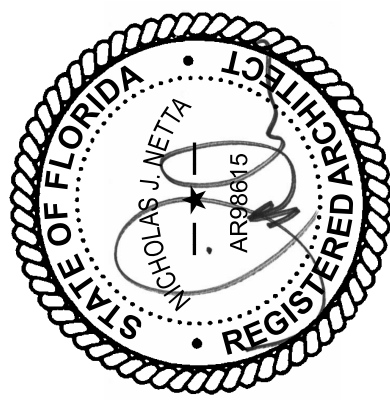




Masonry Modern Style Approval

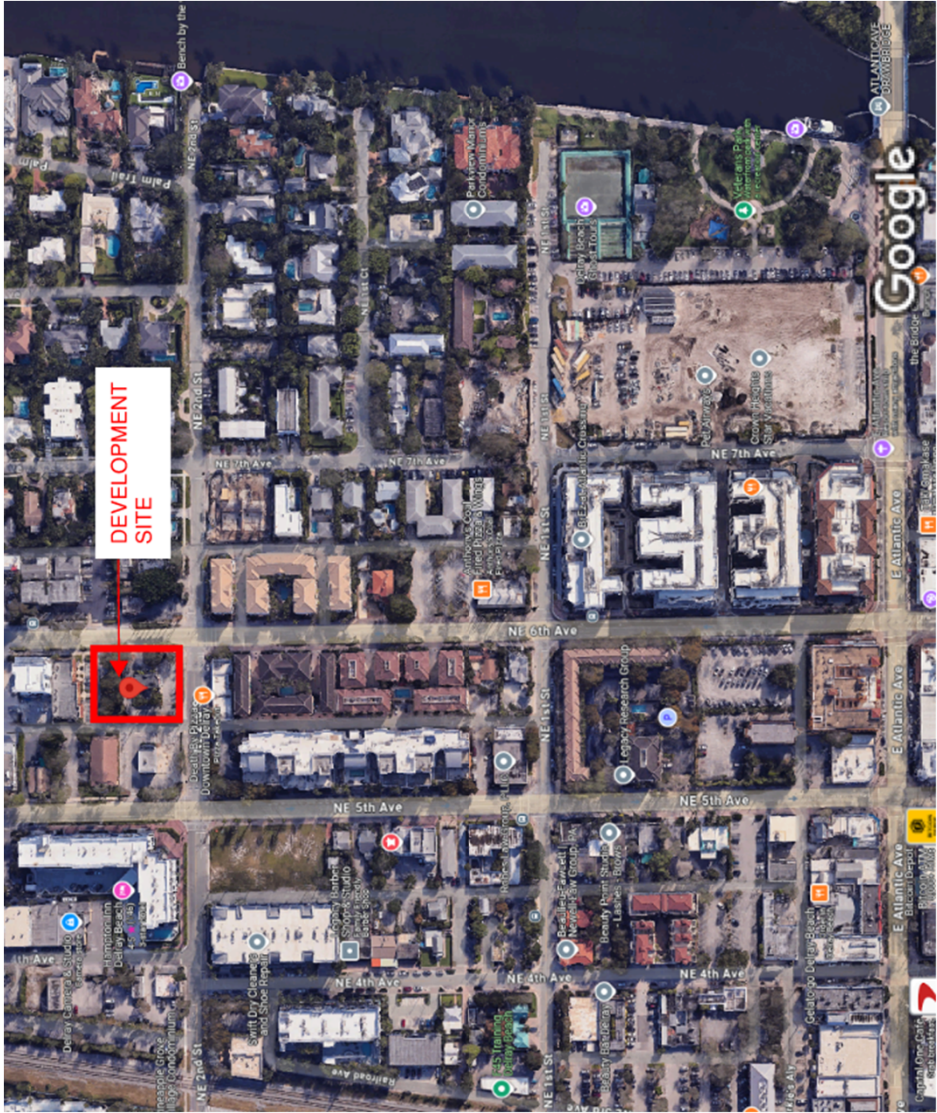
The Link
202 N.E. 6th AVENUE

City of Delray Beach
Planning and Zoning

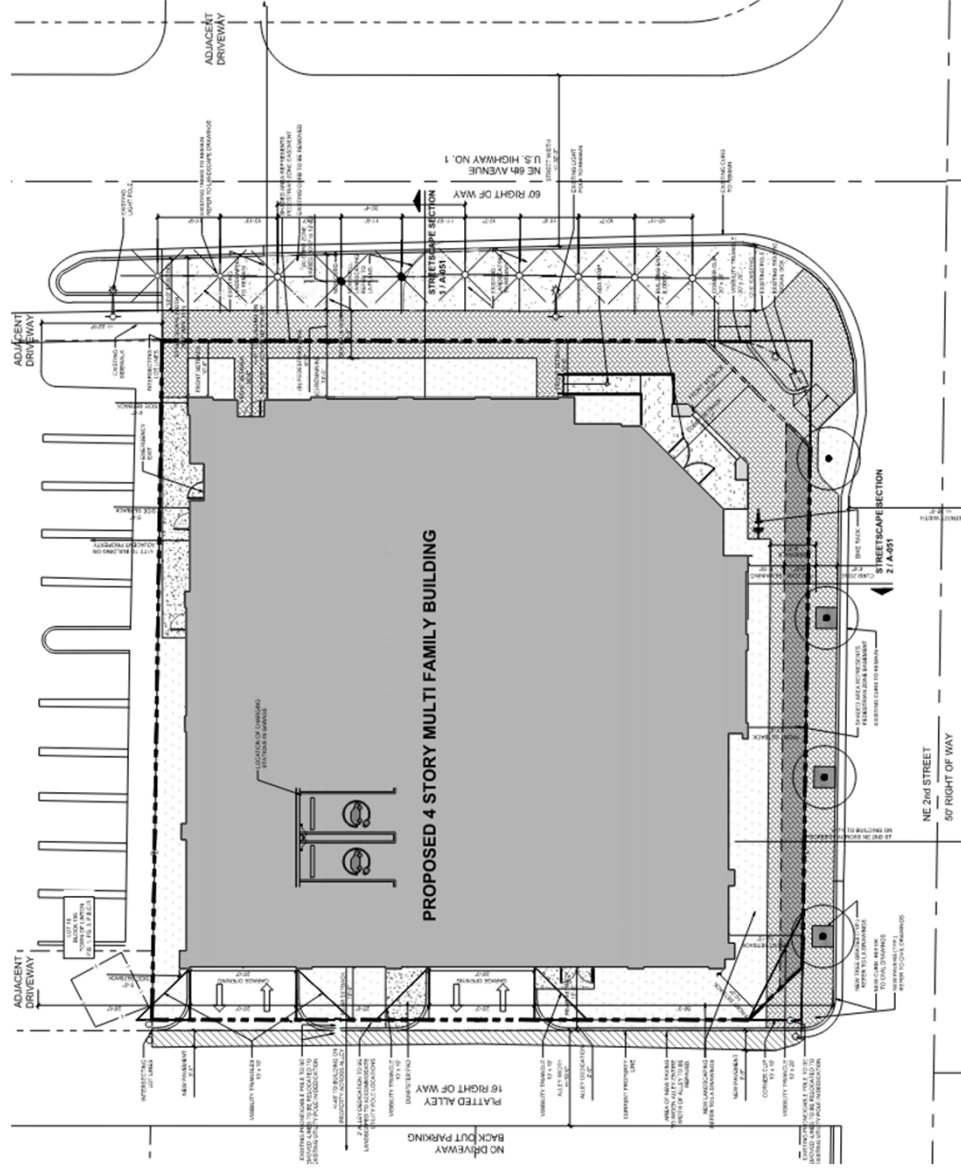


SITE AERIAL MAP

Address: 202 N.E. 6th Avenue
Zoning: Central Business District
Future Land Use: Central Core
Property Size: 0.36 Acres



PROPOSED SITE PLAN



Masonry Modern Style

The Masonry Modern style is characteristic of a rationally organized, load bearing structure with limited ornamentation. It is reminiscent of Modern buildings and also incorporates adaptations for the climate of South Florida.

