



Mitchell F. Kunik, AIA, LEEDAP, NCARB
Benjamin Schreier, AIA
Huy D. Nguyen
Matthew W. Wheeler, AIA, NCARB

BOCA RATON, FL
DELRAY BEACH, FL • RICHMOND, VA

Architect Emeritus, Brian J. Collins

Susan Rodrigues, Planner and Rafik Ibrahim, Principal Planner
City of Delray Beach
Building Department
100 N.W. 1st Avenue
Delray Beach, FL 33444

Re: Architectural Style of 314 NE 3rd Avenue, File Number 2024-081

314 NE 3rd Avenue will be a Masonry Modern Building as defined in the Delray Beach Central Business District Architectural Design Guidelines.

As described in the Design Guidelines for the Masonry Modern Style the building is defined by a rational load bearing construction technique, has punched openings rather than large expansive windows, and has limited ornament. Furthermore, the roofs are flat and based on pure geometric forms.

Specific elements of the design have the following Masonry Modern Style characteristics as described on pages 57-64 of the guidelines:

- 1) The building is defined by a rational load bearing construction technique.
- 2) The design has punched openings rather than large expansive windows.
- 3) The building has limited ornament.
- 4) The roofs are flat.
- 5) One of the flat roofs is utilized as a terrace.
- 6) The building emphasizes the solidity of mass.
- 7) The geometry of the building appears carved from a solid volume.
- 8) The ratio of glass to wall emphasizes the solidity of the structure.
- 9) The windows are recessed from the exterior face producing deep shadows and revealing the thickness of the walls.
- 10) The windows appear as fixed panes.
- 11) There is a tripartite Composition – lower, middle and upper.
- 12) The public nature of the ground floor of a commercial building is emphasized by more glass, the middle portion is more solid and the top incorporates a usable exterior space including a loggia terrace.
- 13) The Structural System of the building is clearly expressed in the buildings' exterior.
- 14) Pure geometric forms are emphasized in the overall volumetric layout.
- 15) In addition, the design incorporates shading devices including louvers, cantilevered eyebrows, vertical sunshades as elements of the architecture. The use of the vertical louvered sunshades provides for a “Tropical Modern” aesthetic as an embellishment to the Masonry Modern Style
- 16) The exterior finish is primarily stucco.
- 17) There are stone accents typical of the style as well.
- 18) The windows are simple geometries, vertically proportioned with few dividing lights.

Diagrams in the following pages highlight these various characteristics.

Thank you for considering this design which will contribute to the architectural character of the Delray Beach Central Business District.

Mitch Kunik, AIA, NCARB, LEED

LOAD BEARING MASONRY WALLS



SOUTHWEST PERSPECTIVE VIEW

SCALE 1/12



NORTHWEST PERSPECTIVE VIEW

SCALE 1/12

314 NE 3RD AVENUE
DELRAY BEACH, FLORIDA

AFFINITY
ARCHITECTS
6100 Broken Sound Pkwy, NW - Suite 8 - Boca Raton FL - 33487
561.790.0445 AFFINITYARCHITECTS.COM

Revisions

△	SAC COMMENT	05/24
△	SAC COMMENT	05/14/24

SITE PLAN APPROVAL

Date	06/18/2024
Drawn Checked	CP1/JC
Date Approval	-
Date Permit	-

Seal:



(5) PUNCHED OPENINGS



SOUTHWEST PERSPECTIVE VIEW

SCALE N.T.S.



NORTHWEST PERSPECTIVE VIEW

SCALE N.T.S.

