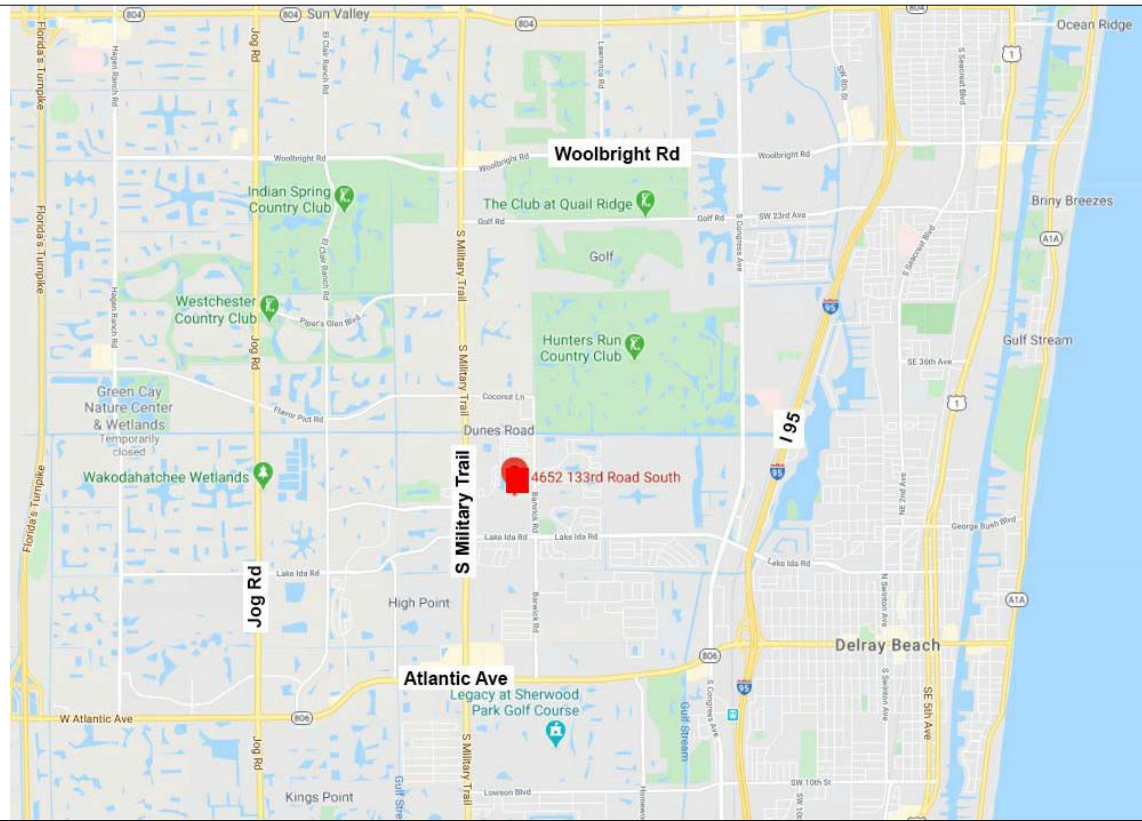


DELRAY TOWNHOMES

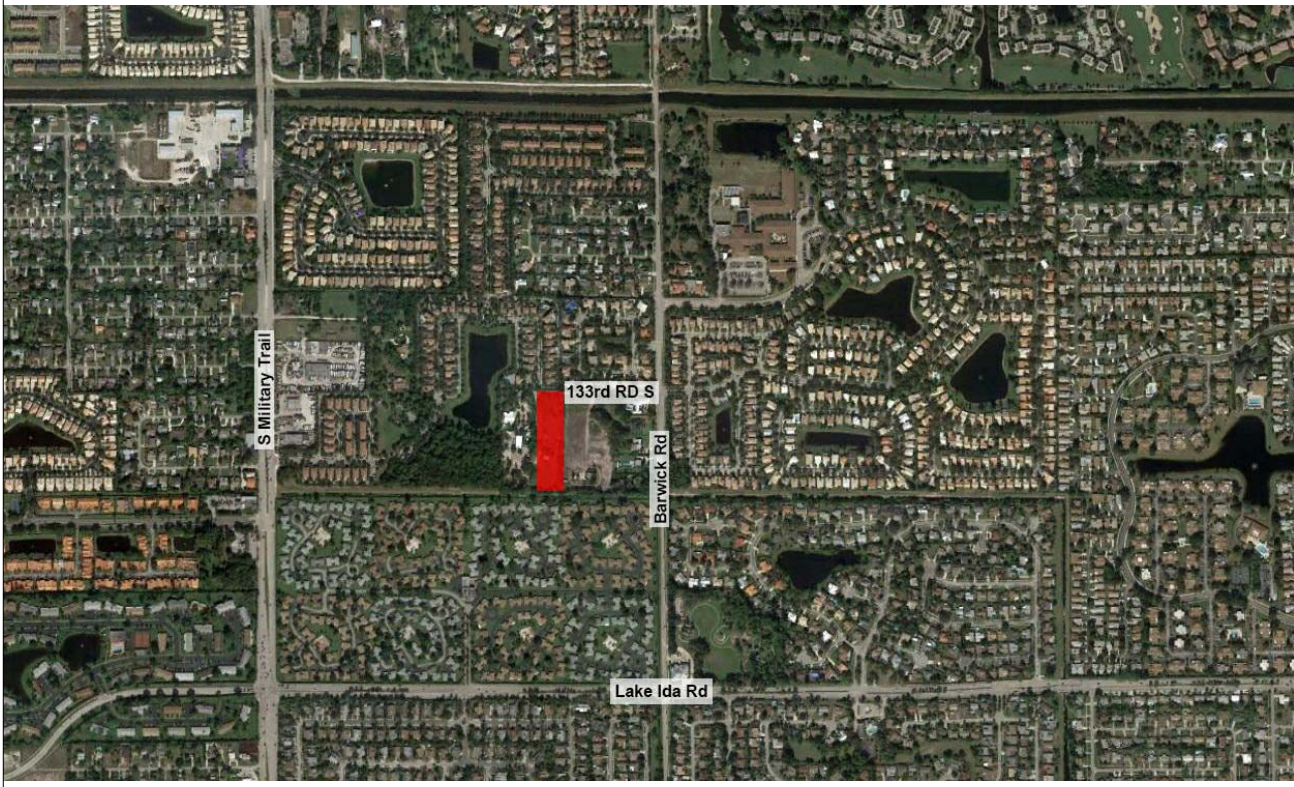
4652 133rd Road South, Delray Beach, FL 33445



Architectural Site Plan Submittal

Prepared For:
OCEAN RIDGE RENTALS

JUNE 2023

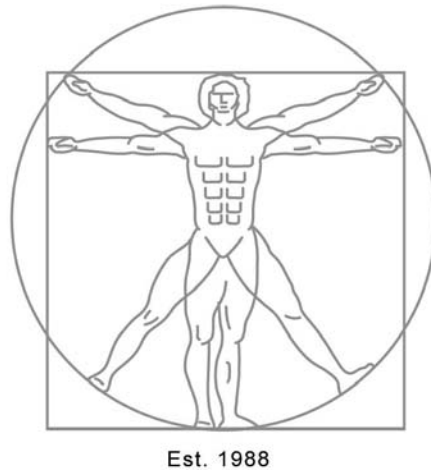


OWNER
OCEAN RIDGE RENTALS Beata Galloway beata.galloway@gmail.com
ARCHITECT
REG ARCHITECTS - INTERIORS - PLANNERS, INC. Rick Gonzalez, AIA, President Christine Merrell, RA, Project Manager 120 South Olive Ave, Suite 210, West Palm Beach, FL 33401 Phone: 561-659-2383
CONSULTANTS
PLANNER / CIVIL ENGINEER / LANDSCAPE ARCHITECT
Kimley-Horn Jason Webber, Project Manager 1615 S. Congress Avenue, Suite 201, Delray Beach, FL 33445 Phone: (561) 404-7250 / Mobile: (813) 480-6760 Jason.Webber@kimley-horn.com

Sheet List - Design	
Sheet Number	Sheet Name
E-Architectural	
A-0	Cover Sheet Design
A-1	Building Plan First Floor
A-2	Building Plan Second Floor
A-3	Building Roof Plan
A-4	Building Exterior Elevations
A-5	Building Exterior Elevations
A-6	Floor Plans Unit "A"
A-7	Floor Plans Unit "B"
A-8	Clubhouse Floor Plan
A-9	Clubhouse Roof Plan
A-10	Clubhouse Elevations
A-11	Street Elevation & Exterior Details
A-12	Exterior Rendering
A-13	Exterior Rendering
A-14	Exterior Rendering
A-15	Exterior Rendering

SCOPE OF WORK
A new 2-story, 5 building townhouse development with 25 units and +/- 2,765 SF clubhouse with exterior amenities in Delray Beach Florida.

