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**Project:** Dunkin at 540 W Atlantic Ave.

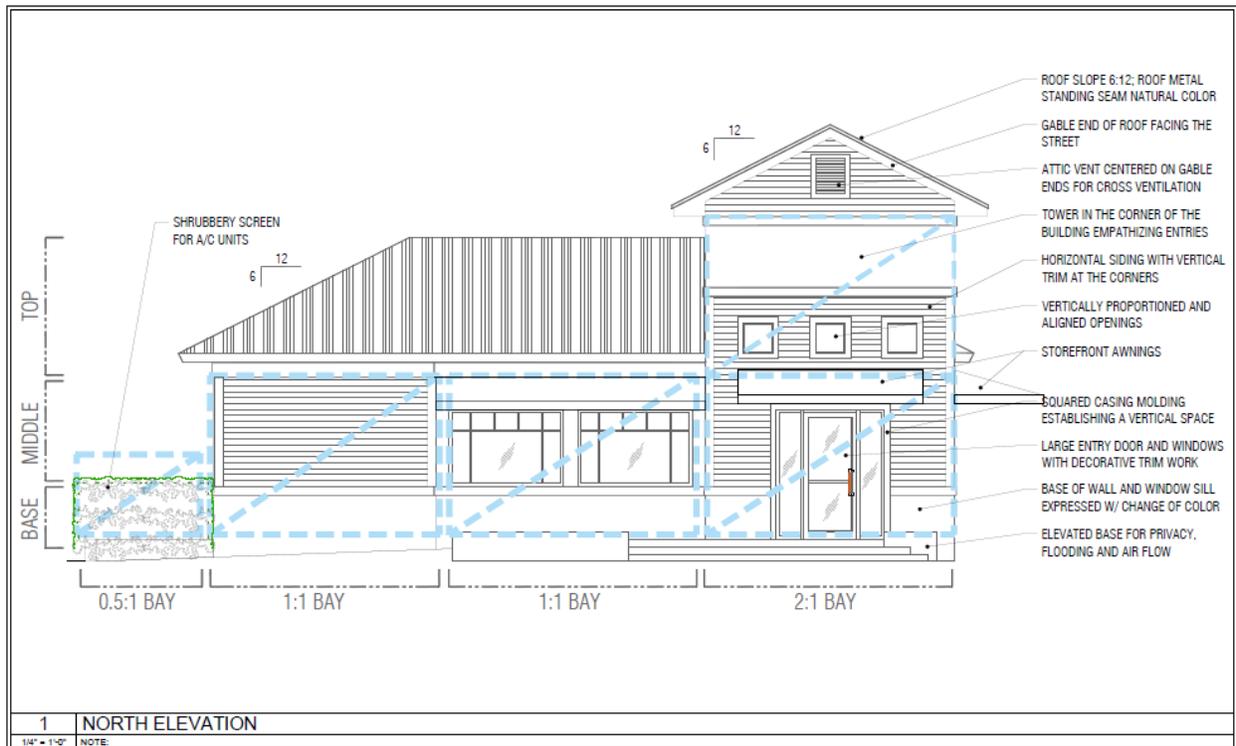
**File Application #:** 2024-152

**Address:** 540 W Atlantic Ave. Delray Beach, FL.

**Date:** 11.05.2025 – Rev4 - fm

**VAD Project #:** 230636

Florida Vernacular Architectural Style Proposed



The described architectural style is a modern interpretation of the Florida vernacular, incorporating both traditional design elements and practical, climate-appropriate features. The building's tripartite composition, material use, elevated base, and specific detailing combine to create a style that is both functional for the Florida climate and aesthetically pleasing.

## Key features of the proposed Florida Vernacular Architectural Style Proposed

### Tripartite composition

The design features a clear division into three parts, a classical architectural principle:

- **Base:** Features a smooth, light-grey stucco finish, providing a solid, weighty appearance. The elevated base is functional, helping to mitigate against flooding and allowing for air flow underneath the structure.
- **Middle:** Uses stucco with a simulated lap siding paint finish. This adds a texture change and visual interest to the main body of the building.
- **Top (Tower and roof):** The composition is capped by a corner tower with small windows and a pitched roof, which serves to emphasize the building's entries.

### Materials and wall design

- **Stucco and glass:** The two primary materials for all elevations are stucco and transparent glass.
- **Blank walls:** The design limits blank wall sections to a maximum of 50 feet, ensuring a more dynamic and less monolithic facade.
- **Storefront windows:** North and west-facing facades feature storefronts with transparent windows, covering 20.3% and 20.1% respectively. The secure glass has a 10% light reduction transmission.
- **Wall base and sill:** The base of the wall and window sills are distinctively expressed with a change of color, adding to the visual composition.