314 NE 3RD AVENUE
DELRAY BEACH, FLORIDA

AFFINITY
ARCHITECTS
6100 Broken Sound Pkwy, NW - Suite 8 - Boca Raton FL - 33487
561.790.0445 AFFINITYARCHITECTS.COM

Revisions

△	TAC COMMENT	08.24
△	TAC COMMENT	08.14.24

SITE PLAN APPROVAL

Date	06/18/2024
Drawn / Checked	CPI / JG
Date / Approval	- / -
Date / Permit	- / -

Seal:
● ● ●

LIMITED ORNAMENT
1) STONE
2) PERFORATED SUN SCREEN

314 NE 3RD AVENUE
DELRAY BEACH, FLORIDA

AFFINITY
ARCHITECTS
6100 Broken Sound Pkwy, NW - Suite 8 - Boca Raton FL - 33487
561.790.0445 AFFINITYARCHITECTS.COM



SOUTHWEST PERSPECTIVE VIEW

SCALE: N.T.S.



NORTHWEST PERSPECTIVE VIEW

SCALE: N.T.S.

Revisions

△	TAC COMING	06/18/24
△	TAC COMING	06/18/24

SITE PLAN APPROVAL

Date:	06/18/2024
Drawn / Checked:	CP / JG
Date / Approval:	
Date / Permit:	

Seal:



FLAT ROOFS



SOUTHWEST PERSPECTIVE VIEW

SCALE N.T.S.



NORTHWEST PERSPECTIVE VIEW

SCALE N.T.S.

314 NE 3RD AVENUE
DELRAY BEACH, FLORIDA

AFFINITY
ARCHITECTS
6100 Broken Sound Pkwy. NW - Suite 8 - Boca Raton FL - 33487
561.790.0445 AFFINITYARCHITECTS.COM

Revisions

△	TAC COMMO	05/24
△	TAC COMMO	05/14/24

SITE PLAN APPROVAL

Date:	06/18/2024
Drawn / Checked:	CP / JCG
Date / Approval:	
Date / Permit:	

Scale:

FLAT ROOFS UTILIZED AS A TERRACE



FLAT
ROOFS
UTILIZED
AS A
TERRACE

SOUTHWEST PERSPECTIVE VIEW
SCALE: NTS



FLAT
ROOFS
UTILIZED
AS A
TERRACE

NORTHWEST PERSPECTIVE VIEW
SCALE: NTS

314 NE 3RD AVENUE
DELRAY BEACH, FLORIDA

AFFINITY
ARCHITECTS
6100 Broken Sound Pkwy, NW - Suite 8 - Boca Raton FL - 33487
561.790.0445 AFFINITYARCHITECTS.COM

Revisions

△	TAC COMMENT	05/31/24
△	TAC COMMENT	06/14/24

SITE PLAN APPROVAL

Date:	06/18/2024
Drawn Checked:	CP1/JC
Date Approval:	-
Date Permit:	-

Seal:

BUILDING EMPHASIZES THE SOLIDITY OF MASS

314 NE 3RD AVENUE
DELRAY BEACH, FLORIDA

AFFINITY
ARCHITECTS
6100 Broken Sound Pkwy NW - Suite 8 - Boca Raton FL - 33487
561.750.0445 - AFFINITYARCHITECTS.COM



SOUTHWEST PERSPECTIVE VIEW



NORTHWEST PERSPECTIVE VIEW

Revisions

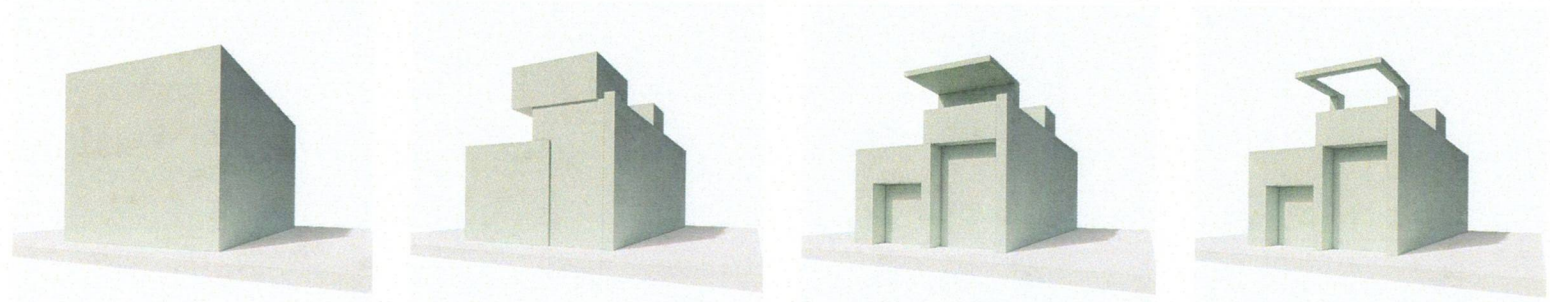
△	TAC COMMENT	03/29
△	TAC COMMENT	04/11/24