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Interiors
Planners



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Cover Sheet Design

Architectural Site Plan Submittal

A-0



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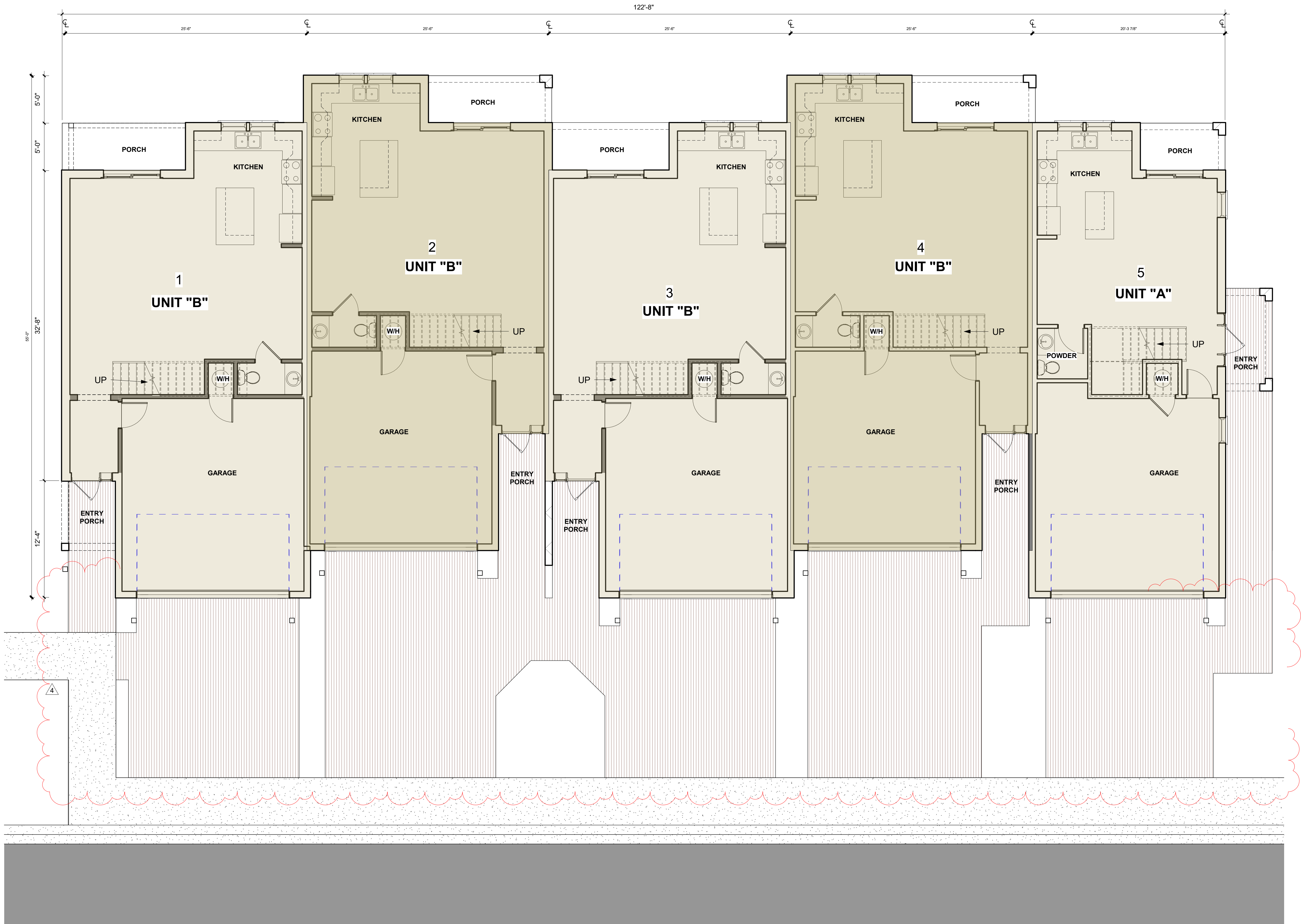
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**Building Plan First
Floor**

Architectural Site Plan Submittal

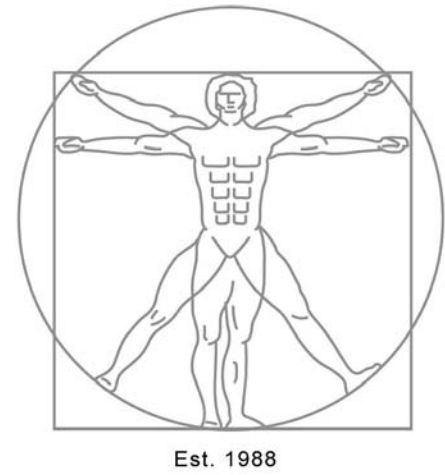
A-1



01-Level 1 - Overall Building Plan

3/16" = 1'-0"

BUILDING SHALL HAVE AN NFPA R13 FIRE SPRINKLER SYSTEM



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**Building Plan
Second Floor**

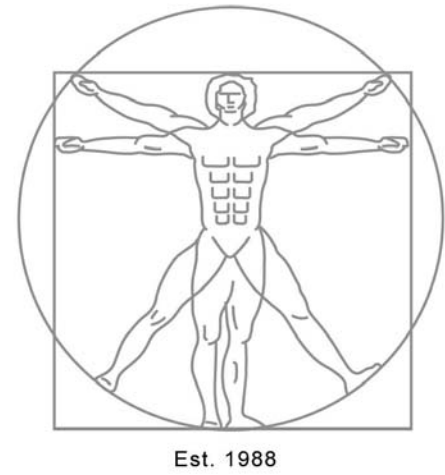
Architectural Site Plan Submittal

A-2



02-Level 2 - Overall Building Plan
3/16" = 1'-0"

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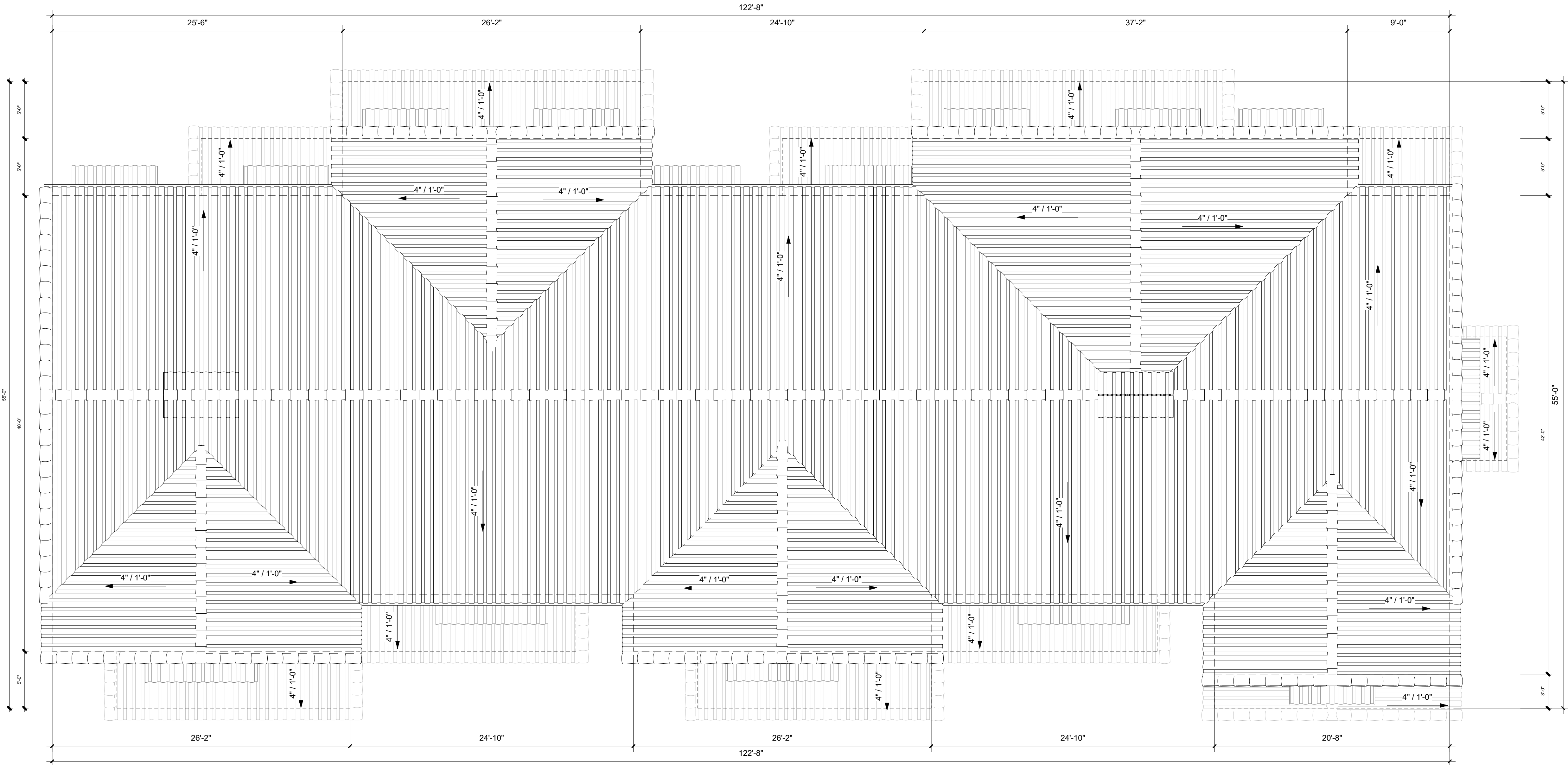
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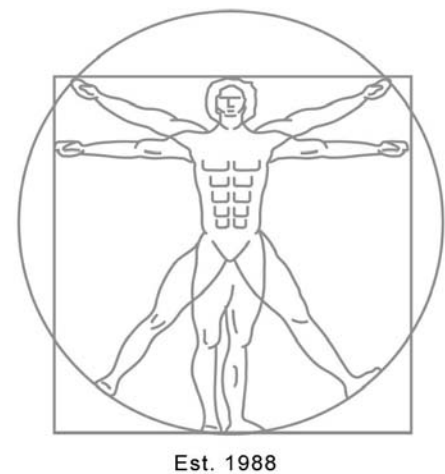
Building Roof Plan

BUILDING SHALL HAVE AN NFPA R13 FIRE SPRINKLER SYSTEM



03- Overall Building Roof Plan
3/16" = 1'-0"

1
2



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1 Front Elevation
3/16" = 1'-0"

EXTERIOR COLORS

A	FIELD COLOR #1: Snowbound SW 7004
B	FIELD COLOR #2: Not Used
C	FIELD COLOR #3: Rookwood Medium Brown SW 2807
D	ROOF COLOR #4: Terra Cotta
E	WINDOW & DOOR FRAMES #5: White
F	ACCENT COLOR #6: Snowbound SW 7004