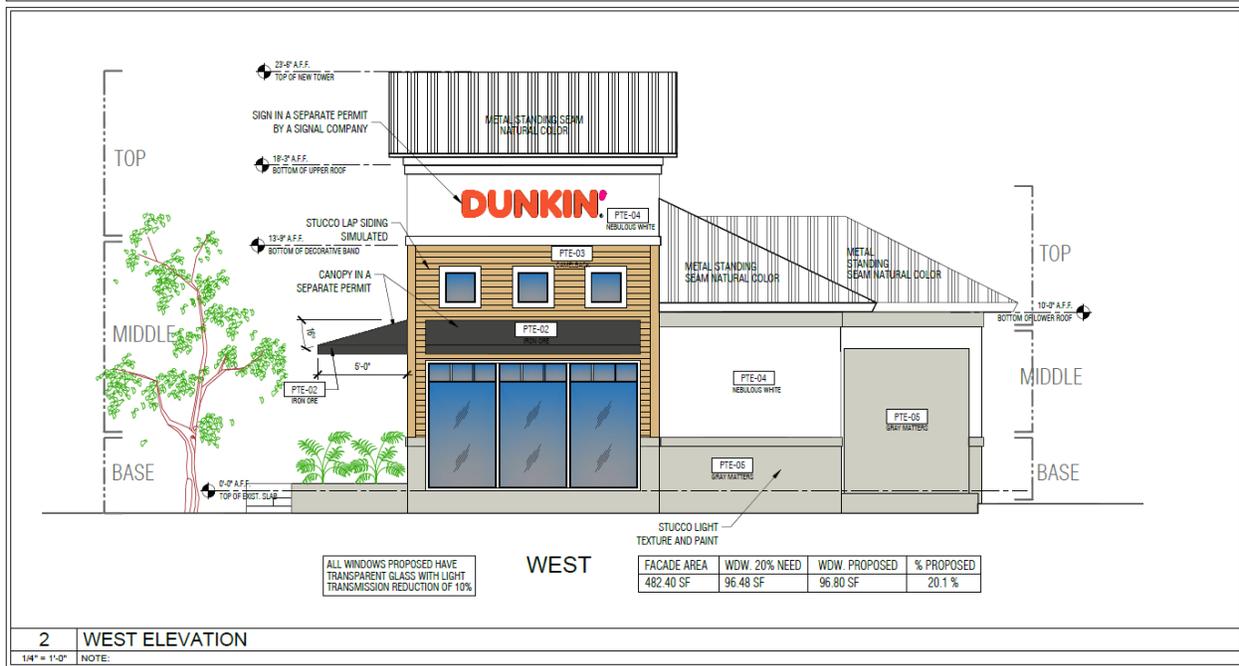
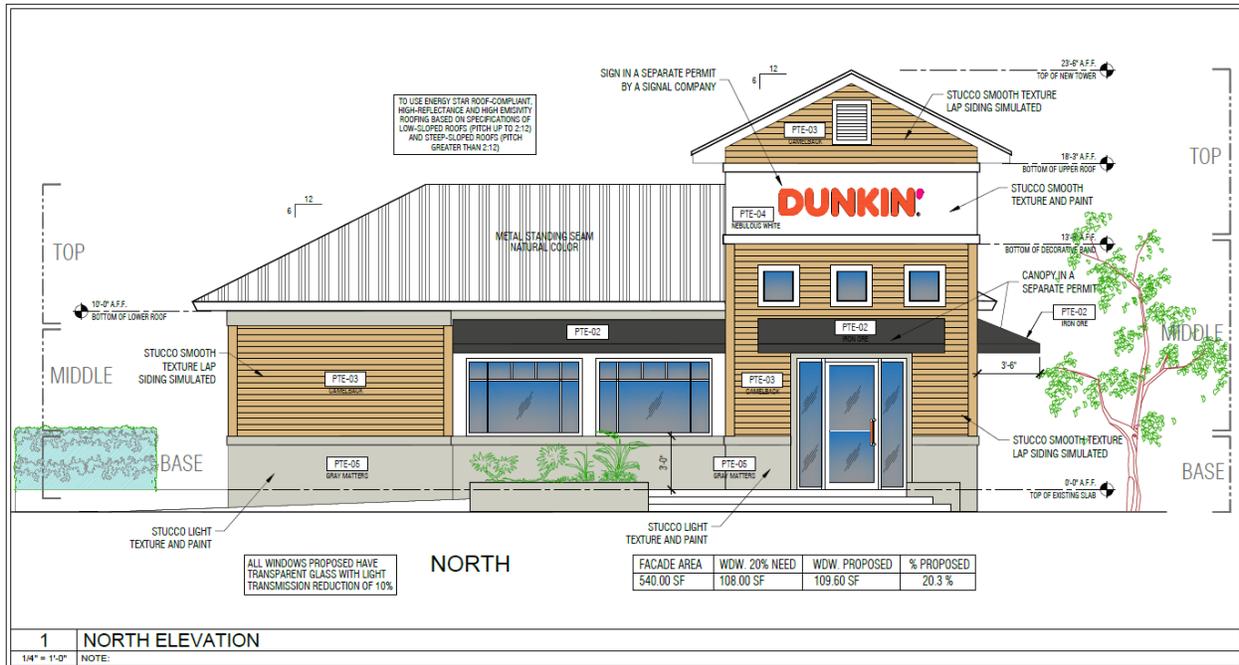
### Roof design and ventilation

- **Metal roof:** The building is topped with a metal standing seam roof in a natural color, a durable and reflective material well-suited for the Florida climate.

- **Gable end facing street:** A gable end of the roof faces the street, providing a classic and traditional look.
- **Pitch of 6/12:** The roof has a moderately steep 6/12 pitch, which is common and effective for water drainage. No parapets are proposed, simplifying the roofline.
- **Attic ventilation:** Attic vents are centered on the gable ends to promote cross-ventilation, a traditional technique for cooling spaces and preventing moisture buildup.

#### **Additional elements and detailing**

- **Tower:** The corner tower serves to emphasize the building's entries, creating a prominent focal point.
- **Siding and trim:** Horizontal siding is specified, with vertical trim used at the corners to define edges and create visual contrast.
- **Openings:** Doors and windows are vertically proportioned and aligned, creating a sense of height and order.
- **Storefront awnings:** Five-foot deep awnings are included to provide shade and protection over the storefronts, a practical and traditional element for sun protection.
- **Casing molding:** Squared casing molding is used around large entry doors and windows, establishing a vertical space and adding decorative trim work.
- **Shrubbery screening:** Shrubbery is proposed to screen and hide air conditioning units, integrating them into the landscaping.



Thank You,

Michael Ventura, Architect  
AR 0016152