SITE PLAN APPROVAL

Date:	06/18/2024
Drawn Checked:	CP JG
Date Approval:	..
Date Permit:	..

Seal:

BUILDING APPEARS CARVED FROM A SINGLE MASS



01

02

03

04



SOUTHWEST PERSPECTIVE VIEW

SCALE N.T.S.

314 NE 3RD AVENUE
DELRAY BEACH, FLORIDA

AFFINITY
6000 Broken Sound Pkwy, NW - Suite B - Boca Raton FL - 33487
561.750.0445 - AFFINITYARCHITECTS.COM

Revisions		
△	A.C. COMMENT	8.8.24
△	A.C. COMMENT	9.14.24

SITE PLAN APPROVAL
Date: 06/18/2024
Drawn | Checked: CFI | JGC
Date | Approval
Date | Permit

Seal:
AA0002340 © 2024

RATIO OF GLASS TO WALL EMPHASIZES THE SOLIDITY OF MASS
GLASS IS 36.1% OF FACADE



SOUTHWEST PERSPECTIVE VIEW

SCALE 1/8" = 1'-0"



NORTHWEST PERSPECTIVE VIEW

SCALE 1/8" = 1'-0"

314 NE 3RD AVENUE
DELRAY BEACH, FLORIDA

AFFINITY
ARCHITECTS
6100 Broken Sound Pkwy. NW - Suite 8 - Boca Raton FL - 33487
561.790.0445 AFFINITYARCHITECTS.COM

Revisions

△ FAC CORRIG	10.24.24
△ FAC CORRIG	10.14.24

SITE PLAN APPROVAL

Date: 06/18/2024
 Drawn | Checked: CP | JG
 Date | Approval
 Date | Permit

Seals:



THE WINDOWS ARE RECESSED FROM THE EXTERIOR FACE
 PRODUCING DEEP SHADOWS AND
 REVEALING THE THICKNESS OF THE WALLS



SOUTHWEST PERSPECTIVE VIEW

SCALE: 1/8"



NORTHWEST PERSPECTIVE VIEW

SCALE: 1/8"

Revisions

△	SAC CORING	08/24
△	SAC CORING	08/24

SITE PLAN APPROVAL

Date:	06/18/2024
Drawn Checked:	CP JG
Date Approval:	
Date Permit:	

THE WINDOWS APPEAR AS FIXED PANES



SOUTHWEST PERSPECTIVE VIEW
SCALE N.T.S.



NORTHWEST PERSPECTIVE VIEW
SCALE N.T.S.

314 NE 3RD AVENUE
DEER BEACH, FLORIDA

AFFINITY
ARCHITECTS
6100 Broken Sound Pkwy. NW - Suite 8 - Boca Raton FL - 33487
561.750.0445 AFFINITYARCHITECTS.COM