ELEVATION NOTES

1	IMPACT RESISTANT WINDOWS
2	IMPACT RESISTANT FULL LIGHT GLASS DOORS
3	IMPACT METAL SOLID DOOR
4	CLAY PIPE DECORATIVE DETAIL
5	HIGH DENSITY FOAM WINDOW SILL WITH SMOOTH STUCCO FINISH
6	HIGH DENSITY FOAM CORNICE WITH SMOOTH STUCCO FINISH
7	MASONRY COLUMN W/SMOOTH STUCCO FINISH
8	4X CEDAR TRELLIS MEMBER W/ HIDDEN CONNECTIONS AND COPPER CAP.
9	HIGH DENSITY FOAM CORBEL W/ SMOOTH STUCCO FINISH
10	MASONRY WALL WITH SMOOTH STUCCO FINISH
11	CONCRETE 'S' ROOF TILE, TYP.
12	IMPACT RESISTANT METAL OVERHEAD GARAGE DOOR
13	STUCCO REVEAL / CONTROL JOINT
14	DECORATIVE LIGHT FIXTURE (TO BE SELECTED)
15	4X CEDAR WOOD BRACKET
16	DECORATIVE ALUMINUM RAILING SYSTEM (TOP 72" A.F.F.) W/ KYNAR FINISH
17	METAL SPEAKEASY WINDOW GRILL, COLOR: BLACK
18	DECORATIVE LIGHT FIXTURE (TO BE SELECTED)
19	HIGH DENSITY FOAM WALL BASE WITH SMOOTH STUCCO FINISH
20	BIKE RACK, SEE CIVIL DRAWINGS
21	PEDESTAL MOUNT MAILBOX - MANUFACTURER: FLORENCE CORPORATION
22	HIGH DENSITY FOAM WALL CAP WITH SMOOTH STUCCO FINISH
23	ALUM. PIN MOUNTED FREESTANDING LETTER W/ANODIZED BLACK FINISH (FONT T.B.S.)

DELRAY TOWNHOMES

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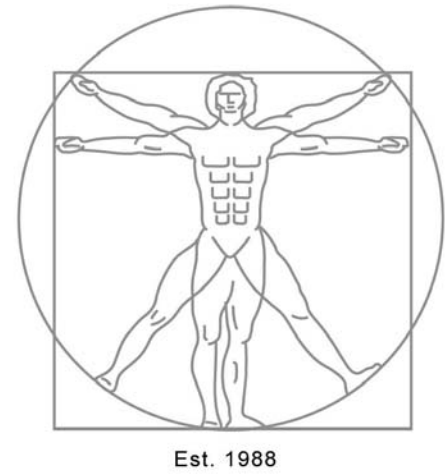
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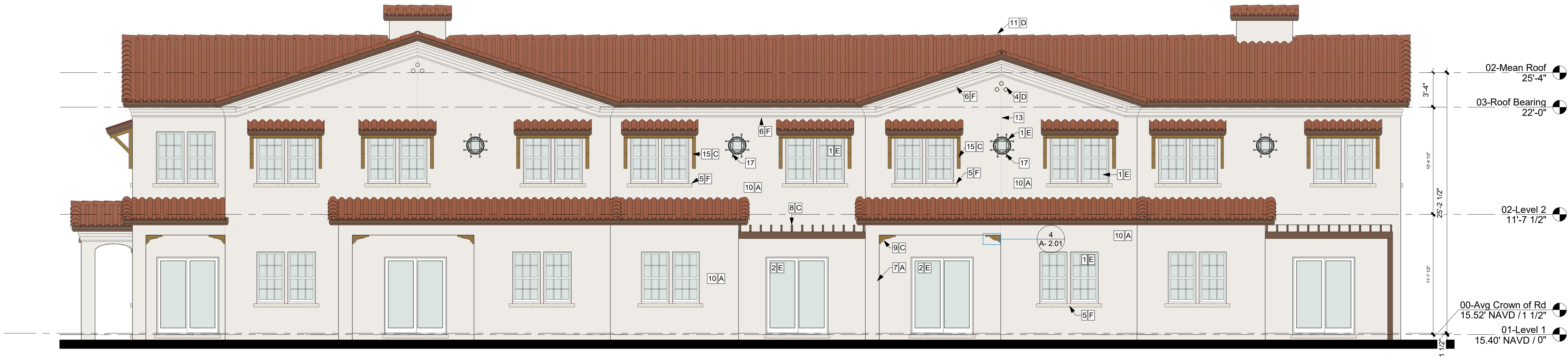
Building Exterior Elevations

Architectural Site Plan Submittal

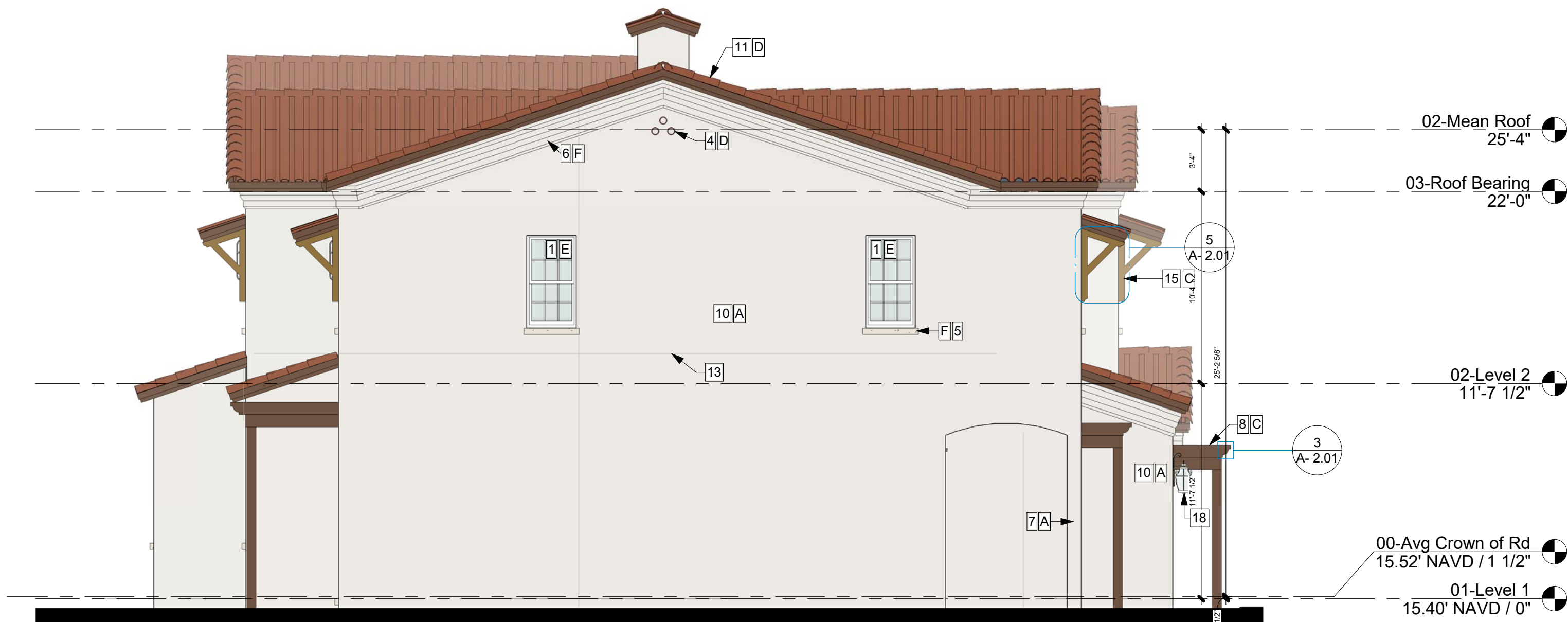
A-4



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1 **Rear Elevation**
3/16" = 1'-0"



2 **Side Elevation - B**
3/16" = 1'-0"

EXTERIOR COLORS

A	FIELD COLOR #1: Snowbound SW 7004
B	FIELD COLOR #2: Not Used
C	FIELD COLOR #3: Rookwood Medium Brown SW 2807
D	ROOF COLOR #4: Terra Cotta
E	WINDOW & DOOR FRAMES #5: White
F	ACCENT COLOR #6: Snowbound SW 7004

