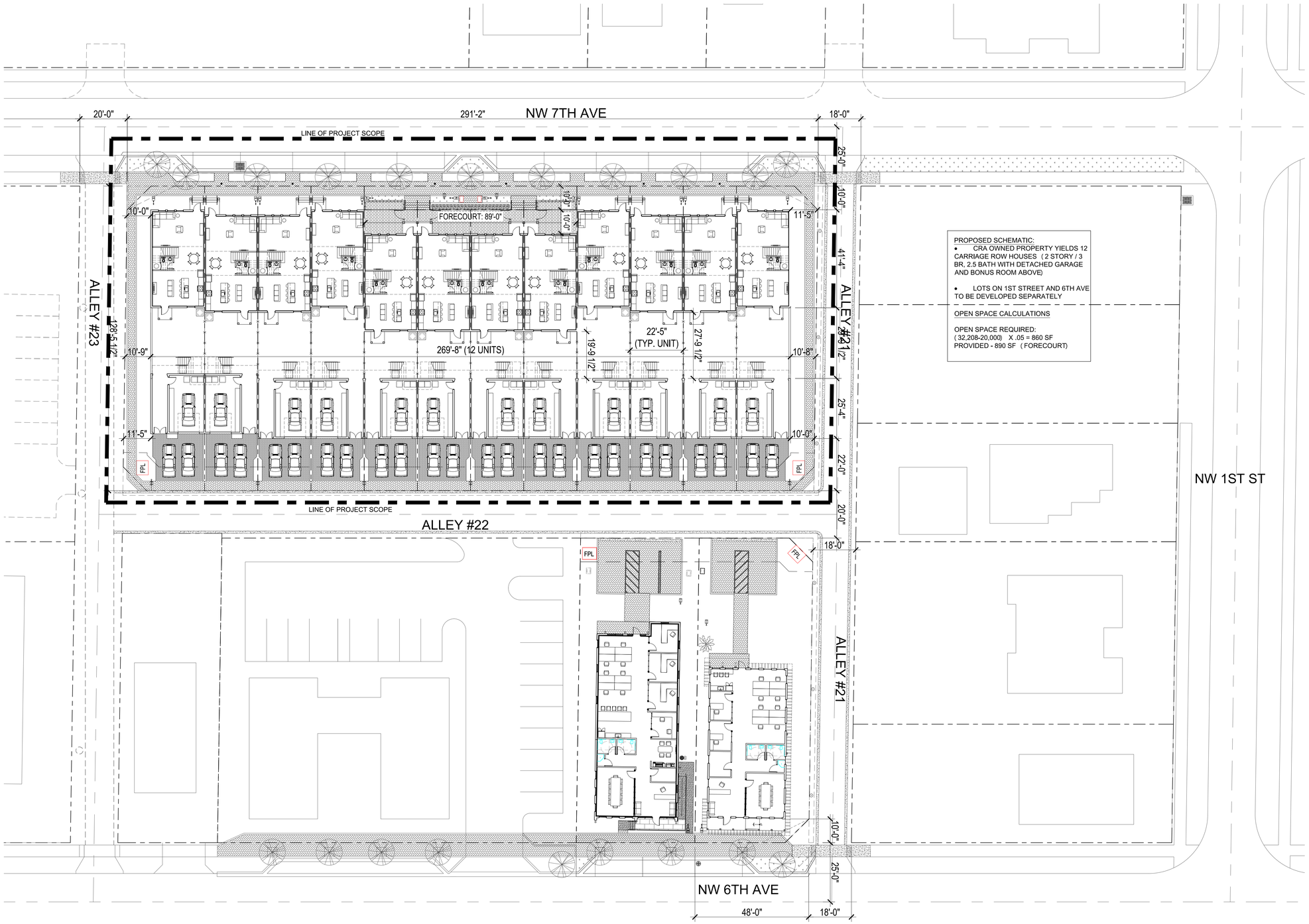

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COMMUNITY REDEVELOPMENT AGENCY
DELRAY BEACH CRA

NW 600 BLOCK NEW TOWNHOMES

9 - 31 NW 7TH AVE
DELRAY BEACH, FL 33444

CLIENT: DELRAY BEACH CRA

REV	DATE	DESCRIPTION

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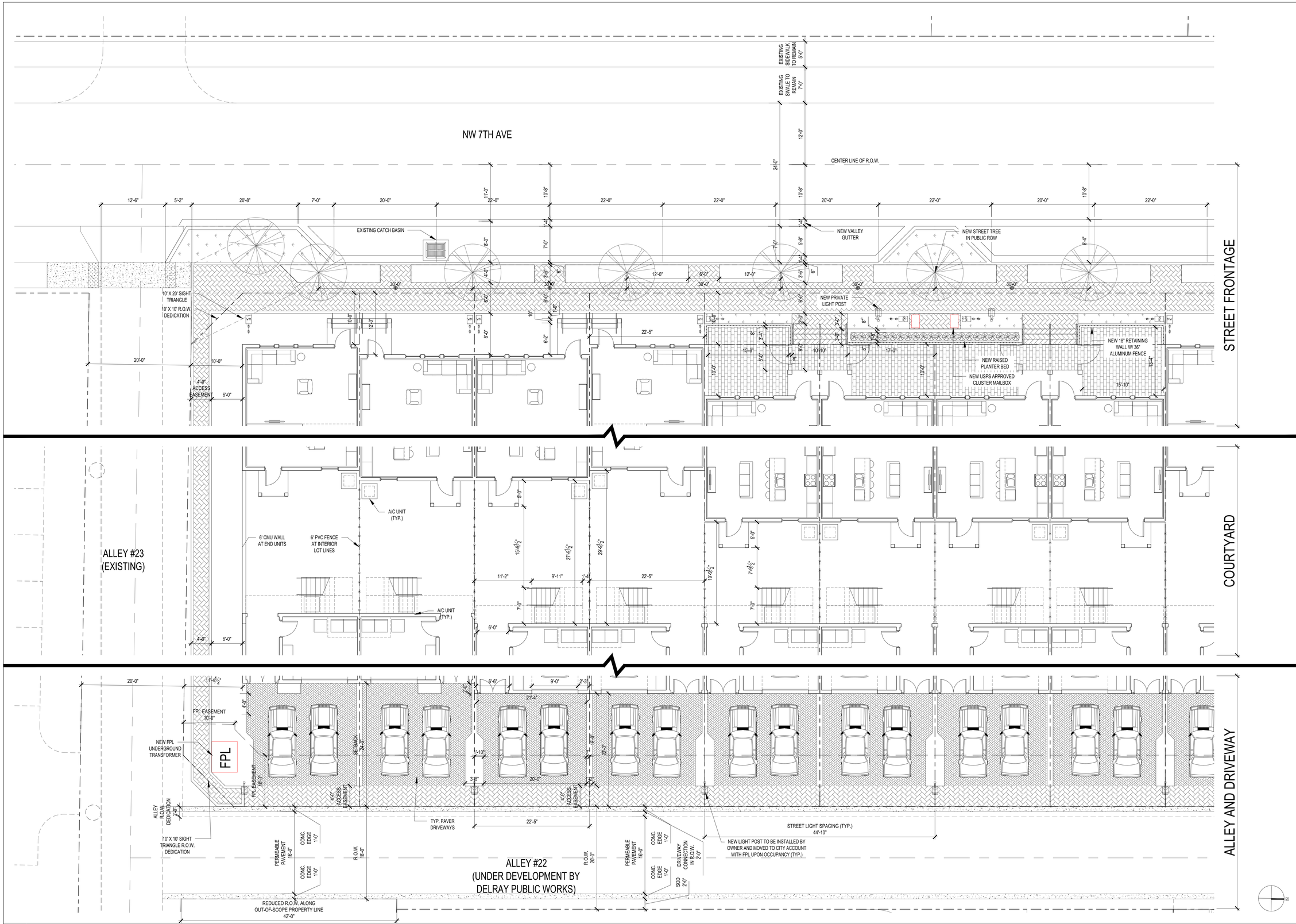
SHEET TITLE:

SITE PLAN

SHEET NUMBER:

AS-101

A1 SITE PLAN
1"=20'



A1 SITE PLAN
1/8" = 1 - 0"

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SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER:
AS-102

7 GENERAL NOTES

- A SHERWIN WILLIAMS 9090 CARAIBE
- B SHERWIN WILLIAMS 6095 TOASTY
- C SHERWIN WILLIAM 7742 AGATE GREEN
- D SHERWIN WILLIAMS 6485 RAINDROP
- E SHERWIN WILLIAMS 9065 PERFECT PERIWINKLE
- F SHERWIN WILLIAM 6241 ALEUTIAN
- G SHERWIN WILLIAM 6319 REDDISH
- H SHERWIN WILLIAMS 7006 EXTRA WHITE

6 PAINT COLORS

1. PROPOSED STANDING-C METAL ROOF
2. PROPOSED ALUMINUM SINGLE-HUNG WHITE, MOLDINGS, FAUX SHUTTERS, AND MUNTINS