Revisions

△	SAC CHANGE	05/24
△	SAC CHANGE	05/23

SITE PLAN APPROVAL

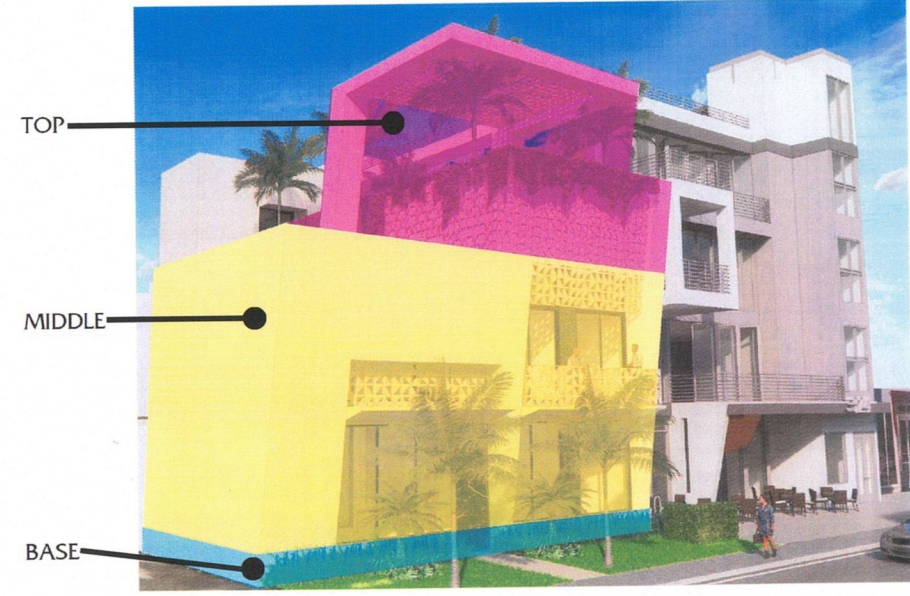
Date:	06/18/2024
Drawn / Checked:	CP1 / JG
Date / Approval:	
Date / Permit:	

Seal:

THERE IS A TRIPARTITE COMPOSITION



SOUTHWEST PERSPECTIVE VIEW



NORTHWEST PERSPECTIVE VIEW

314 NE 3RD AVENUE
DELRAY BEACH, FLORIDA

AFFINITI
ARCHITECTS
6100 Broken Sound Pkwy, NW - Suite 8 - Boca Raton FL - 33487
561.790.0445 - AFFINITIARCHITECTS.COM

Revisions

△	TAC COMMENTS	06/18/24
△	TAC COMMENTS	06/18/24

SITE PLAN APPROVAL

Date	06/18/2024
Drawn/Checked	CP/JJG
Date / Approval	
Date / Permit	

Seal

- THE PUBLIC NATURE OF THE GROUND FLOOR OF A COMMERCIAL BUILDING IS EMPHASIZED BY MORE GLASS
- THE MIDDLE PORTION IS MORE SOLID
- THE TOP INCORPORATES A USABLE EXTERIOR SPACE INCLUDING A USABLE LOGGIA TERRACE



SOUTHWEST PERSPECTIVE VIEW

SCALE: 1/8"



NORTHWEST PERSPECTIVE VIEW

SCALE: 1/8"

314 NE 3RD AVENUE
DELRAY BEACH, FLORIDA

AFFINITY
ARCHITECTS
6100 Broken Sound Pkwy, NW - Suite 8 - Boca Raton FL - 33487
561.790.0445 AFFINITYARCHITECTS.COM

Revisions

△	TAC COMMENT	02/24
△	TAC COMMENT	04/10/24

SITE PLAN APPROVAL

Date Drawn	04/10/2024
Date Checked	CPJ/JG
Date Approval	
Date Permit	

Seals:
● ● ●

THE STRUCTURAL SYSTEM IS CLEARLY EXPRESSED



SOUTHWEST PERSPECTIVE VIEW
SCALE: 1/8" = 1'-0"



NORTHWEST PERSPECTIVE VIEW
SCALE: 1/8" = 1'-0"

314 NE 3RD AVENUE
DELRAY BEACH, FLORIDA

AFFINITY
ARCHITECTS
6100 Broken Sound Pkwy, NW - Suite B - Boca Raton FL - 33487
561.790.0445 AFFINITYARCHITECTS.COM