ELEVATION NOTES

1	IMPACT RESISTANT WINDOWS
2	IMPACT RESISTANT FULL LIGHT GLASS DOORS
3	IMPACT METAL SOLID DOOR
4	CLAY PIPE DECORATIVE DETAIL
5	HIGH DENSITY FOAM WINDOW SILL WITH SMOOTH STUCCO FINISH
6	HIGH DENSITY FOAM CORNICE WITH SMOOTH STUCCO FINISH
7	MASONRY COLUMN W/SMOOTH STUCCO FINISH
8	4X CEDAR TRELLIS MEMBER W/ HIDDEN CONNECTIONS AND COPPER CAP.
9	HIGH DENSITY FOAM CORBEL W/ SMOOTH STUCCO FINISH
10	MASONRY WALL WITH SMOOTH STUCCO FINISH
11	CONCRETE 'S' ROOF TILE, TYP.
12	IMPACT RESISTANT METAL OVERHEAD GARAGE DOOR
13	STUCCO REVEAL / CONTROL JOINT
14	DECORATIVE LIGHT FIXTURE (TO BE SELECTED)
15	4X CEDAR WOOD BRACKET
16	DECORATIVE ALUMINUM RAILING SYSTEM (TOP 72" A.F.F.) W/ KYNAR FINISH
17	METAL SPEAKEASY WINDOW GRILL, COLOR: BLACK
18	DECORATIVE LIGHT FIXTURE (TO BE SELECTED)
19	HIGH DENSITY FOAM WALL BASE WITH SMOOTH STUCCO FINISH
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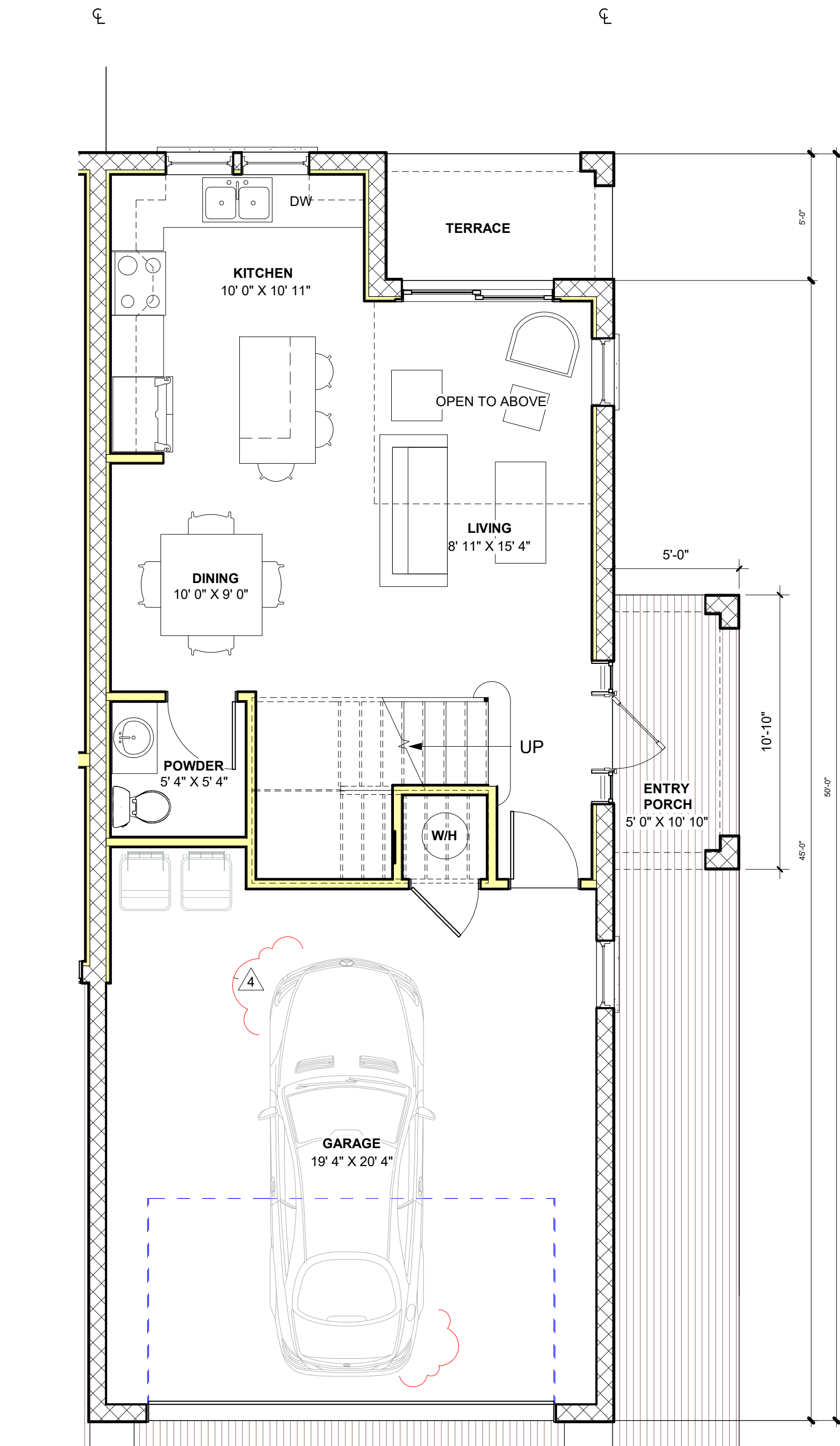
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Building Exterior Elevations

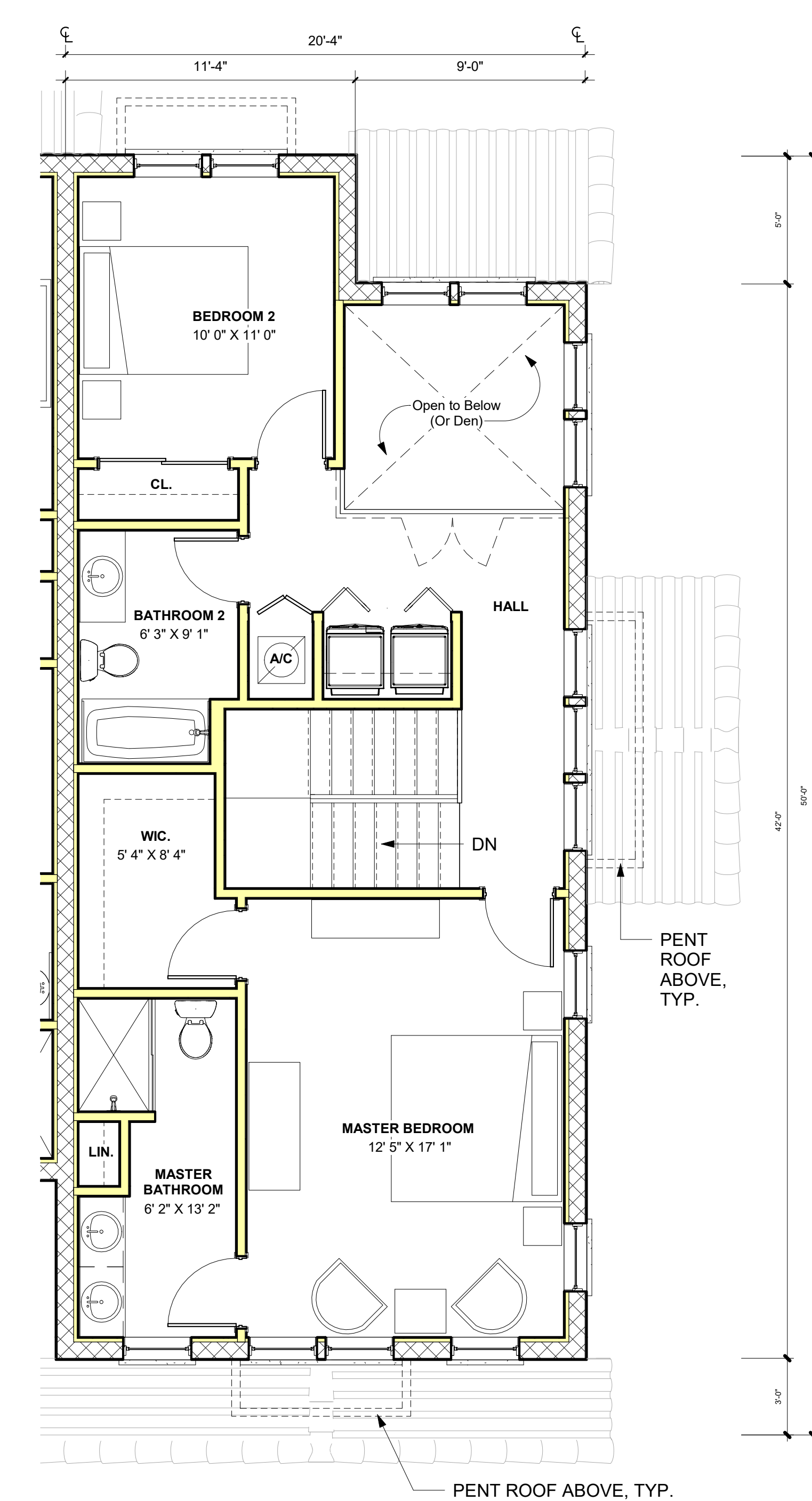
Architectural Site Plan Submittal

A-5



1 01-First Floor Plan - Unit "A"

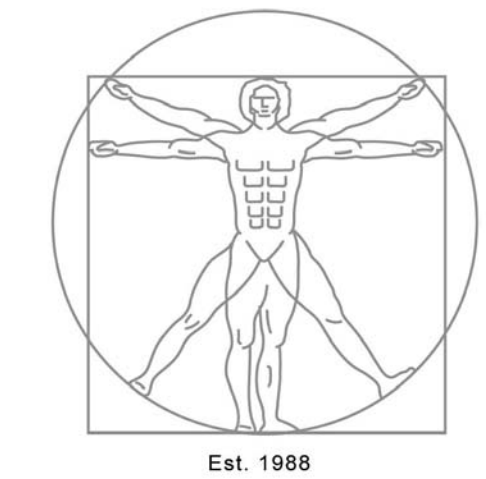
1/4" = 1'-0"



2 02-Second Floor Plan - Unit "A"

1/4" = 1'-0"

UNIT "A": AREA CALCULATIONS	
TOTAL HVAC SF	
First Floor A/C SF:	516.85 SF
Second Floor A/C SF:	+ 774.21 SF
Total A/C SF:	1,291.06 SF
TOTAL GROSS SF	
First Floor GSF:	1075.56 SF
Second Floor GSF:	+ 774.21 SF
Total GSF:	1,849.77 SF