3. PROPOSED ALUMINUM SINGLE-HUNG WHITE, MOLDING, AND MUNTINS
4. PROPOSED ALUMINUM SWING-DOOR, RECTANGULAR FIXED TRANSOM, AND MOLDINGS
5. PROPOSED ALUMINUM SWING-DOOR, SEMI CIRCULAR TRANSOM, AND MOLDINGS
6. PROPOSED ROUGH STUCCO FINISH.
7. PROPOSED GROUND/2ND FL SMOOTH STUCCO DATUM.
8. PROPOSED STYLIZED BALCONY BRACKET
9. PROPOSED FAUX SIDING PAINTED EGGSHELL.
10. PROPOSED ALUMINUM GUTTER
11. PROPOSED ROOF OVERHANG DENTILS
12. PROPOSED CORNER END DORMER WITH GABLE ROOF AND SUNBURST.
13. PROPOSED INTERIOR DORMER WITH ANGLO-CARIBBEAN HIP ROOF WITH SUNBURST.
14. PROPOSED DOUBLE UNIT COVERED STOOP WITH ANGLO-CARIBBEAN GABLE ROOF AND SUNBURST..
15. PROPOSED CYLINDER SCONCE
16. PROPOSED GUTTER DOWNSPOUT
17. PROPOSED SINGLE-UNIT COVERED STOOP. ANGLO-CARIBBEAN GABLE ROOF & SUNBURST.
18. PROPOSED WALL PACK LIGHT
19. PROPOSED DECORATED REAR GATE DOORS
20. PROPOSED CONCRETE EXTERIOR STAIRS. DECORATIVE RAILING & RAILING POSTS
21. PROPOSED DECORATIVE RAILING.
22. PROPOSED HANDRAIL
23. PROPOSED BALCONY COLUMN WITH ACCENT.
24. PROPOSED SECTIONAL GARAGE DOOR