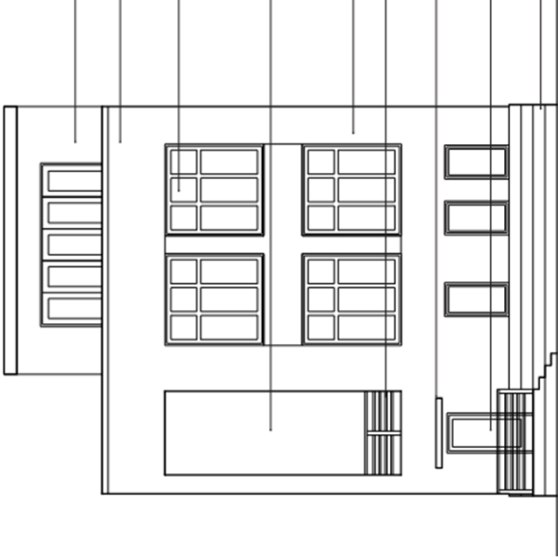
The design of this 4 story development is based on the Masonry Modern guidelines of Delray Beach which highlights the solidity of the building and a predominance of a mass carved with deep terraces and recessed windows. The building is crowned with a sunshade eyebrow to create shaded outdoor living areas. Solidity is also reinforced by the rationality of the structure, the rhythmic repetition of columns, and the articulation of all building parts. The building entrance is highlighted with a canopy that embraces the corner of NE 6th Avenue and NE 2nd Street.

The proposed building design's harmonious color palate and spectacular terraces pays homage to Delray Beach's urban fabric. This integration will ensure visual compatibility with buildings in the vicinity and with the fabric of Downtown Delray Beach. The style has been carefully designed to complement and enhance the existing buildings in the area as it considers the scale, proportion and materials used in neighboring structures.

The Link's good proportions, elegant detailing, and sensitivity to the surrounding context will produce a beautiful composition and elevate the architectural expression of the area.

Masonry Modern Style

Delray Beach Architectural Guidelines



- _____ The upper part of building is marked with special features such as rooftop terraces or sculptural stairwell roofs.
- _____ Parapet wall extends to enclose accessible roof terrace.
- _____ Window proportion is vertical, when aggregated, the masonry opening can be square or horizontal; divided lites can create square or vertical proportions.
- _____ Composition of building reflects solidity of structural system, uses simple geometries, and includes spaces carved from the mass to create entries or terraces.
- _____ Smooth stucco; precast and stone are also appropriate.
- _____ Railings are metal, wood, or extensions of solid walls.
- _____ Eyebrows, terraces, arcades, or deep roof overhangs provide shade.
- _____ Entrance to building is clearly identifiable.
- _____ Like more classically inspired buildings, the Modern Masonry building has an articulated base, middle, and top.



MIXED USE BUILDING, SEASIDE, FL. Architect: Merrill, Pastor, & Colgan Architects

Masonry Modern Style Proposed Design



Flat roofs that are utilized for terraces with parapet walls that extend to enclose an accessible roof terrace.

Composition of building reflects solidity of structural system, uses simple geometries, and includes spaces carved from the mass to create entries or terraces.

Window types are casement and fixed.

Window proportion is vertical and the windows are recessed from the face of the exterior producing shadows and revealing the thickness of the wall.

Exterior finishes are stucco with colors referencing Art Deco- primarily whites with greens to highlighting details and darker gray to highlight the base of the building.

Recess terraces and eyebrows provide shaded outdoor spaces.

Railings are metal and glass or extended parapet walls.

Entrance to building is clearly identifiable

The geometry of the building appears to be carved from a solid volume

Building has tripartite composition (lower, middle, upper)