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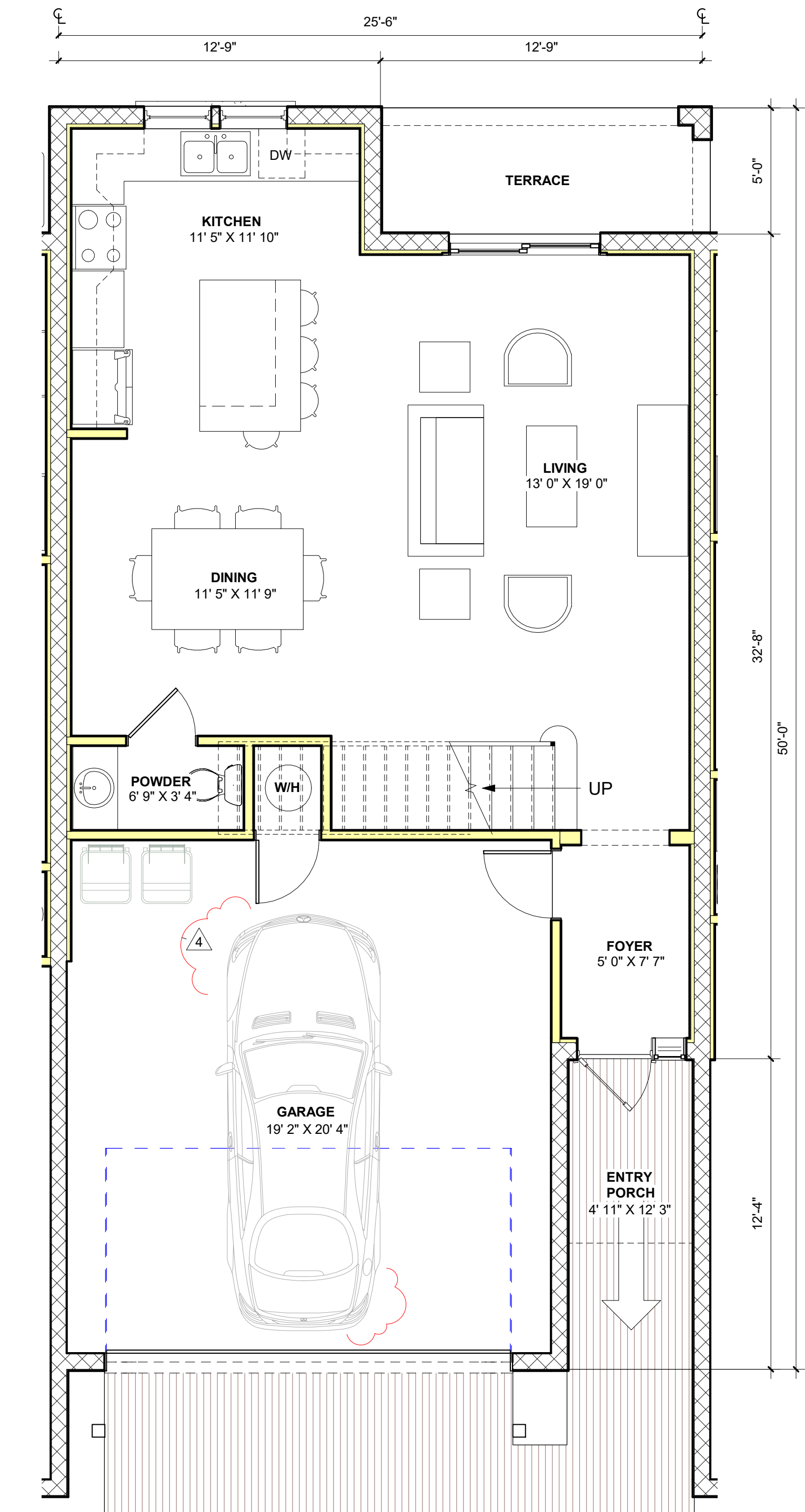
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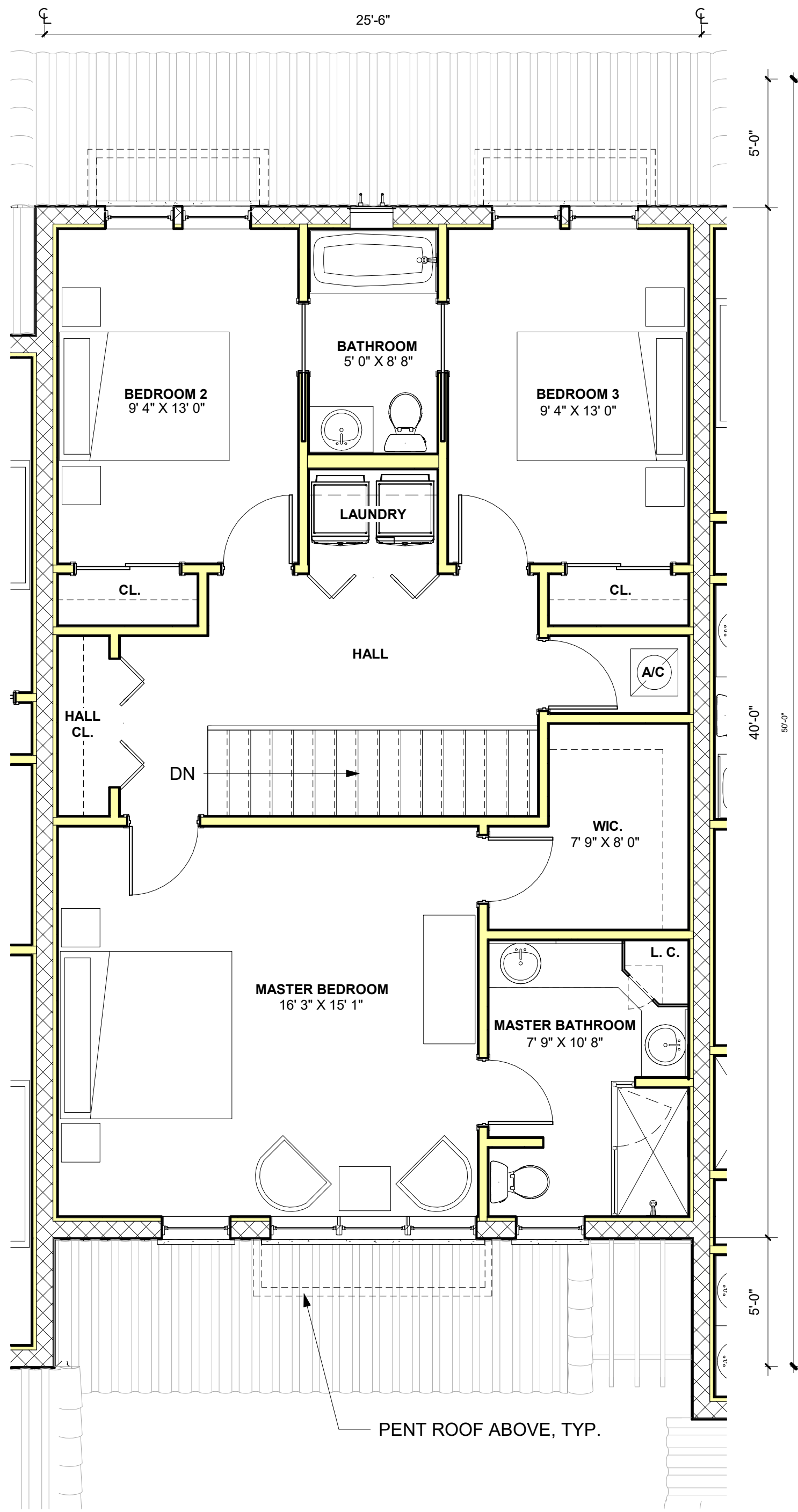
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Floor Plans Unit "A"



1 01-First Floor Plan - Unit "B"

1/4" = 1'-0"



2 02-Second Floor Plan - Unit "B"

1/4" = 1'-0"

UNIT "B": AREA CALCULATIONS

TOTAL HVAC SF:

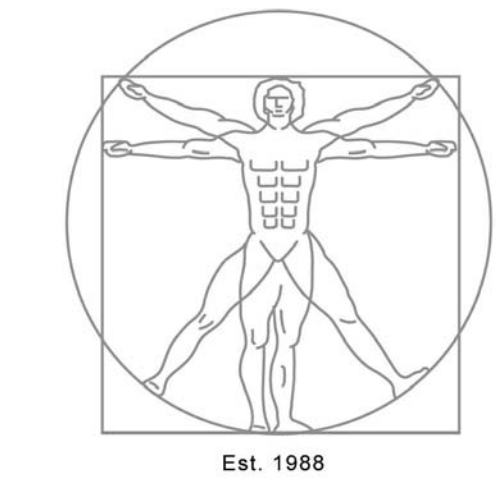
First Floor A/C SF: 711.19 SF
Second Floor A/C SF: + 978.88 SF

Total A/C SF: 1690.07 SF

TOTAL GROSS SF

First Floor SF: 1272.68 SF
Second Floor SF: + 978.88 SF

Total GSF: 2251.56 SF



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4	June 2023	TAC Comments
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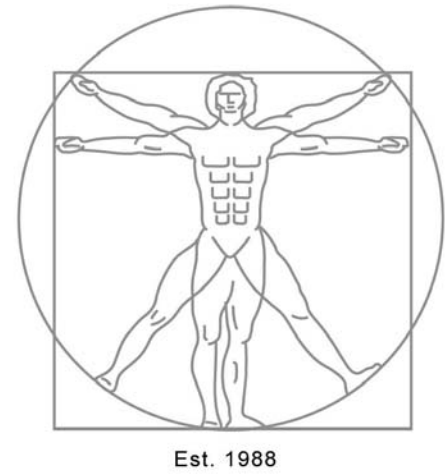
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Floor Plans Unit "B"