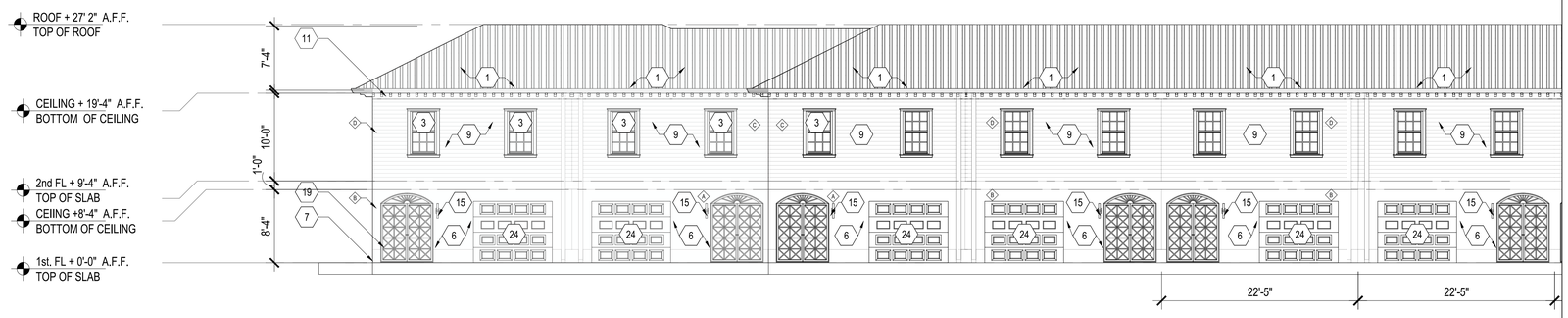
2 PROPOSED KEY NOTES

ARCHITECTURAL STYLE PER ANGLO CARIBBEAN.	
REQUIRED ARCHITECTURAL ELEMENT PER ANGLO-CARIBBEAN.	PROVIDED ARCHITECTURAL ELEMENT PER ANGLO-CARIBBEAN
THE FACADE MUST MAINTAIN HEIGHT TO WIDTH RATIOS WITHIN 3:1 OR 1:3 RATIO. ARTICULATION OF THE HEIGHT AND BUILDING PLACEMENT IS PERMISSIBLE.	THE TOWNHOUSES' HEIGHT-TO-WIDTH RATIO DOES NOT EXCEED A 3:1 OR 1:3 PROPORTION. THE JOINED ADU SPACES ARE DIVIDED THROUGH PAINT COLOR. REFER TO A201, A202, A203 FOR MORE INFORMATION.
THE FACADE MUST USE ARCHITECTURAL ELEMENTS TO ESTABLISH A TOP, MIDDLE, AND BASE ZONE. A TRANSITION LINE MUST BE PROVIDED AT THE TOP OF THE FIRST STORY. THE TRANSITION LINE MAY NOT BE COVERED BY SIGNAGE OR AWNING BUT MAY BE INTERRUPTED BY A MAJOR ARCHITECTURAL ELEMENT.	THE TOWNHOUSES PROVIDES A TOP, MIDDLE, AND BASE ZONE BY UTILIZING BASE DATUM AND TRANSITION LINE FROM THE FIRST FLOOR AND GROUND FLOOR. REFER TO A202 KEYNOTE #7
ROOF ARE TYPICALLY HIPPED WITH SLOPES ARE BETWEEN 4:12 AND 8:12. CANTED ROOF MAY ALSO BE USED. PARAPET WALLS ARE USED TO CONTAIN ROOF ENDS AND ARE COMMON SCULPTURAL FEATURES ON FRONT FACADES. ROOFING MATERIALS MUST CONSIST OF A STANDING SEAM, WOOD, ASPHALT SHINGLE, OR SLATE. ROOF OVERHANGS TYPICALLY HAVE DEEP OVERHANGS THAT HAVE RAFTER TAILS AND THIN EAVES.	THE TOWNHOUSES AND ADUs PROVIDE STANDING SEAM ROOFS THAT ARE TYPICALLY 6:12 SLOPE. THE INTERIOR ROOFED BALCONIES HAVE A CANTERED ROOF AND CORNER BALCONIES HAVE A GABLE BALCONY. REFER TO A202 KEYNOTE #12 AND #13 FOR MORE INFORMATION.
WIDOWS AND DOORS MUST BE VERTICALLY PROPORTIONED. WINDOWS CAN HAVE DIVIDED LIGHTS, SINGLE LIGHTS, AND MAY BORROW LIGHT CONFIGURATIONS FROM THE FLORIDA VERNACULAR. WINDOWS MUST BE DOUBLE HUNG, CASEMENT, OR SINGLE-HUNG. WINDOWS MAY HAVE DECORATIVE SHUTTERS.	DOORS AND SINGLE-HUNG WINDOWS WITH VERTICAL ORIENTATION ARE PROVIDED. THE WINDOWS AND DOORS PROVIDE GLAZING THAT IS DIVIDED BY MUNTINS INTO VERTICAL LIGHTS. WINDOWS FACING THE MAIN STREET (NW 7TH AVE) AND THE ALLEY ON THE SIDE ELEVATION HAVE DECORATIVE SHUTTERS. REFER TO A202 KEY NOTE #3, #4, AND #2 FOR MORE INFORMATION.
TWO STORY PORCHES AND SECOND STORY BALCONIES ARE ENCURAGE AND TYPICAL IN THE ANGLO CARIBBEAN STYLE. BALCONIES ARE GENERALLY MADE OF WOOD, SUPPORTED BY BRACKETS AND ROOFED.	SECOND-STORY ROOFED BACKED BALCONIES ARE PROVIDED.

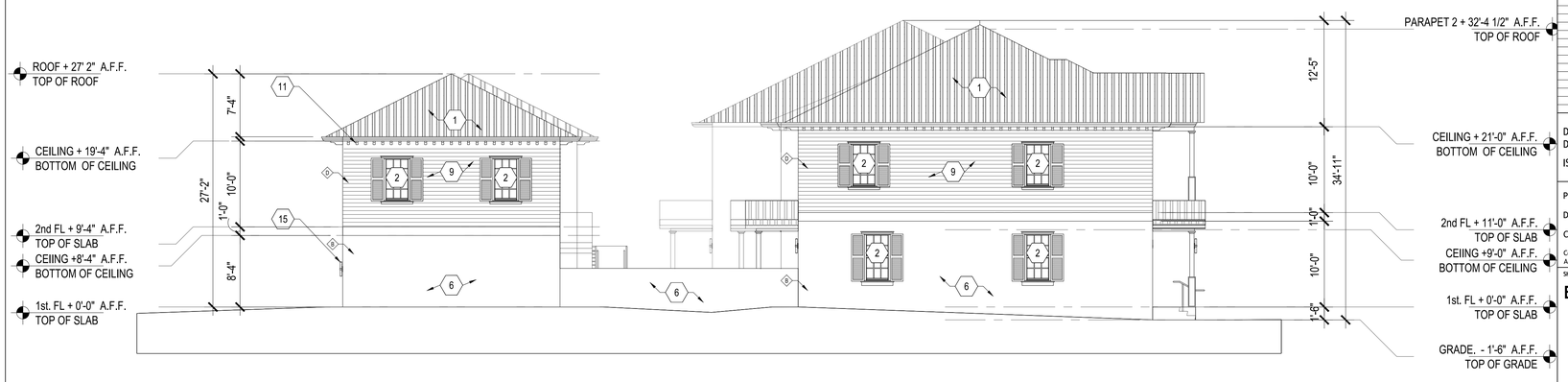
5 ARCHITECTURAL STYLE PER ANGLO CARIBBEAN
SCALE: N.T.S

