
Duplex 1, *delray beach*

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Thirty-to-50-year-old commercial and retail buildings, duplexes and small-scale condominiums characterize the area in which this infill project is sited. The 2,995-square-foot duplex occupies a very narrow site that is 66 feet wide and 135 feet deep. The building meets the mini-

mum setbacks except on the rear where more space was needed for the backyard and pool. Additional space for rooms on the second floor was achieved by taking advantage of the land development code that allows bay windows to project three feet into the setback.

Both units in the duplex are identical in plan and elevation except for the street elevation where the fenestration is intentionally different to give each unit the appearance of individuality. The plan, like the elevation is simple. From the street, the building is urban. Inside,



Main elevation. Note the use of fenestration to give the units individuality. All photos by Jerry Rabinowitz.

*Pool and terrace at the rear
of the duplex.*





Tree-lined walkway and glass wall, above. Note the three-foot bay window extension at the second level. Bathroom, below, with palm trees creating a privacy wall.

the units are like an oasis bordered by palms on one side and on the other side a continuous glass-covered walkway that encloses the kitchen, dining and living room. At the end of the walkway are a pool, a covered terrace and a grove of trees 30 feet deep that is a dedicated utility easement.

Structurally, the house is reinforced concrete with slate floors and hurricane impact resistant glazing. Low emission glass, cross ventilation and water-efficient landscape add to the building's energy efficiency.



Project Credits: Jeffrey Silberstein Architect & Associates, Inc.: Architect; **GLM Remodeling and Building Contractors:** Contractor; **Jerry Turner and Associates of Florida, Inc.:** Landscape Architect; **McCarthy and Associates, Inc.:** Consulting Engineer.



SITE PLAN / FIRST FLOOR



Site plan/first floor plan courtesy of the architect, top. View into living areas through continuous glass wall, center. View through living room toward the kitchen, below.