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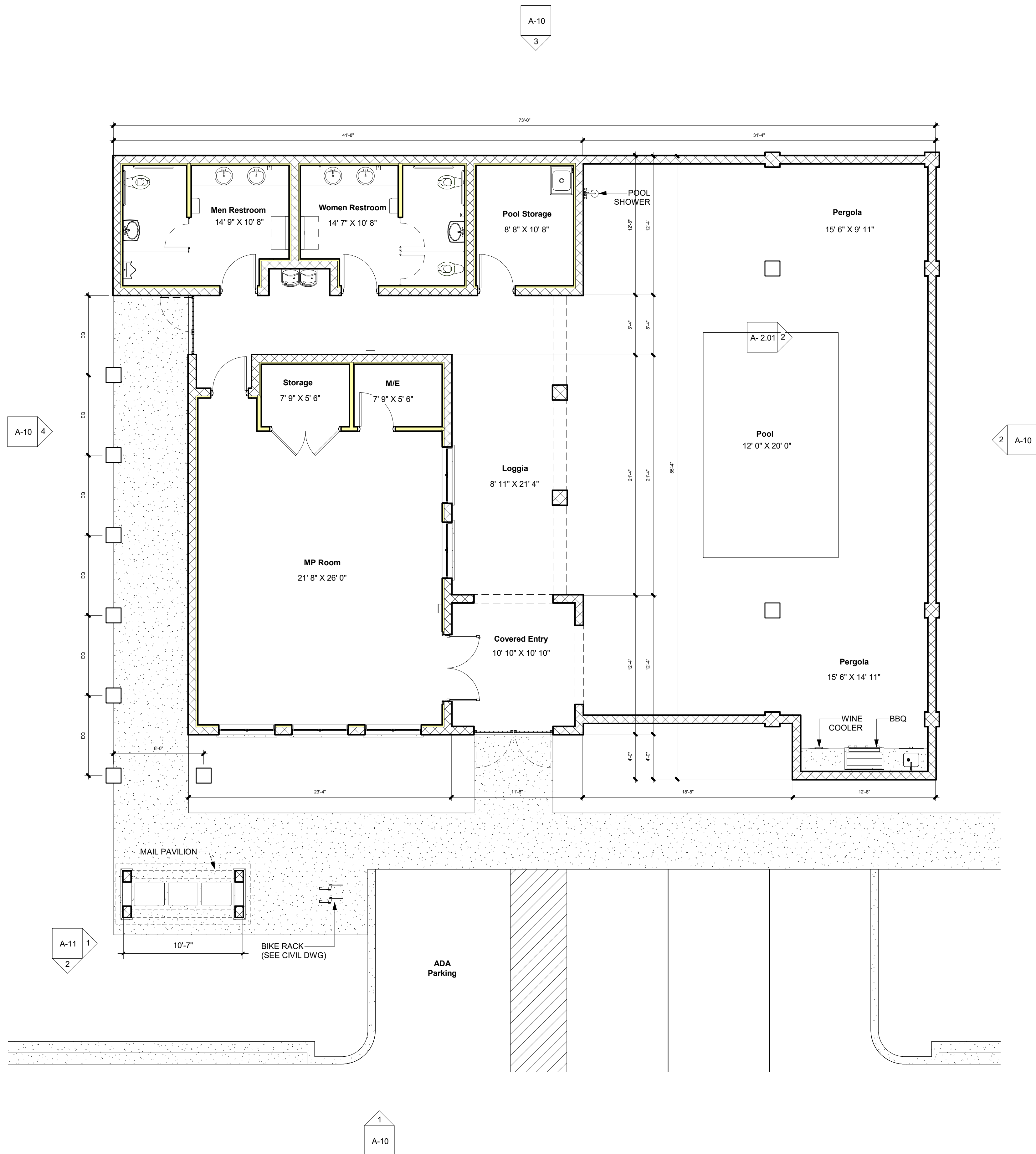
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**Clubhouse Floor
Plan**

Architectural Site Plan Submittal

A-8



01-Level 1 - Clubhouse Floor Plan
3/16" = 1'-0"



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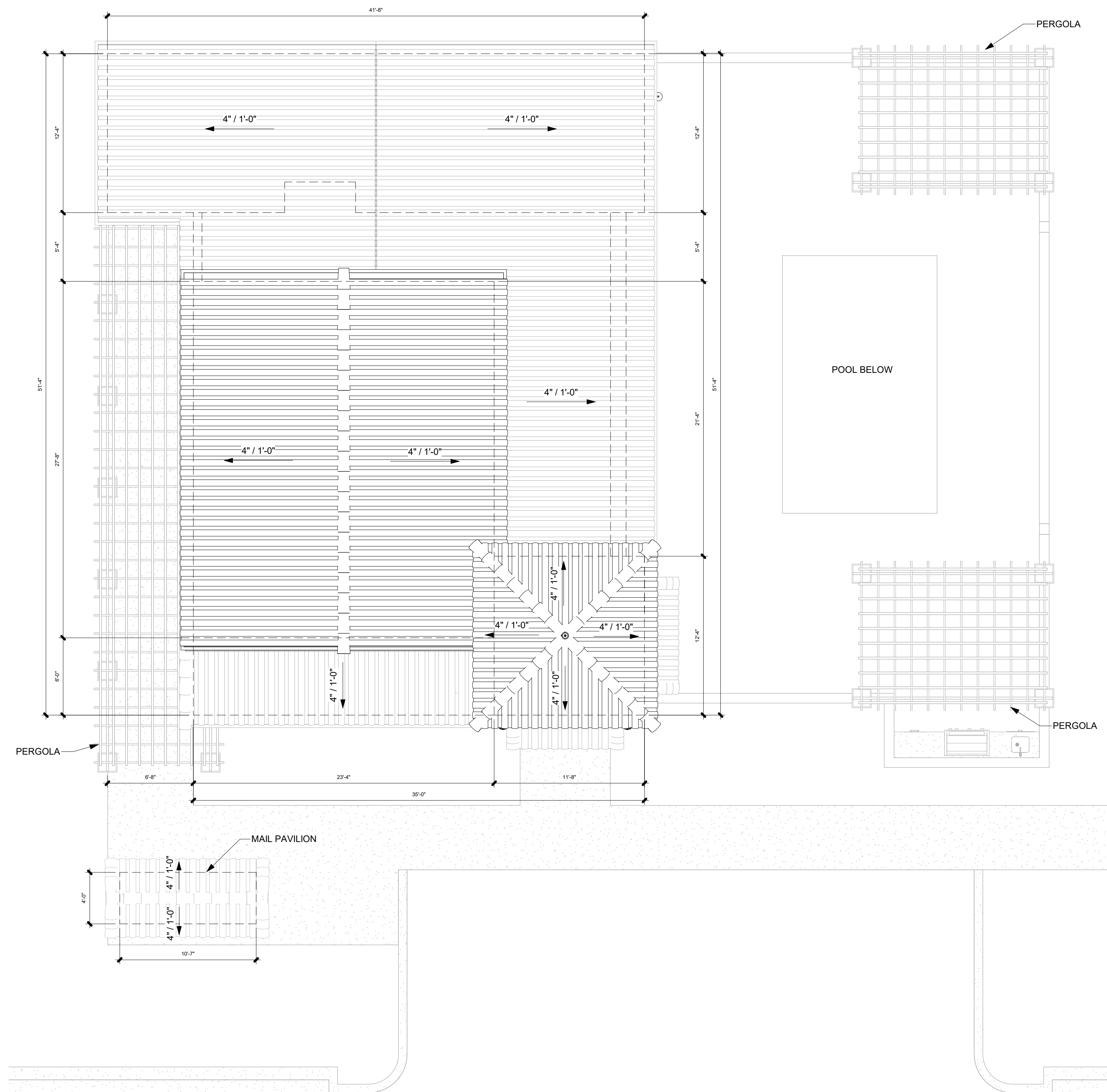
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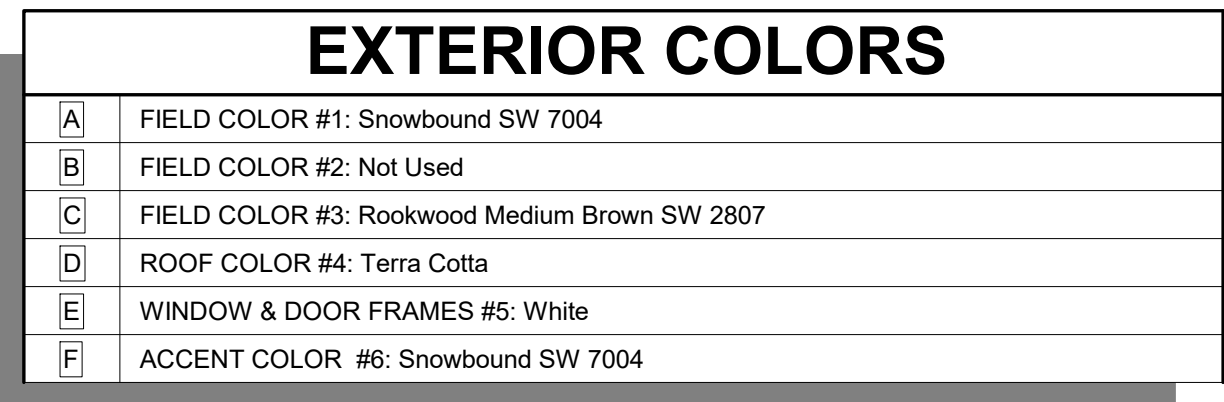
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Clubhouse Roof Plan



1 03-Roof Plan - Clubhouse
3/16" = 1'-0"



ELEVATION NOTES	
1	IMPACT RESISTANT WINDOWS
2	IMPACT RESISTANT FULL LIGHT GLASS DOORS
3	IMPACT METAL SOLID DOOR
4	CLAY PIPE DECORATIVE DETAIL
5	HIGH DENSITY FOAM WINDOW SILL WITH SMOOTH STUCCO FINISH
6	HIGH DENSITY FOAM CORNICE WITH SMOOTH STUCCO FINISH
7	MASONRY COLUMN W/SMOOTH STUCCO FINISH
8	4X CEDAR TRELLIS MEMBER W/ HIDDEN CONNECTIONS AND COPPER CAP.
9	HIGH DENSITY FOAM CORBEL W/ SMOOTH STUCCO FINISH
10	MASONRY WALL WITH SMOOTH STUCCO FINISH
11	CONCRETE 'S' ROOF TILE, TYP.
12	IMPACT RESISTANT METAL OVERHEAD GARAGE DOOR
13	STUCCO REVEAL / CONTROL JOINT
14	DECORATIVE LIGHT FIXTURE (TO BE SELECTED)
15	4X CEDAR WOOD BRACKET
16	DECORATIVE ALUMINUM RAILING SYSTEM (TOP 72" A.F.F.) W/ KYNAR FINISH
17	METAL SPEAKEASY WINDOW GRILL, COLOR: BLACK
18	DECORATIVE LIGHT FIXTURE (TO BE SELECTED)
19	HIGH DENSITY FOAM WALL BASE WITH SMOOTH STUCCO FINISH
20	BIKE RACK, SEE CIVIL DRAWINGS
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22	HIGH DENSITY FOAM WALL CAP WITH SMOOTH STUCCO FINISH
23	ALUM. PIN MOUNTED FREESTANDING LETTER W/ANODIZED BLACK FINISH (FONT T.B.S.)

Architectural elevation drawing of the clubhouse building. The drawing shows a multi-level structure with a prominent tower on the left and a main building to the right. Key features and dimensions include:

- 03-Clubhouse Roof Bearing:** 23'-0"
- 02-Clubhouse Bearing:** 12'-0"
- 00-Avg Crown of Rd:** 15.52' NAVD / 1 1/2"
- 01-Level 1:** 15.40' NAVD / 0"
- 25'-5" Mean Roof Height:** Indicated on the left side of the tower.
- 13'-5":** Vertical dimension from the tower's base to the top of the tower.
- 25'-3 1/2":** Vertical dimension from the tower's base to the top of the main building.
- 12'-0":** Vertical dimension from the tower's base to the top of the main building.
- 6'-0":** Vertical dimension from the tower's base to the top of the main building.
- 1'-11/2":** Vertical dimension from the tower's base to the top of the main building.
- Decorative Wall Opening:** Located on the tower's facade.
- Labels:** A10, F6, D11, C15, C8, A7, E1, A10, F6, C8, A7, A10.

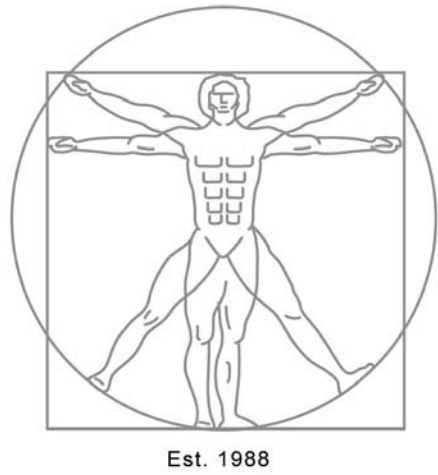
03-Clubhouse Roof
Bearing
23'-0"

02-Clubhouse
Bearing
12'-0"

00-Avg Crown of Rd
15.52' NAVD / 1 1/2"

01-Level 1
15.40' NAVD / 0"

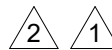
Diagram of a building section showing a roof structure. A wooden beam (A7) is shown above a concrete slab (C8). The slab is supported by a wall (A10). The diagram illustrates the structural components and their assembly.



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5 Street Elevation
3/64" = 1'-0"



ELEVATION NOTES

4	CLAY PIPE DECORATIVE DETAIL
6	HIGH DENSITY FOAM CORNICE WITH SMOOTH STUCCO FINISH
10	MASONRY WALL WITH SMOOTH STUCCO FINISH
11	CONCRETE 'S' ROOF TILE, TYP.
19	HIGH DENSITY FOAM WALL BASE WITH SMOOTH STUCCO FINISH
20	BIKE RACK. SEE CIVIL DRAWINGS
21	PEDESTAL MOUNT MAILBOX - MANUFACTURER: FLORENCE CORPORATION
22	HIGH DENSITY FOAM WALL CAP WITH SMOOTH STUCCO FINISH
23	ALUM. PIN MOUNTED FREESTANDING LETTER W/ANODIZED BLACK FINISH (FONT T.B.S.)

EXTERIOR COLORS

A	FIELD COLOR #1: Snowbound SW 7004
C	FIELD COLOR #3: Rookwood Medium Brown SW 2807
D	ROOF COLOR #4: Terra Cotta
F	ACCENT COLOR #6: Snowbound SW 7004

DELRAY TOWNHOMES

4652 133rd Road South,
Delray Beach, FL 33445

NO. DATE DESCRIPTION

1	January 2021	TAC Comments
2	July 2021	TAC Comments
3	March 2023	TAC Comments

DATE JUNE 2023

DESIGNER VD

DRAWN RB

CHECKED CM/REG

REG # 20013

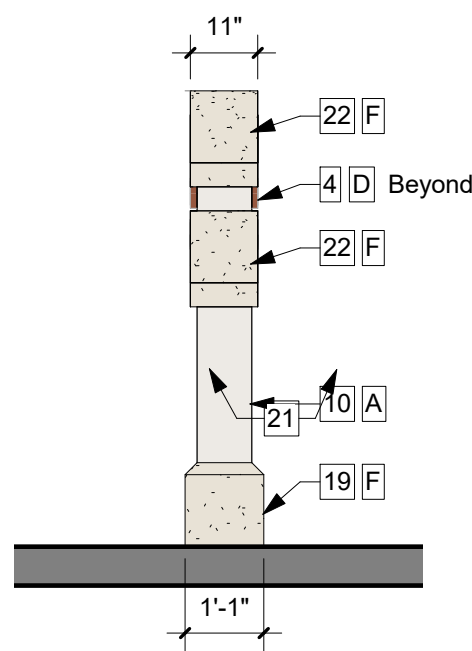
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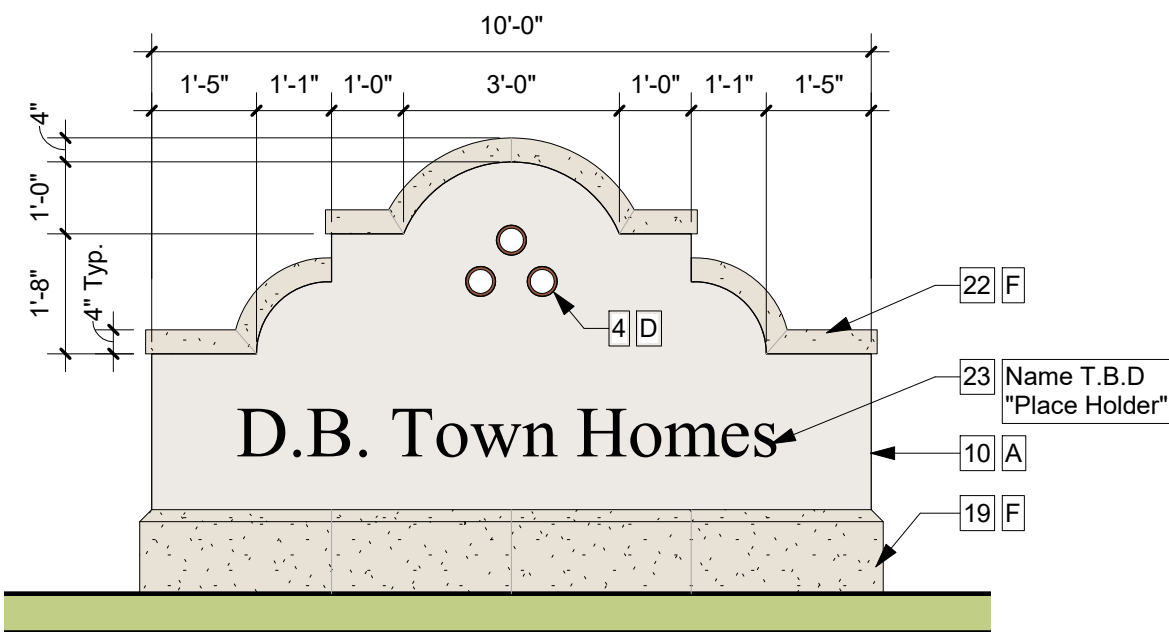
Street Elevation & Exterior Details