FRONTAGE TYPE PER LDF (TABLE 4.4.13(F).	
DIMENSIONAL REQUIREMENTS FOR STOOPS	DIMENSIONS FOR PROVIDED STOOP
THE REQUIRED BUILDING SETBACK FOR A STOOP IS A MINIMUM OF 10FT AND A MAXIMUM OF 15FT.	THE BUILDING SETBACK OF 10FT IS PROVIDED.
THE REQUIRED STOOP DEPTH HAS A MAXIMUM OF 5FT. THERE IS NO MINIMAL DIMENSIONAL REQUIREMENT.	THE PROVIDED STOOPS HAVE A MAXIMUM DEPTH OF 5FT.
THE REQUIRED WIDTH OF THE STOOP A MINIMUM OF 4FT. THERE IS NO MAXIMUM WIDTH.	THE PROVIDED STOOP HAVE A MAXIMUM WIDTH OF 12FT 6 INCHES
THE FLOOR ELEVATION MUST HAVE A MINIMUM OF 1FT AND A MAXIMUM OF 4FT HEIGHT FROM GRADE.	THE PROVIDED STOOPS HAVE A HEIGHT OF 1FT 6 INCHES FROM GRADE.
THE MAXIMUM ALLOWABLE ENCROACHMENT IS 5FT.	THE PROVIDED STOOPS HAVE THE MAXIMUM ALLOWABLE ENCROACHMENT OF 5FT.

4 FRONTAGE TYPE PER LDF (TABLE 4.4.13(F)
SCALE: N.T.S



3 ADU EAST ELEVATION
1/8" = 1'



1 SOUTH ELEVATIONS
1/8" = 1'

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DELRAY BEACH CRA

NW 600 BLOCK NEW TOWNHOMES

9 - 31 NW 7TH AVE
DELRAY BEACH, FL 33444

CLIENT: DELRAY BEACH CRA

REV	DATE	DESCRIPTION

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SHEET TITLE:
ELEVATION

SHEET NUMBER:
A-201

ARCHITECTURAL STYLE PER ANGLO CARIBBEAN.		FRONTAGE TYPE PER LDF (TABLE 4.4.13(F).	
REQUIRED ARCHITECTURAL ELEMENT PER ANGLO-CARIBBEAN.	PROVIDED ARCHITECTURAL ELEMENT PER ANGLO-CARIBBEAN	DIMENSIONAL REQUIREMENTS FOR STOOPS	DIMENSIONS FOR PROVIDED STOOP
THE FACADE MUST MAINTAIN HEIGHT TO WIDTH RATIOS WITHIN 3:1 OR 1:3 RATIO. ARTICULATION OF THE HEIGHT AND BUILDING PLACEMENT IS PERMISSIBLE.	THE TOWNHOUSES' HEIGHT-TO-WIDTH RATIO DOES NOT EXCEED A 3:1 OR 1:3 PROPORTION. THE JOINED ADU SPACES ARE DIVIDED THROUGH PAINT COLOR. REFER TO A201, A202, A203 FOR MORE INFORMATION.	THE REQUIRED BUILDING SETBACK FOR A STOOP IS A MINIMUM OF 10FT AND A MAXIMUM OF 15FT.	THE BUILDING SETBACK OF 10FT IS PROVIDED.
THE FACADE MUST USE ARCHITECTURAL ELEMENTS TO ESTABLISH A TOP, MIDDLE, AND BASE ZONE. A TRANSITION LINE MUST BE PROVIDED AT THE TOP OF THE FIRST STORY. THE TRANSITION LINE MAY NOT BE COVERED BY SIGNAGE OR AWNING BUT MAY BE INTERRUPTED BY A MAJOR ARCHITECTURAL ELEMENT.	THE TOWNHOUSES PROVIDES A TOP, MIDDLE, AND BASE ZONE BY UTILIZING BASE DATUM AND TRANSITION LINE FROM THE FIRST FLOOR AND GROUND FLOOR. REFER TO A202 KEYNOTE #7	THE REQUIRED STOOP DEPTH HAS A MINIMUM OF 0FT AND A MAXIMUM OF 5FT.	THE PROVIDED STOOPS HAVE A MAXIMUM DEPTH OF 5FT.
ROOF ARE TYPICALLY HIPPED WITH SLOPES ARE BETWEEN 4:12 AND 8:12. CANTED ROOF MAY ALSO BE USED. PARAPET WALLS ARE USED TO CONTAIN ROOF ENDS AND ARE COMMON SCULPTURAL FEATURES ON FRONT FACADES. ROOFING MATERIALS MUST CONSIST OF A STANDING SEAM, WOOD, ASPHALT SHINGLE, OR SLATE. ROOF OVERHANGS TYPICALLY HAVE DEEP OVERHANGS THAT HAVE RAFTER TAILS AND THIN EAVES.	THE TOWNHOUSES AND ADUs PROVIDE STANDING SEAM ROOFS THAT ARE TYPICALLY 6:12 SLOPE. THE INTERIOR ROOFED BALCONIES HAVE A CANTERED ROOF AND CORNER BALCONIES HAVE A GABLE BALCONY, REFER TO A202 KEYNOTE #12 AND #13 FOR MORE INFORMATION.	THE REQUIRED WIDTH OF THE STOOP A MINIMUM OF 4FT. THERE IS NO MAXIMUM WIDTH.	THE PROVIDED STOOP HAVE A MAXIMUM WIDTH OF 12FT 6 INCHES
WIDOWS AND DOORS MUST BE VERTICALLY PROPORTIONED. WINDOWS CAN HAVE DIVIDED LIGHTS, SINGLE LIGHTS, AND MAY BORROW LIGHT CONFIGURATIONS FROM THE FLORIDA VERNACULAR. WINDOWS MUST BE DOUBLE HUNG, CASEMENT, OR SINGLE-HUNG. WINDOWS MAY HAVE DECORATIVE SHUTTERS.	DOORS AND SINGLE-HUNG WINDOWS WITH VERTICAL ORIENTATION ARE PROVIDED. THE WINDOWS AND DOORS PROVIDE GLAZING THAT IS DIVIDED BY MUNTINS INTO VERTICAL LIGHTS. WINDOWS FACING THE MAIN STREET (NW 7TH AVE) AND THE ALLEY ON THE SIDE ELEVATION HAVE DECORATIVE SHUTTERS. REFER TO A202 KEY NOTE #3, #4, AND #2 FOR MORE INFORMATION.	THE FLOOR ELEVATION MUST HAVE A MINIMUM OF 1FT AND A MAXIMUM OF 4FT HEIGHT FROM GRADE.	THE PROVIDED STOOPS HAVE A HEIGHT OF 1FT 6 INCHES FROM GRADE.
TWO STORY PORCHES AND SECOND STORY BALCONIES ARE ENCURAGE AND TYPICAL IN THE ANGLO CARIBBEAN STYLE. BALCONIES ARE GENERALLY MADE OF WOOD, SUPPORTED BY BRACKETS AND ROOFED.	SECOND-STORY ROOFED BACKED BALCONIES ARE PROVIDED.	THE MAXIMUM ALLOWABLE ENCROACHMENT IS 5FT.	THE PROVIDED STOOPS HAVE THE MAXIMUM ALLOWABLE ENCROACHMENT OF 5FT.

9 GENERAL NOTES
SCALE: N.T.S

8 ARCHITECTURAL STYLE PER ANGLO CARIBBEAN
SCALE: N.T.S

7 FRONTAGE TYPE PER LDF (TABLE 4.4.13(F)
SCALE: N.T.S

- A SHERWIN WILLIAMS 9090 CARAIBE
- B SHERWIN WILLIAMS 6095 TOASTY
- C SHERWIN WILLIAM 7742 AGATE GREEN
- D SHERWIN WILLIAMS 6485 RAINDROP
- E SHERWIN WILLIAMS 9065 PERFECT PERIWINKLE
- F SHERWIN WILLIAM 6241 ALEUTIAN
- G SHERWIN WILLIAM 6319 REDDISH
- H SHERWIN WILLIAMS 7006 EXTRA WHITE

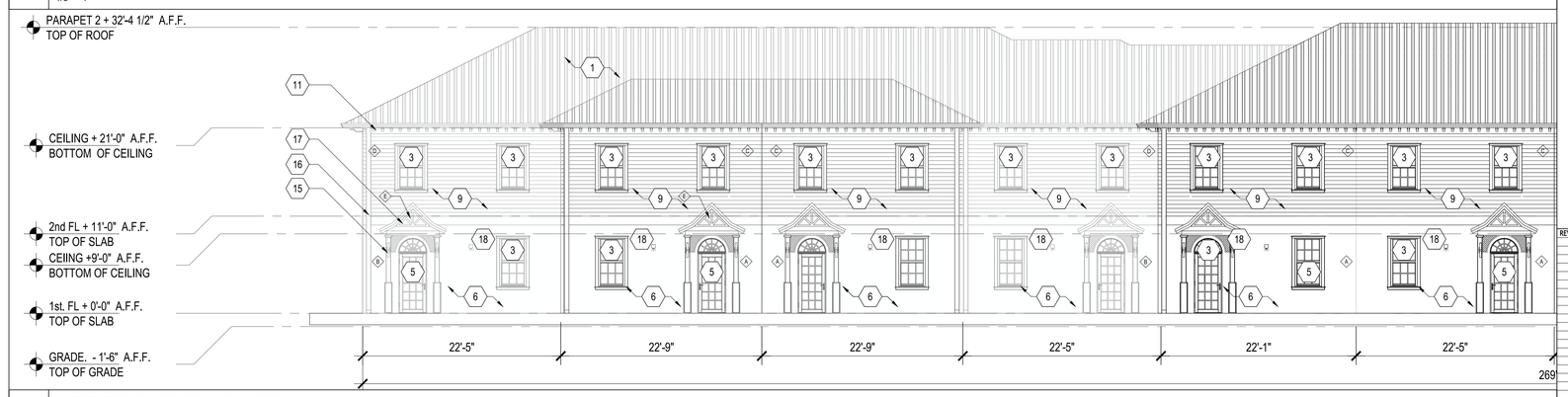
- THE GENERAL CONTRACTOR SHALL PROVIDE A 4' X 4' PAINTED AREA OF THE PROPOSED COLOR OPTIONS PRIOR TO FULL PAINT APPLICATION. ARCHITECT AND CLIENT APPROVAL SHALL BE REQUIRED PRIOR TO FULL PAINT APPLICATION ON THE BUILDING.