Revisions

△	TAC COMMENT	05/20
△	TAC COMMENT	06/13/24

SITE PLAN APPROVAL

Date:	06/18/2024
Drawn / Checked:	CP1/JG
Date / Approval:	-
Date / Permit:	-

Seal:
● ● ●

PURE GEOMETRIC FORMS ARE EMPHASIZED IN THE OVERALL VOLUMETRIC LAYOUT



SOUTHWEST PERSPECTIVE VIEW

SCALE: NTS



NORTHWEST PERSPECTIVE VIEW

SCALE: NTS

314 NE 3RD AVENUE
DELRAY BEACH, FLORIDA

AFFINITY
ARCHITECTS
6100 Broken Sound Pkwy NW - Suite B - Boca Raton FL - 33487
561.750.0445 - AFFINITYARCHITECTS.COM

Revisions

NO.	DATE	DESCRIPTION	BY
1			
2			

SITE PLAN APPROVAL

Date:	06/18/2024
Drawn / Checked:	CPI / JG
Date / Approval:	
Date / Permit:	

Seal:

DESIGN INCORPORATES
1) VERTICAL SUN SHADES
2) CANTILEVERED EYEBROWS



SOUTHWEST PERSPECTIVE VIEW
SCALE: 1/8"



NORTHWEST PERSPECTIVE VIEW
SCALE: 1/8"

Revisions

△	TAC COMMENT	06/18
△	TAC COMMENT	06/18

SITE PLAN APPROVAL

Date:	06/18/2024
Drawn/Checked:	CPJ/JG
Date / Approval:	-
Date / Permit:	-

Seal:

EXTERIOR FINISH IS PRIMARILY STUCCO



SOUTHWEST PERSPECTIVE VIEW

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



NORTHWEST PERSPECTIVE VIEW

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

314 NE 3RD AVENUE
DELRAY BEACH, FLORIDA

AFFINITY
ARCHITECTS
6100 Broken Sound Pkwy, NW - Suite 8 - Boca Raton FL - 33487
561.790.0445 - AFFINITYARCHITECTS.COM

Revisions

△	TAC CHANGE	08-20
△	TAC CHANGE	08-18-24

SITE PLAN APPROVAL

Date:	06/18/2024
Drawn Checked:	CP1 JG
Date Approval:	-
Date Permit:	-

Scale:
● ● ●

THERE ARE STONE ACCENTS



SOUTHWEST PERSPECTIVE VIEW

SCALE: NTS



NORTHWEST PERSPECTIVE VIEW

SCALE: NTS

314 NE 3RD AVENUE
DELRAY BEACH, FLORIDA

AFFINITY
ARCHITECTS
6100 Broken Sound Pkwy, NW - Suite 8 - Boca Raton FL - 33487
561.750.0445 AFFINITYARCHITECTS.COM

Revisions

△ TAC CORRECT	10.10.24
△ TAC CORRECT	10.14.24

SITE PLAN APPROVAL

Date:	06/18/2024
Drawn / Checked:	CP / JG
Date / Approval:	-
Date / Permit:	-

Seal:
AA0002340 © 2024

THE WINDOWS ARE SIMPLE GEOMETRIES VERTICALLY PROPORTIONED
WITH FEW DIVIDING LIGHTS



SOUTHWEST PERSPECTIVE VIEW

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



NORTHWEST PERSPECTIVE VIEW

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

314 NE 3RD AVENUE
DELRAY BEACH, FLORIDA

AFFINITY
ARCHITECTS
6100 Broken Sound Pkwy NW - Suite 8 - Boca Raton FL - 33487
561.790.0445 AFFINITYARCHITECTS.COM

Revisions

△	TAC COMMENT	05/24
△	TAC COMMENT	06/10

SITE PLAN APPROVAL

Date	06/18/2024
Drawn / Checked	CPJ / JG
Date / Approval	- / -
Date / Permit	- / -

Seals: