGEFIELD ROAD
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Claudia De Narvaez
Principal Architect
11201 24 Highway 19, Suite 100, Boca Raton, FL 33433
Date: 04/23/2024

ISSUE DATE - REVISION

NO.	DATE	DESCRIPTION
01	04/23/2024	1ST SUBMITTAL
02	04/23/2024	2ND SUBMITTAL

DATE **04-23-2024**

LAST REVISION

DESCRIPTION
DEMOLITION PLAN - SECOND FLOOR

SCALE **AS NOTED**

SHEET NO.

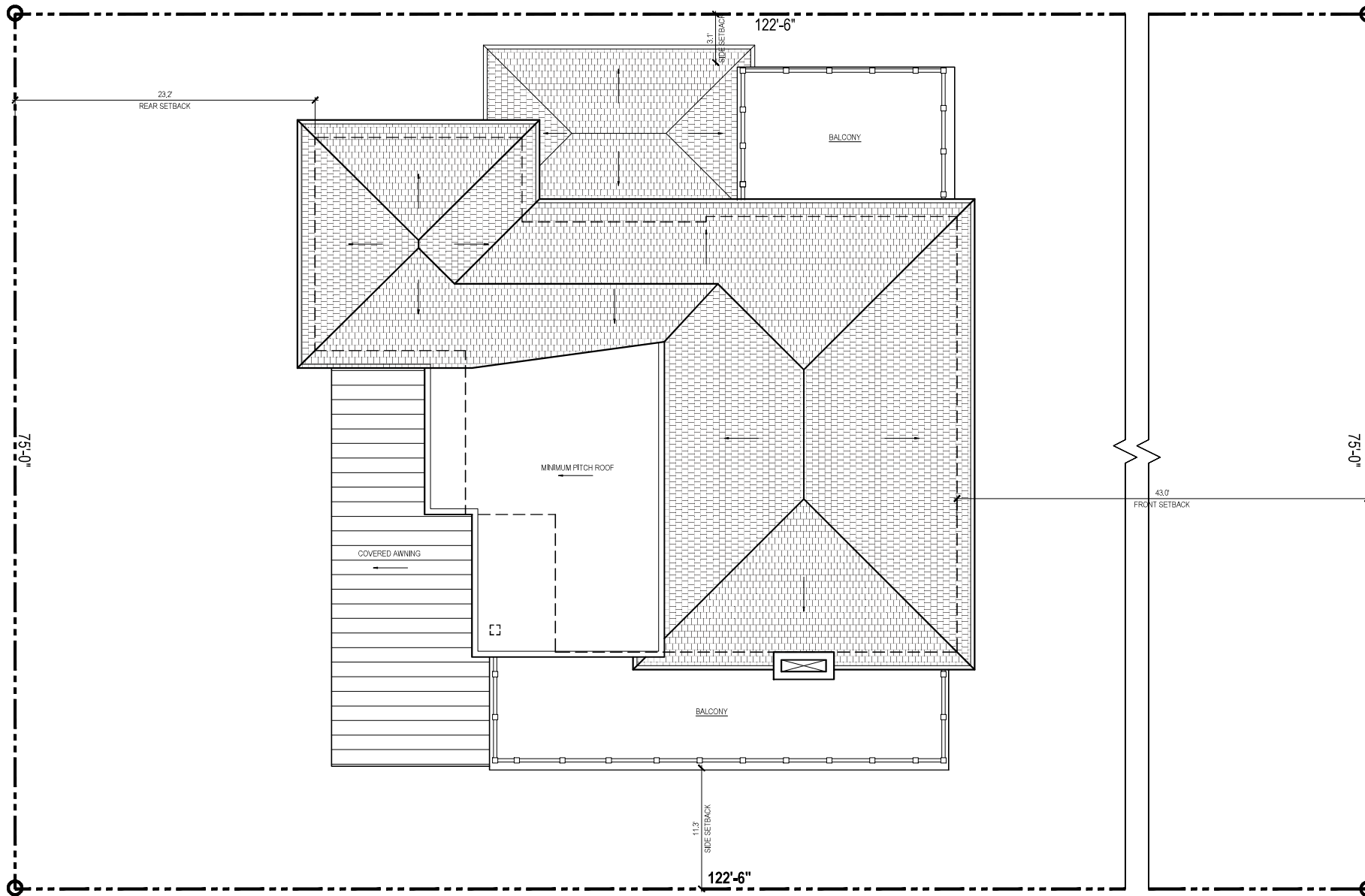
A-1.3

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EXISTING/DEMO PLAN - SECOND FLOOR

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



EXISTING ROOF PLAN

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

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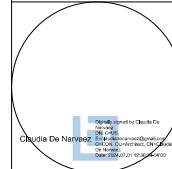
GLASS RESIDENCE

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01	05/24/2024	FIRST SUBMITTAL
02	06/24/2024	SECOND SUBMITTAL

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04-23-2024

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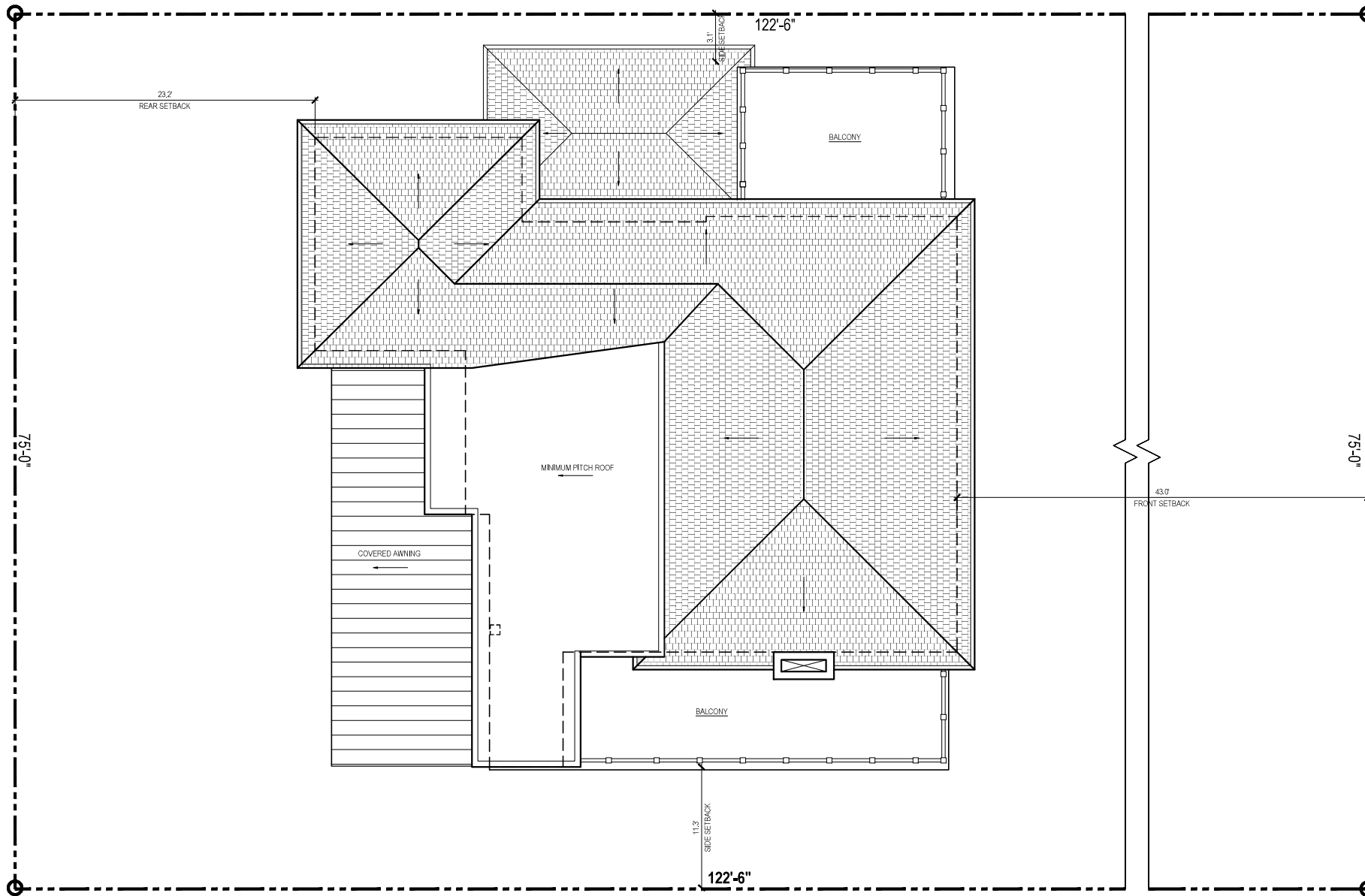
DESCRIPTION
EXISTING ROOF PLAN

SCALE
AS NOTED

SHEET No.