4 PAINT COLORS

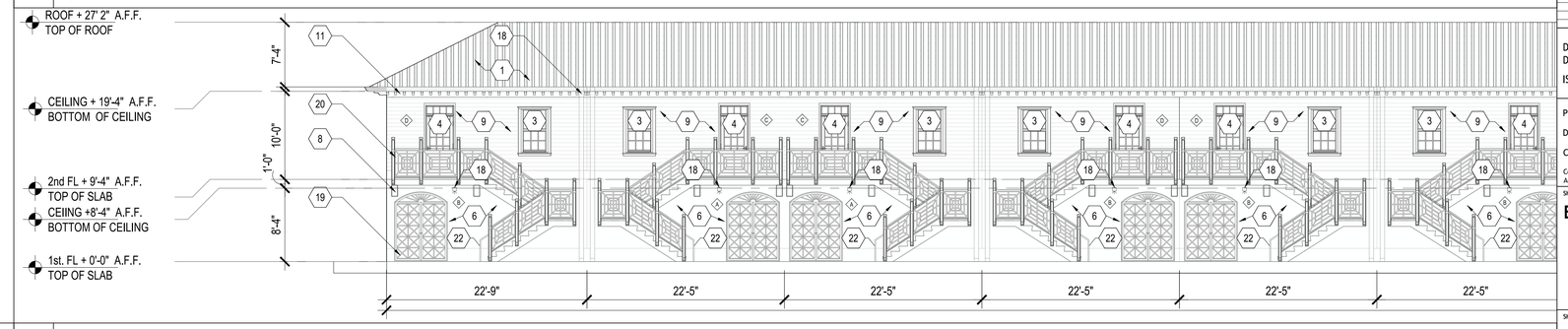
1. PROPOSED STANDING-C METAL ROOF
2. PROPOSED ALUMINUM SINGLE-HUNG WHITE, MOLDINGS, FAUX SHUTTERS, AND MUNTINS
3. PROPOSED ALUMINUM SINGLE-HUNG WHITE, MOLDING, AND MUNTINS
4. PROPOSED ALUMINUM SWING-DOOR, RECTANGULAR FIXED TRANSOM, AND MOLDINGS
5. PROPOSED ALUMINUM SWING-DOOR, SEMI CIRCULAR TRANSOM, AND MOLDINGS
6. PROPOSED ROUGH STUCCO FINISH.
7. PROPOSED GROUND/2ND FL SMOOTH STUCCO DATUM.
8. PROPOSED STYLIZED BALCONY BRACKET
9. PROPOSED FAUX SIDING PAINTED EGGSHELL.
10. PROPOSED ALUMINUM GUTTER
11. PROPOSED ROOF OVERHANG DENTILS
12. PROPOSED CORNER END DORMER WITH GABLE ROOF AND SUNBURST.
13. PROPOSED INTERIOR DORMER WITH ANGLO-CARIBBEAN HIP ROOF WITH SUNBURST.
14. PROPOSED DOUBLE UNIT COVERED STOOP WITH ANGLO-CARIBBEAN GABLE ROOF AND SUNBURST..
15. PROPOSED CYLINDER SCONCE
16. PROPOSED GUTTER DOWNSPOUT
17. PROPOSED SINGLE-UNIT COVERED STOOP. ANGLO-CARIBBEAN GABLE ROOF & SUNBURST.
18. PROPOSED WALL PACK LIGHT
19. PROPOSED DECORATED REAR GATE DOORS
20. PROPOSED CONCRETE EXTERIOR STAIRS. DECORATIVE RAILING & RAILING POSTS
21. PROPOSED DECORATIVE RAILING.
22. PROPOSED HANDRAIL
23. PROPOSED BALCONY COLUMN WITH ACCENT.
24. PROPOSED SECTIONAL GARAGE DOOR

2 PROPOSED KEY NOTES

5 EAST TOWNHOME ELEVATION
1/8" = 1'



3 WEST TOWNHOME ELEVATION
1/8" = 1'



1 ADU EAST ELEVATION
1/8" = 1'

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DELRAY BEACH, FL 33444

CLIENT: DELRAY BEACH CRA

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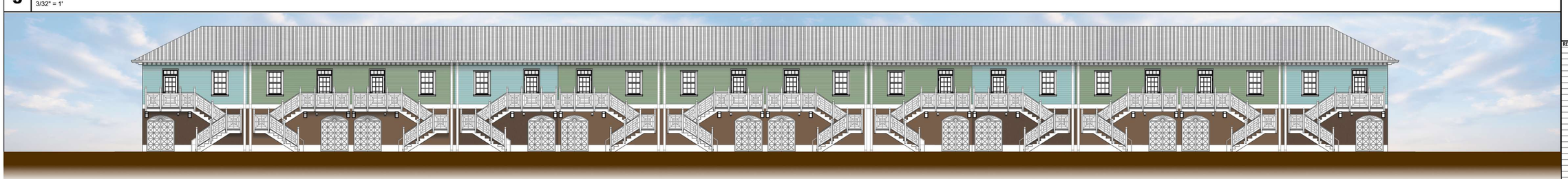
ELEVATION