Architectural Site Plan Submittal

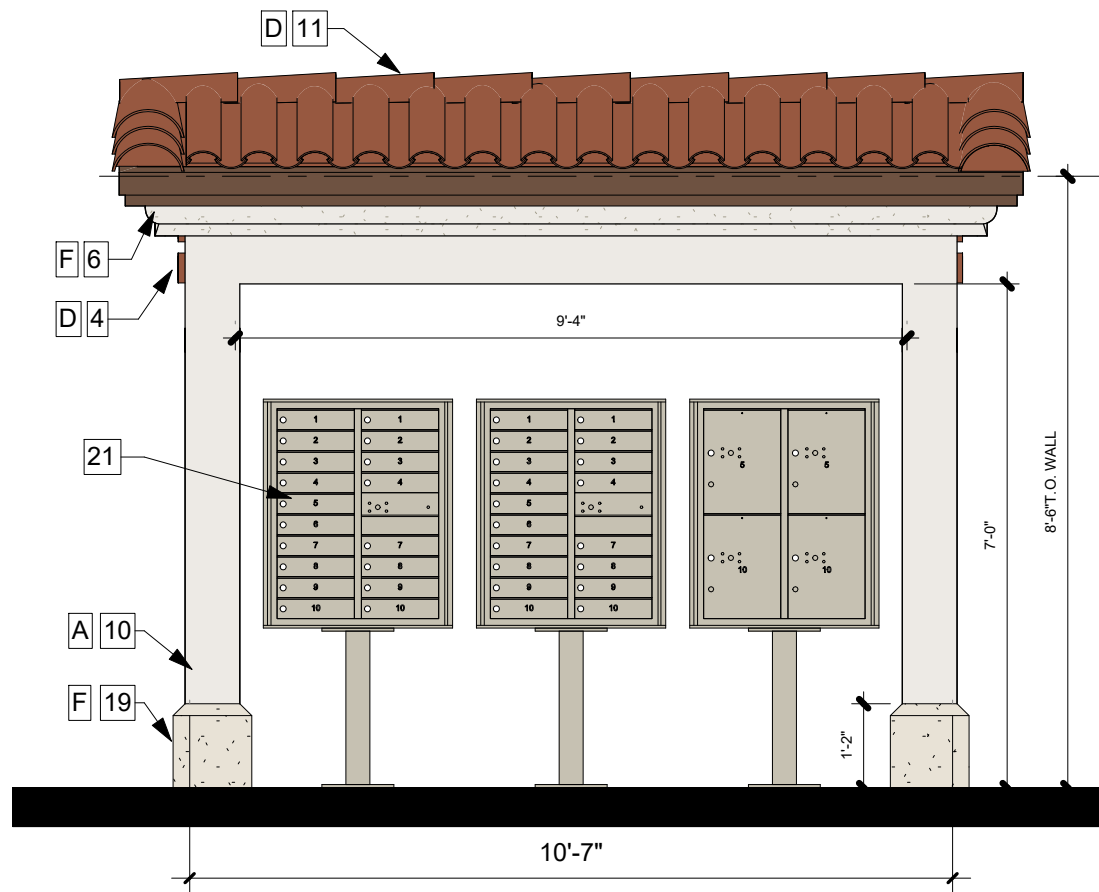
A-11



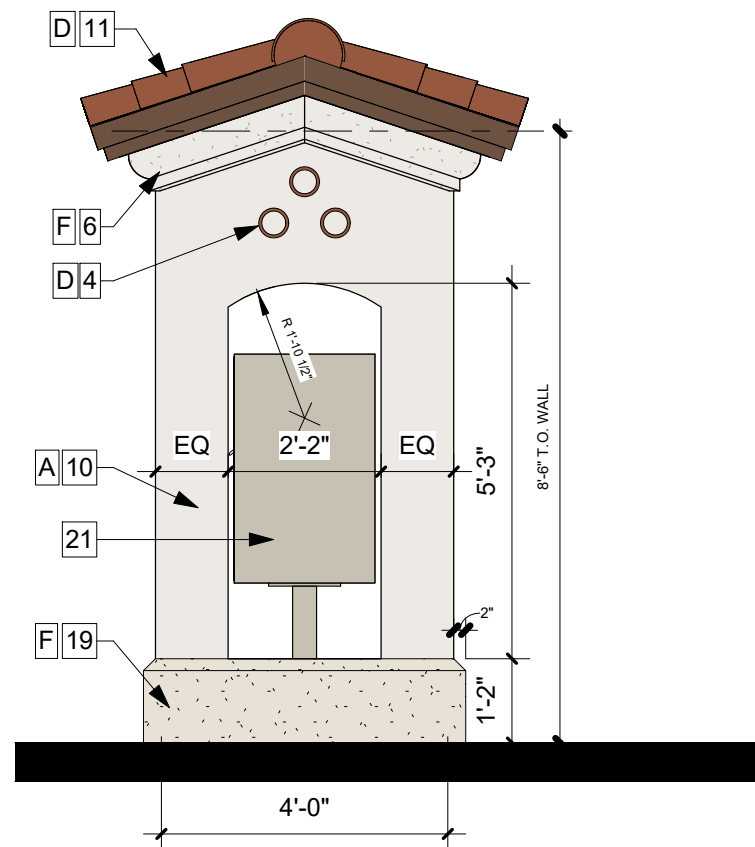
4 Monument Sign - Side Elevation
3/8" = 1'-0" NOTE: Signage under separate permit



3 Monument Sign - Front Elevation
3/8" = 1'-0" NOTE: Signage under separate permit



2 Mailbox pavilion - Front Elevation
3/8" = 1'-0"



1 Mailbox Pavilion - Side Elevation
3/8" = 1'-0"

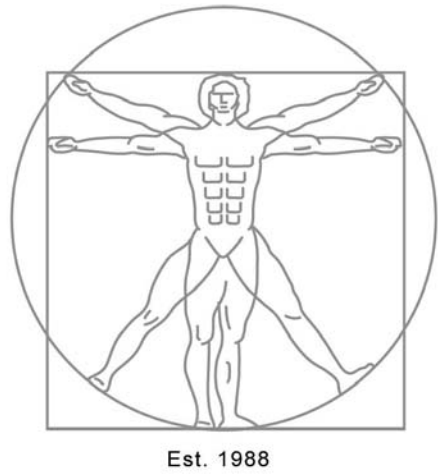


FRONT BUILDING UNIT RENDERING VIEW



REAR BUILDING UNIT RENDERING VIEW

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Interiors
Planners



Rick Gonzalez, AIA
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FL License AR0014172
120 South Olive Ave. Ste. 210,
West Palm Beach, FL 33401
P (561) 659-2383
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Exterior Rendering



Architectural Site Plan Submittal

A-12



MAIN ENTRANCE RENDERING VIEW

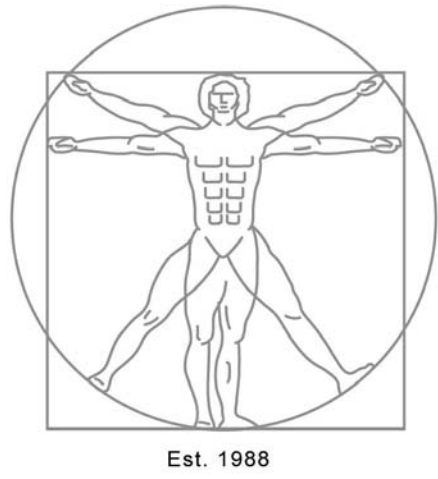


TOT LOT RENDERING VIEW



FRONT BUILDING STREET RENDERING VIEW

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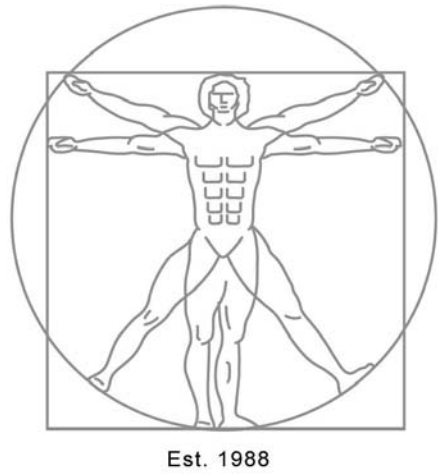
Exterior Rendering

Architectural Site Plan Submittal

A-13



CLUBHOUSE FRONT RENDERING VIEW



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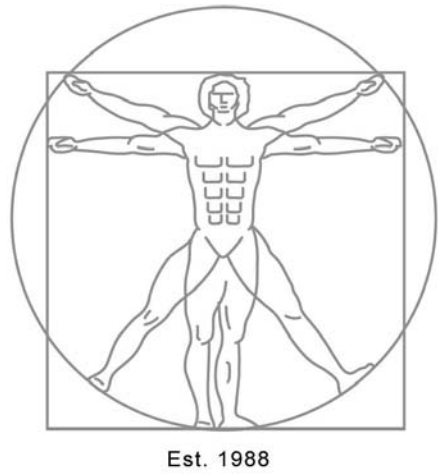
Exterior Rendering



AERIAL RENDERING VIEW

3/1

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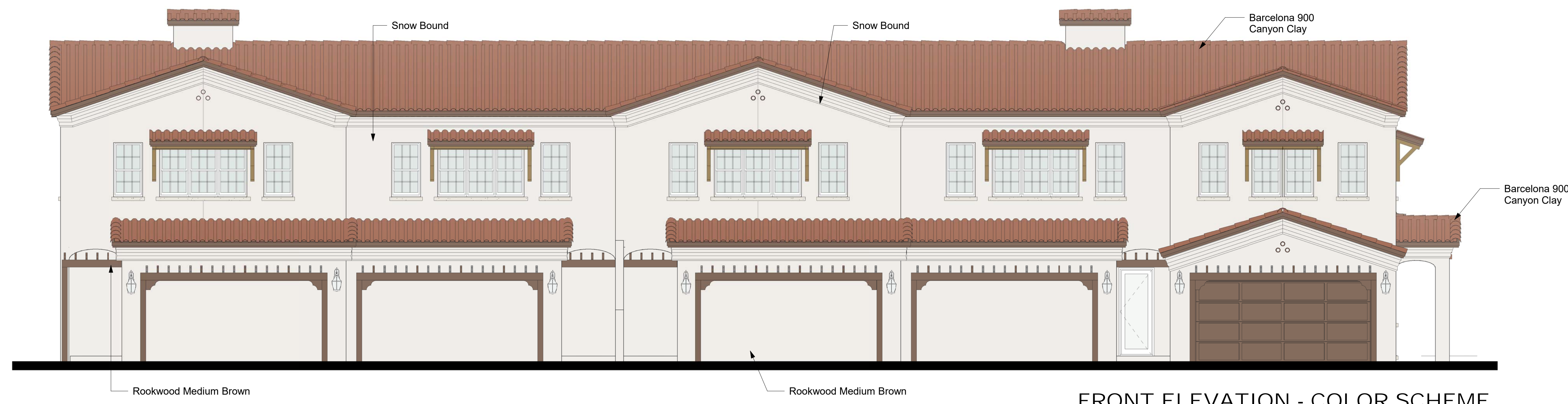
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Exterior Rendering

2

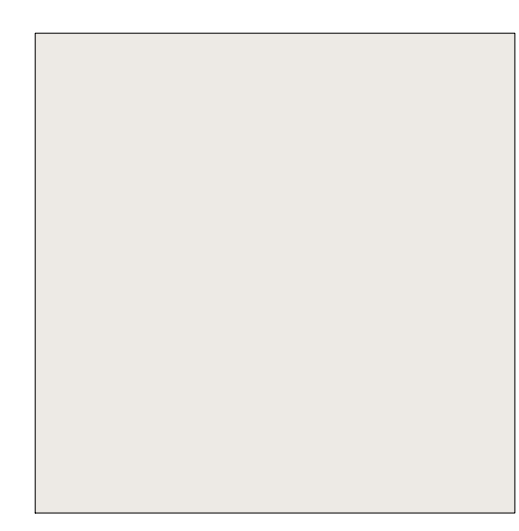
Architectural Site Plan Submittal

A-15



FRONT ELEVATION - COLOR SCHEME

FIELD COLORS

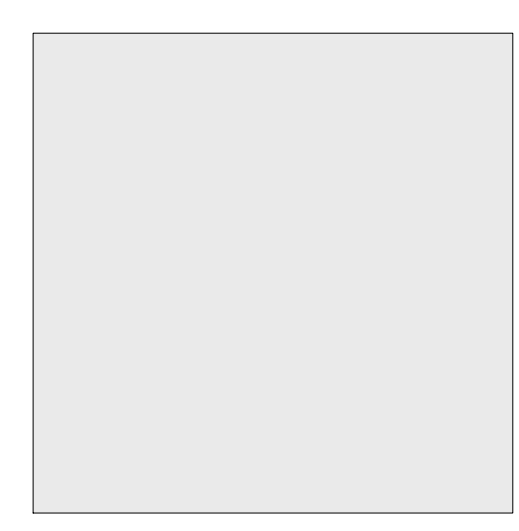


SHERWIN WILLIAMS
Snow Bound
SW 7004



SHERWIN WILLIAMS
Rookwood Medium Brown
SW 2807

WINDOW + DOOR FRAMES



IMPACT RATED
Color: White

TILE ROOF



BORAL
Barcelona 900
Color: Canyon Clay