A-1.5

Drawn: CLAUDIA DE NARVAEZ, HOA, INC.



PROPOSED ROOF PLAN

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

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02	06/24/2024	SECOND SUBMITTAL

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04-23-2024

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DESCRIPTION

PROPOSED ROOF PLAN

SCALE
AS NOTED

SHEET No.

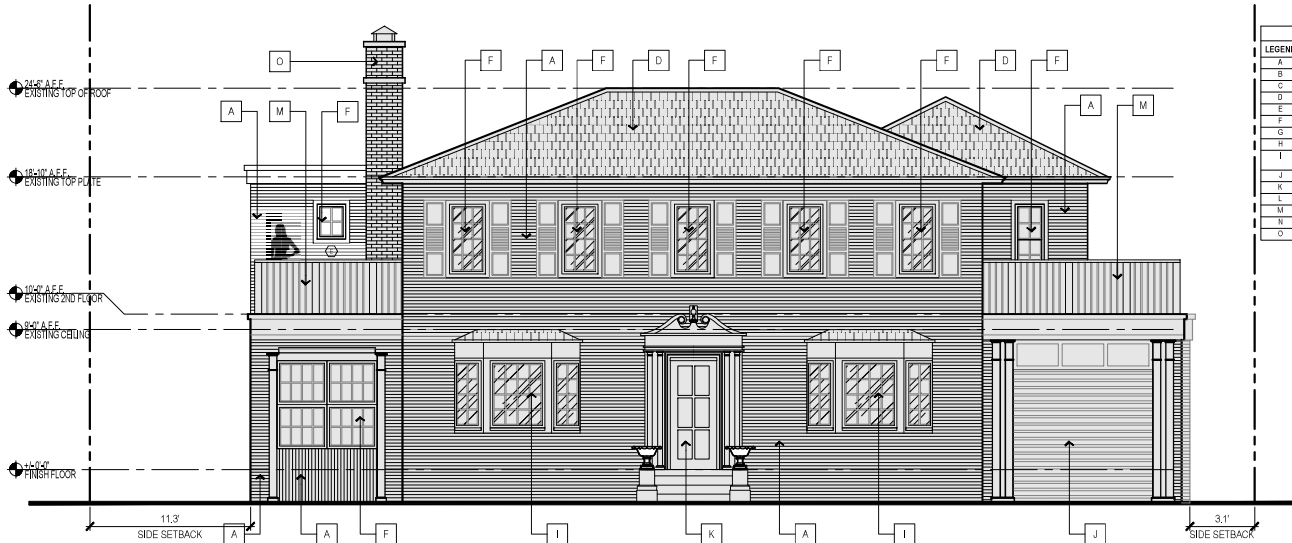
A-1.6

CDN-CLAUDIA DE NARANJO, HOAIB



EXISTING NORTH ELEVATION

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



PROPOSED SOUTH ELEVATION

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

DEMOLITION NOTES:

- 1 SAFELY MAKE ALL SERVICE DISCONNECTS AS NEEDED, INCLUDING ELECTRICAL, PLUMBING, MECHANICAL, LOW VOLTAGE, ETC.
- 2 DEMOLISH ELEMENTS SHOWN WITH THE FOLLOWING CONVENTION:
[---]
- 3 REMOVE & DISCARD PLUMBING FIXTURES AND REPLACE AS SHOWN ON PROPOSED PLAN. PROTECT PLUMBING AS IT WILL BE RE-USED.
- 4 SCRAPE AND CLEAN EXISTING FLOORING SURFACE AND PREPARE TO RAISE TO MATCH FLOORING ELEVATION ON THE INTERIOR OF THE HOUSE. LIKEWISE, REMOVE ANY SHELVES, AND CLEAN WALLS TO INSTALL FRAMING AND FINISH AS PER PROPOSED PLANS.
- 5 REMOVE AND DISCARD EXISTING DOOR AND WINDOW, AND PREPARE WALL AS PER PROPOSED PLAN.
- 6 REMOVE AND DISCARD EXISTING KITCHEN CABINETS AND COUNTER AND PATCH WALLS AS NEEDED. REFER TO PROPOSED PLANS.
- 7 REMOVE EXISTING HEADER.
- 8 DEMO EXISTING CEILING AND RAISE AS NOTED ON PROPOSED PLANS.