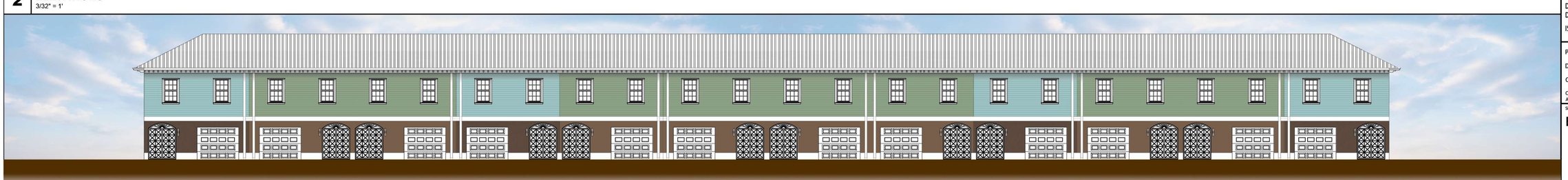
SHEET NUMBER:
A-201

4 EAST TOWNHOME ELEVATION
3/32" = 1'

3 WEST TOWNHOME ELEVATION
3/32" = 1'



2 ELEVATIONS
3/32" = 1'



1 ELEVATION
3/32" = 1'

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COMMUNITY REDEVELOPMENT AGENCY
DELRAY BEACH CRA

NW 600 BLOCK

NW 600 Block
DELRAY BEACH, FL

CLIENT: DELRAY BEACH CRA

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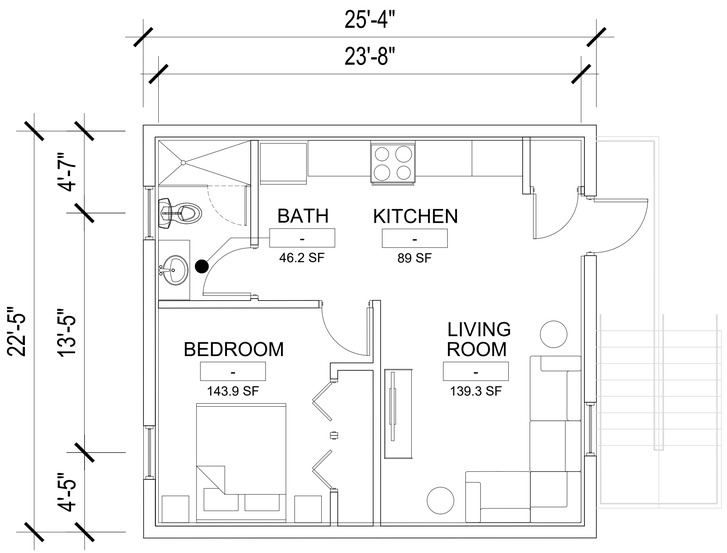
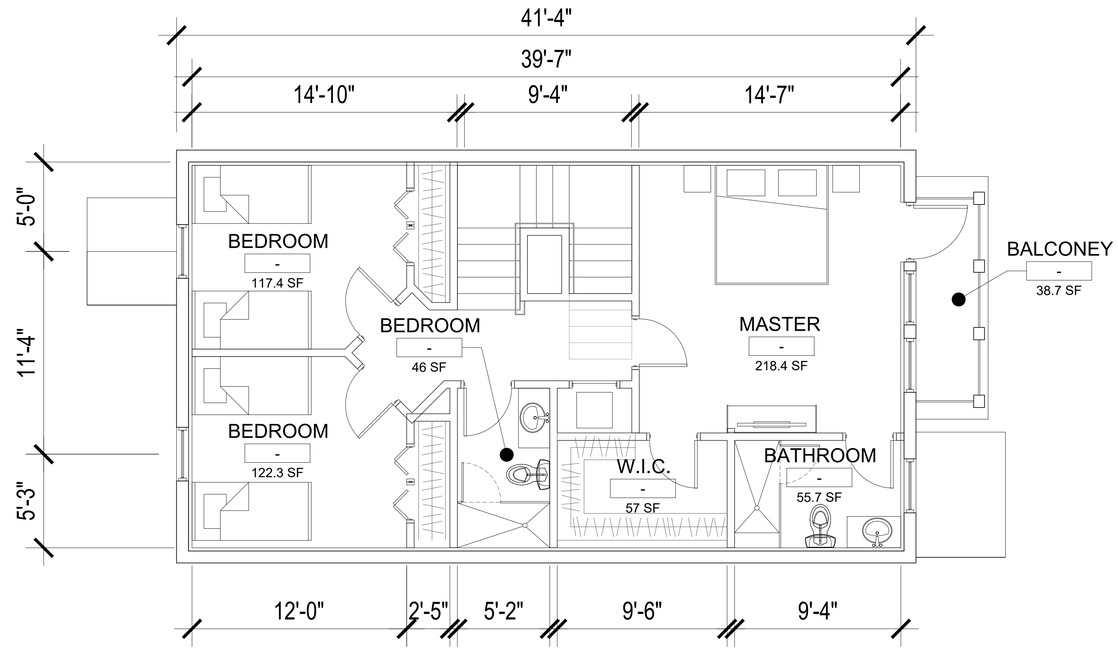
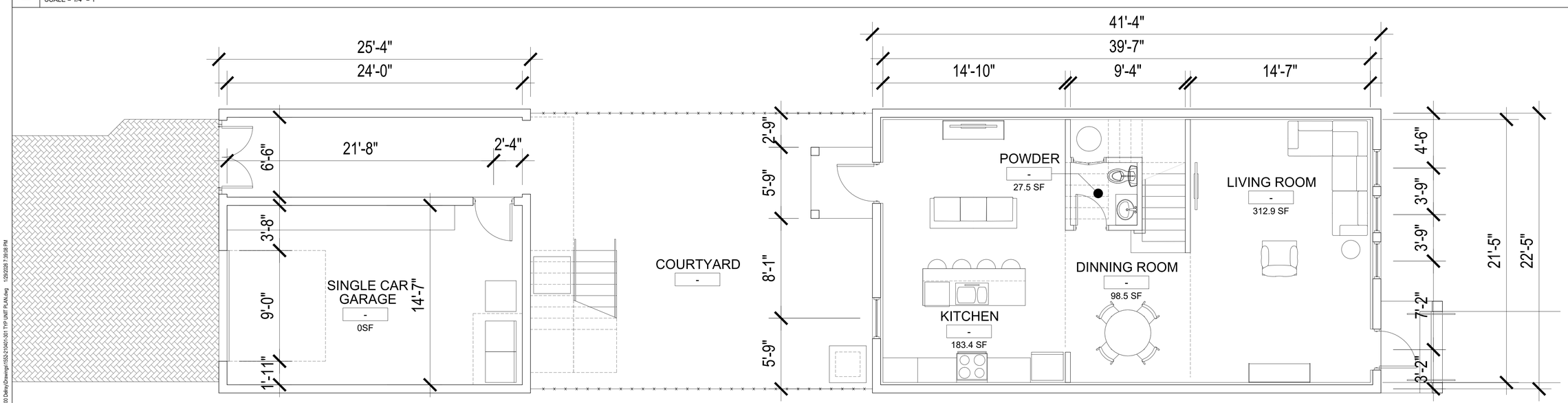
SHEET TITLE:
ELEVATION

SHEET NUMBER:
A-203





2 UNIT PLAN: SECOND FLOOR
SCALE = 1/4" = 1'



1 UNIT PLAN: FIRST FLOOR
SCALE = 1/4" = 1'

P:\SRS\1552-210401 Block 600 Delray\Drawings\1552-210401-301 TYP UNIT PLAN.dwg 12/9/2025 7:39:08 PM