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01	10/24/2024	ISSUE SUBMITTAL
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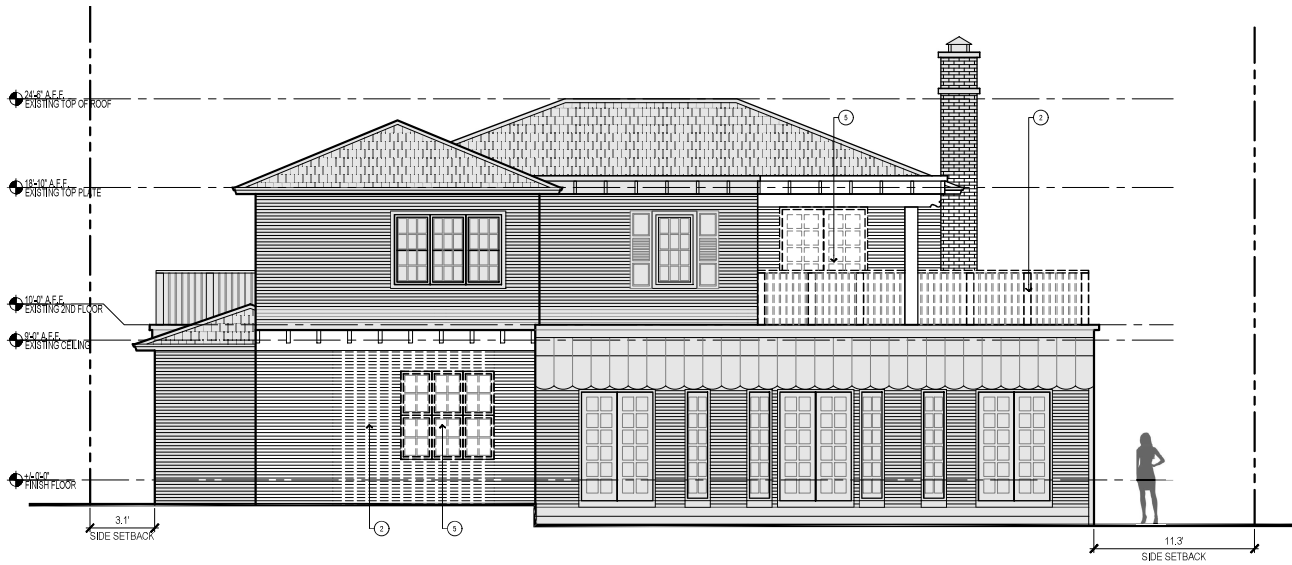
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DESCRIPTION
EXISTING AND PROPOSED NORTH ELEVATIONS

SCALE
AS NOTED

SHEET NO.

A-3.1



- DEMOLITION NOTES:**
- 1 SAFELY MAKE ALL SERVICE DISCONNECTS AS NEEDED, INCLUDING ELECTRICAL, PLUMBING, MECHANICAL LOW VOLTAGE, ETC.
 - 2 DEMOLISH ELEMENTS SHOWN WITH THE FOLLOWING CONVENTION:
[Dashed box symbol]
 - 3 REMOVE & DISCARD PLUMBING FIXTURES AND REPLACE AS SHOWN ON PROPOSED PLAN. PROTECT PLUMBING AS IT WILL BE RE-USED.
 - 4 SCRAPE AND CLEAN EXISTING FLOORING SURFACE AND PREPARE TO RAISE TO MATCH FLOORING ELEVATION ON THE INTERIOR OF THE HOUSE. LIKEWISE, REMOVE ANY SHELVES, AND CLEAN WALLS TO INSTALL FRAMING AND FINISH AS PER PROPOSED PLANS.
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 - 7 REMOVE EXISTING HEADER.
 - 8 DEMO EXISTING CEILING AND RAISE AS NOTED ON PROPOSED PLANS

EXISTING SOUTH ELEVATION

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



FINISH SCHEDULE			
LEGEND	ITEM	MATERIAL/FINISH	REFERENCE
A	WOOD SIDING - PAINTED TO MATCH EXISTING	PAINT	
B	AWNING - EXISTING NO CHANGES		
C	COPPER FLASHING AND DWP EDGE	18 OZ. COPPER	
D	CONCRETE TILE ROOFING - EXISTING NO CHANGES	CONCRETE ROOF TILE	
E	MINI SLOPED ROOF - HOT MOPPED WOODBASE TR TAGGED	STANDING-SEAM ROOF PANELS	MATCH EXISTING
F	METAL CLAD WINDOWS - IF NEW MATCH EXISTING	WHITE FRAME - LONGE GLASS	SEE ELEVATIONS FOR MOUNTING
G	METAL CLAD FRENCH DOORS - EXISTING	EXISTING	
H	OUTRIGGER - NEW ONES MATCH EXISTING		REPLACE F DISTURBED
I	DECORATIVE SHUTTERS - ATTACH WITH TAPCONS AT 8" O.C. E.W. 2" X 2" MIN. IMBEDDENT - PAINT NEW TO MATCH	CEDAR	REFER TO DETAIL FOR SPECS ON NEW
J	GARAGE DOOR - EXISTING NO CHANGE		
K	ENTRY DOOR - EXISTING NO CHANGE		
L	DECORATIVE WOOD TRIM - PAINTED - EXISTING		
M	PAILING SYSTEM - EXISTING		
N	PAVER STEPS - EXISTING		REPLACE F DISTURBED
O	BRICK CHIMNEY WITH COPPER SPARK ARRESTER - EXISTING		

PROPOSED SOUTH ELEVATION

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



CDN STUDIO LLC.
CLAUDIA DE NARVAZ
HOAIB, TEXAS 75847
11201 24 HIGHWAY 19, HOAIB, TEXAS 75847

JOB NAME

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CLIENT

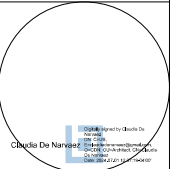
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WELLINGTON, FL 33414



ISSUE DATE - REVISION

NO.	DATE	DESCRIPTION
01	04/23/2024	ISSUE SUBMITTAL
02	04/23/2024	SECOND SUBMITTAL

DATE
04-23-2024

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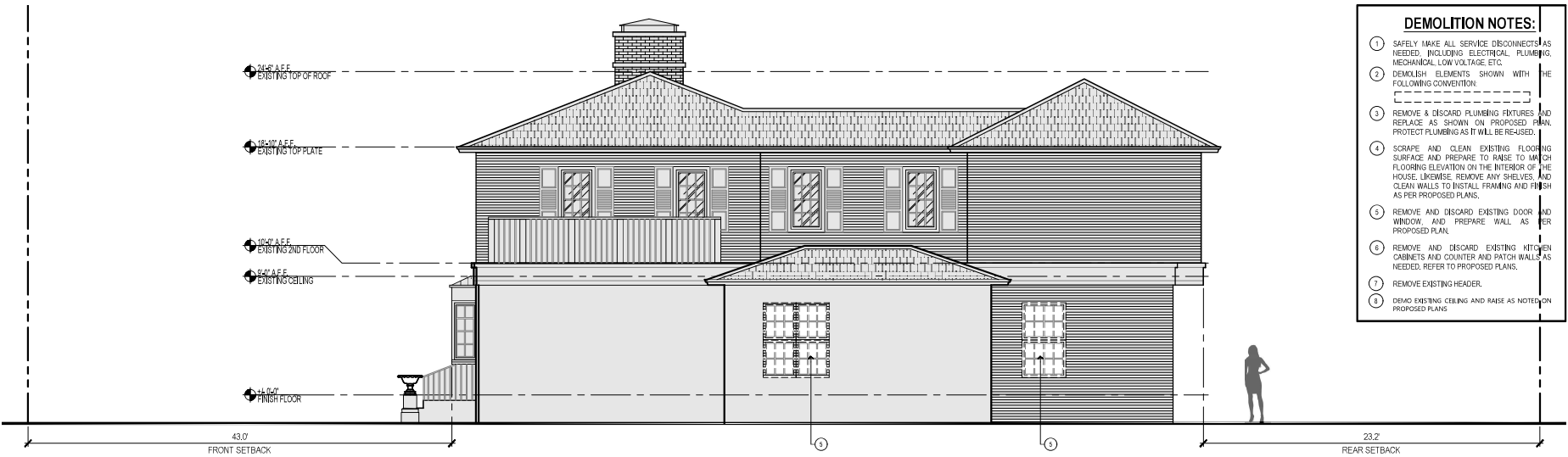
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EXISTING AND PROPOSED SOUTH ELEVATIONS

SCALE
AS NOTED

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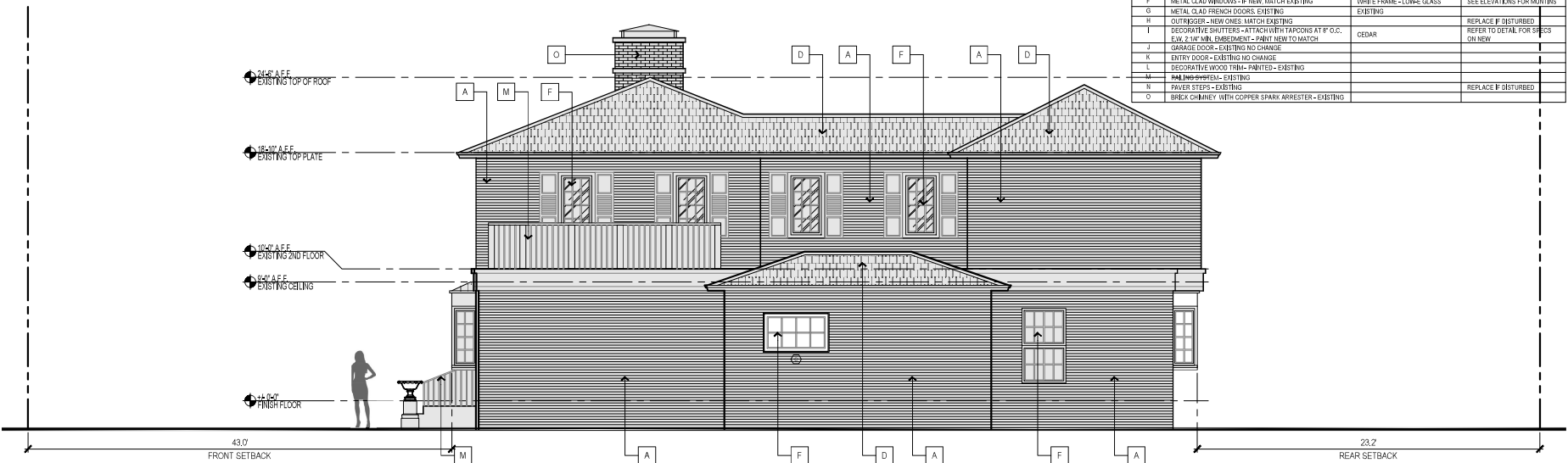
A-3.2

CDN-CLAUDIA DE NARVAZ, HOAIB



EXISTING EAST ELEVATION

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



PROPOSED EAST ELEVATION

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

DEMOLITION NOTES:

- 1 SAFELY MAKE ALL SERVICE DISCONNECTS AS NEEDED, INCLUDING ELECTRICAL, PLUMBING, MECHANICAL, LOW VOLTAGE, ETC.
- 2 DEMOLISH ELEMENTS SHOWN WITH THE FOLLOWING CONSTRUCTION:
- 3 REMOVE & DISCARD PLUMBING FIXTURES AND REPLACE AS SHOWN ON PROPOSED PLAN. PROTECT PLUMBING AS IT WILL BE RE-USED.
- 4 SCRAPE AND CLEAN EXISTING FLOORING SURFACE AND PREPARE TO RAISE TO MATCH FLOORING ELEVATION ON THE INTERIOR OF THE HOUSE. LIKEWISE, REMOVE ANY SHELVES, AND CLEAN WALLS TO INSTALL FRAMING AND FINISH AS PER PROPOSED PLANS.
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- 7 REMOVE EXISTING HEADER.
- 8 DEMO EXISTING CEILING AND RAISE AS NOTED ON PROPOSED PLANS.

FINISH SCHEDULE			
LEGEND	ITEM	MATERIAL/FINISH	REFERENCE
A	WOOD SIDING - PAINTED TO MATCH EXISTING	PAINT	
B	AWNING - EXISTING, NO CHANGES	16 OZ. COPPER	
C	COPPER FLASHING AND DRIP EDGE	CONCRETE TILE ROOFING - EXISTING NO CHANGES	
D	CONCRETE TILE ROOFING - EXISTING NO CHANGES	STAINLESS STEEL ROOF PANELS	MATCH EXISTING
E	MINI GLED ROOF - HOT MOPPED WORKBASE TR TAGGED	WHITE FRAME - LOWE GLASS	SEE ELEVATIONS FOR MOUNTS
F	METAL CLAD WINDOWS - IF NEW, MATCH EXISTING	EXISTING	
G	METAL CLAD FRENCH DOORS, EXISTING		
H	OUTRIGGER - NEW ONES, MATCH EXISTING		REPLACE IF DISTURBED
I	DECORATIVE SHUTTERS - ATTACH WITH TAPCONS AT 8" O.C.	CEDAR	REFER TO DETAIL FOR SPICES
J	E.W. 2 1/4" MIN. EMBELEMMENT - PAINT NEW TO MATCH		
K	GRABBAR DOOR - EXISTING NO CHANGES		
L	ENTRY DOOR - EXISTING NO CHANGES		
M	DECORATIVE WOOD TRIM - PAINTED - EXISTING		
N	PAVING STONE - EXISTING		
O	BRICK CHIMNEY WITH COPPER SPARK ARRESTER - EXISTING		REPLACE IF DISTURBED



CDN STUDIO LLC.
CLAUDIA DE MARVAZ
11201 24th Avenue, N. Palm Beach, FL 33411

JOB NAME

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410 SEABREEZE AV.,
PALM BEACH, FL 33480

CLIENT

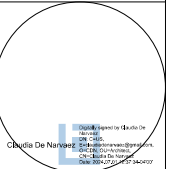
GLASS RESIDENCE

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PALM BEACH, FL 33480

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WELLINGTON, FL 33414



ISSUE DATE - REVISION

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01	04/23/2024	1ST SUBMITTAL
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DATE
04-23-2024

LAST REVISION

DESCRIPTION
EXISTING AND PROPOSED EAST ELEVATIONS

SCALE
AS NOTED

SHEET NO.

A-3.3



EXISTING WEST ELEVATION

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



PROPOSED WEST ELEVATION

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

DEMOLITION NOTES:

- 1 SAFELY MAKE ALL SERVICE DISCONNECTS AS NEEDED, INCLUDING ELECTRICAL, PLUMBING, MECHANICAL, LOW VOLTAGE, ETC.
- 2 DEMOLISH ELEMENTS SHOWN WITH THE FOLLOWING CONVENTION:
[Dashed line with 'X' pattern]
- 3 REMOVE & DISCARD PLUMBING FIXTURES AND REPLACE AS SHOWN ON PROPOSED PLAN. PROTECT PLUMBING AS IT WILL BE RE-USED.
- 4 SCRAPE AND CLEAN EXISTING FLOORING SURFACE AND PREPARE TO RAISE TO MATCH FLOORING ELEVATION ON THE INTERIOR OF THE HOUSE. LIKEWISE, REMOVE ANY SHELVES, AND CLEAN WALLS TO INSTALL FRAMING AND FINISH AS PER PROPOSED PLANS.
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- 6 REMOVE AND DISCARD EXISTING KITCHEN CABINETS AND COUNTER AND PATCH WALLS AS NEEDED. REFER TO PROPOSED PLANS.
- 7 REMOVE EXISTING HEADER.
- 8 DEMO EXISTING CEILING AND RAISE AS NOTED ON PROPOSED PLANS



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01	04/23/2024	ISSUE SUBMITTAL
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LAST REVISION

DESCRIPTION

EXISTING AND PROPOSED
WEST ELEVATIONS

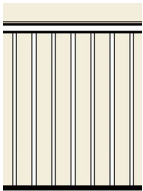
SCALE
AS NOTED

SHEET NO.

A-3.4

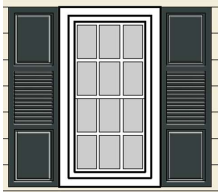
RAILINGS:

Product:
Existing - Repair as needed,
Color/finish: Benjamin Moore CC-20
Decorator's White



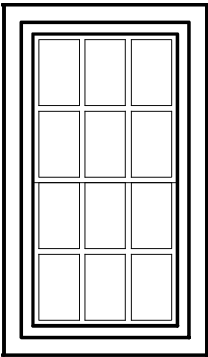
SHUTTERS:

Product:
Palm Coast Shutters
Color/finish: Black



WINDOWS:

Product:
Hartman Windows & Doors
Color/finish: White



ROOFING TILE:

Product:
Boral - West Lake - Saxony
Color/finish: Dark Charcoal

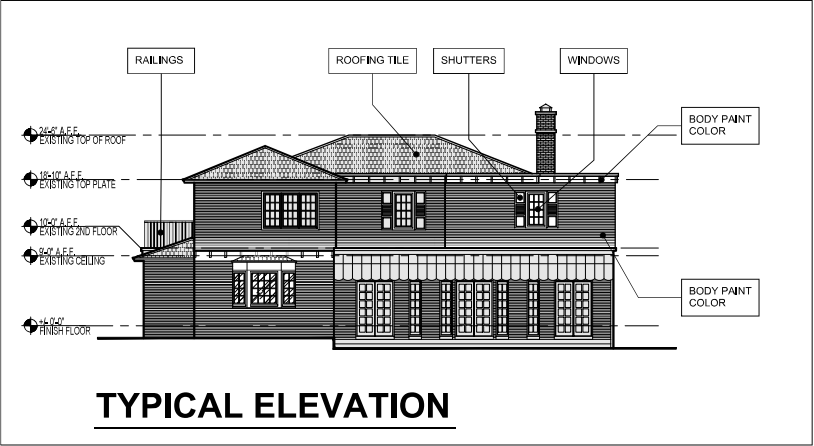
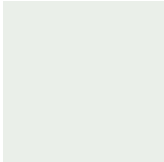


PAINT COLORS:

Body:
Benjamin Moore 346 -Yellow Lilies.
Regal select flat



Trim:
Benjamin Moore CC-20 - Decorator's
White Lo-luster



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CLAUDIA DE NARVAEZ
11221 24 Highway 1A, Palm Beach, FL 33480

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PALM BEACH, FL 33480

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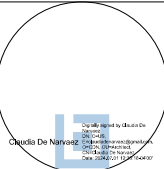
GLASS RESIDENCE

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PALM BEACH, FL 33480

CONTRACTOR

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CONTRACTORS

(561) 333-0327
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WELLINGTON, FL 33414



ISSUE DATE - REVISION

No. DATE DESCRIPTION
#1 05-09-2024 FIRST SUBMITTAL

DATE 04-23-2024

LAST REVISION

DESCRIPTION MATERIALS FINISH

SCALE AS NOTED

SHEET No.

A-3.4

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EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION

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WELLINGTON, FL 33414



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01	04/23/2024	ISSUE SUBMITTAL
02	04/23/2024	ISSUE SUBMITTAL

DATE **04-23-2024**

LAST REVISION

DESCRIPTION
COLORED ELEVATIONS

SCALE **AS NOTED**

SHEET NO.

A-3.5

CDN-CLAUDIA DE MARVAZ, HOA




EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION

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Claudia De Marvaz
Professional Engineer
State of Florida
No. 12486
Exp. 12/31/2026

ISSUE DATE - REVISION		
No.	DATE	DESCRIPTION
01	04/23/2024	1ST SUBMITTAL
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04-23-2024

LAST REVISION

DESCRIPTION

COLORED ELEVATIONS

SCALE

AS NOTED

SHEET NO.

A-3.6

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EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION

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11221 25 HIGHWAY 78, PALM BEACH, FL 33480

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CONTRACTORS**
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15770 EDGEFIELD ROAD
WELLINGTON, FL 33414



CLAUDIA DE NARVAEZ, HOA

ISSUE DATE - REVISION		
No.	DATE	DESCRIPTION
01	04/23/2024	ISSUE TO CLIENT
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04-23-2024

LAST REVISION

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A-3.7

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EXISTING EAST ELEVATION



PROPOSED EAST ELEVATION

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(561) 333-0327

JOB NAME

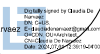
GLASS RESIDENCE
410 SEABREEZE AV.
PALM BEACH, FL 33480

CLIENT

GLASS RESIDENCE
410 SEABREEZE AV.
PALM BEACH, FL 33480

CONTRACTOR

THE WATERMARK CONTRACTORS
(561) 333-0327
15770 EDGEFIELD ROAD
WELLINGTON, FL 33414



Claudia De Narvaez
Architect
State of Florida
No. 12574

ISSUE DATE - REVISION

No.	DATE	DESCRIPTION
01	04/23/2024	1ST SUBMITTAL
02	04/23/2024	SECOND SUBMITTAL

DATE 04-23-2024

LAST REVISION

DESCRIPTION
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SCALE
AS NOTED

SHEET No.

A-3.8

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PROPOSED RENDERING

SCALE : NTS

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SCALE : NTS



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ISSUE DATE - REVISION		
No.	DATE	DESCRIPTION
01	10/24/2024	FIRST SUBMITTAL
02	10/24/2024	SECOND SUBMITTAL

DATE

04-23-2024

LAST REVISION

DESCRIPTION

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