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SHEET TITLE:
UNIT PLAN

SHEET NUMBER:
A-301

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DELRAY BEACH CRA

NW 600 BLOCK

NW 600 Block
DELRAY BEACH, FL

CLIENT: DELRAY BEACH CRA

REV	DATE	DESCRIPTION

DESIGN DELIVERABLE: **SCHEMATIC DESIGN**

ISSUE DATE: **09-19-2024**

PROJECT NUMBER: **1552-210401**

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COMMUNITY REDEVELOPMENT AGENCY
DELRAY BEACH CRA

NW 600 BLOCK

NW 600 Block
DELRAY BEACH, FL

CLIENT: DELRAY BEACH CRA

REV	DATE	DESCRIPTION

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ISSUE DATE: 09-19-2024

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COMMUNITY REDEVELOPMENT AGENCY
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NW 600 BLOCK

NW 600 Block
DELRAY BEACH, FL

CLIENT: DELRAY BEACH CRA

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A1 RENDERINGS

SHEET NUMBER:

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A Zyscovich Company
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COMMUNITY REDEVELOPMENT AGENCY
DELRAY BEACH CRA

NW 600 BLOCK

NW 600 Block
DELRAY BEACH, FL

CLIENT: DELRAY BEACH CRA

REV	DATE	DESCRIPTION

DESIGN DELIVERABLE: SCHEMATIC DESIGN

ISSUE DATE: 10-16-2024

PROJECT NUMBER: 1552-210401

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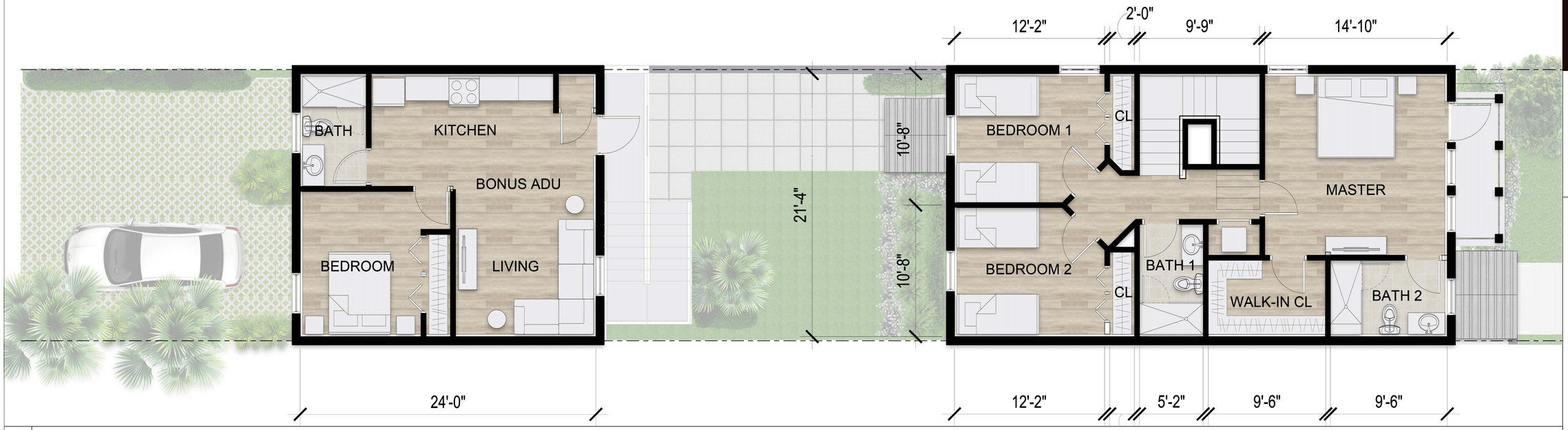
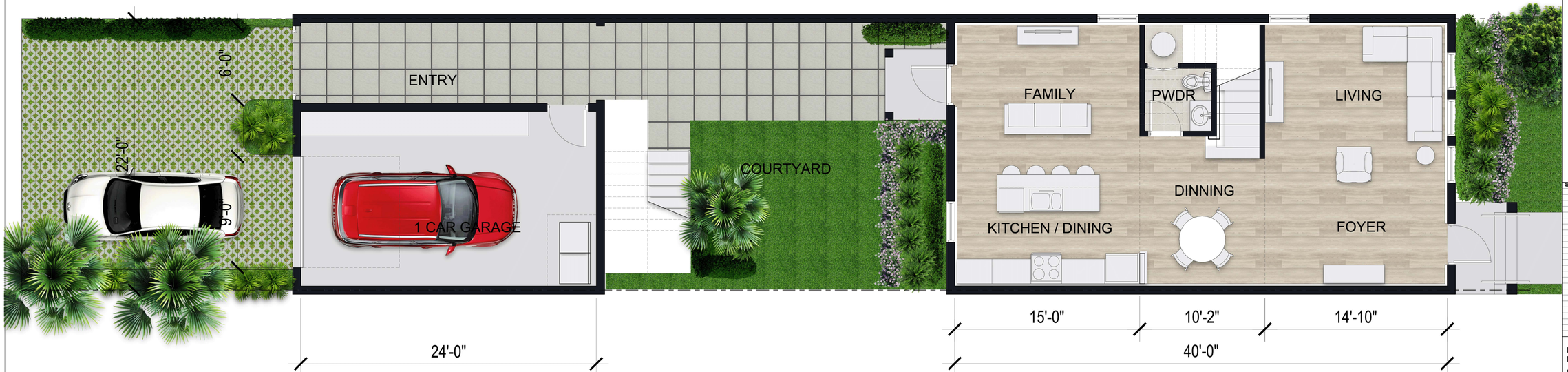


1 UNIT PLAN: GROUND AND SECOND FLOOR
SCALE = 1/4" = 1'



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SHEET TITLE:
UNIT PLAN

SHEET NUMBER:
A-301