



DELRAY BEACH COMMUNITY LAND TRUST, INC.

SECTION 6: PROPOSER'S DEVELOPMENT AND CONSTRUCTION PLAN

It is the intent of the DBCLT to develop the following four (4) vacant lots:

- Lot 1 250 NW 8th Ave PCN 12-43-46-17-25-002-0010
- Lot 2 250 NW 8th Ave PCN 12-43-46-17-25-002-0010
- Lot 3 250 NW 8th Ave PCN 12-43-46-17-25-002-0300
- Lot 4 256 NW 8th Ave PCN 12-43-46-17-25-002-0310

in accordance with CRA expectations outlined in RFP, with Development Plan and our General Specifications included.

CRA Objectives:

- i. Develop and construct a single-family home on each Subject Property that is included in the submitted Proposal following all applicable City of Delray Beach Land Development Regulations and Building Codes; and
- ii. Proposer must develop and construct all single-family homes included in this RFP in one (1) phase; and
- iii. Complete construction of all single-family homes and have all homes ready for sale within eighteen (18) months of the commencement date of the Agreement between the Successful Proposer and the CRA; and
- iv. Restrict and price all single-family homes in accordance with the City of Delray Beach's Workforce Housing Program; and
- v. Pay for *ALL* development costs, construction costs, permit fees, and impact fees; and
- vi. Coordinate all underground utility connections;
- vii. For Lots 1 and 2, the Successful Proposer will need to submit an application to the City of Delray Beach for the assignment of two (2) new street addresses.

Development features to be incorporated at minimum:

1. Elevations – must comply with City of Delray Beach Architectural Guidelines
- ii. Minimum of 1,300 sf under air
- iii. Minimum two (2) bedrooms
- iv. Minimum two (2) full bathrooms
- v. Minimum of one (1) garage (no carports)
- vi. Hurricane impact glass for all windows
- vii. Hurricane impact doors for all exterior doors
- viii. Hurricane impact garage door
- ix. Energy efficient appliance package in stainless steel finish – shall include refrigerator, range, microwave, dishwasher

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PLAN

- x. Energy efficient washer and dryer set
- xi. Energy efficient water heater
- xii. High efficiency toilets in all bathrooms
- xiii. Energy efficient AC unit
- xiv. Wood cabinetry (or comparable material) in kitchen and all bathrooms
- xv. Granite countertops (or comparable material) in kitchen and all bathrooms
- xvi. Tile flooring (or comparable material) in at least the kitchen and all bathrooms
- xvii. Recessed lighting in all common areas
- xviii. Ceiling fans with lighting in all bedrooms

**SINGLE FAMILY HOME-GENERAL CONSTRUCTION
SPECIFICATIONS**



Delray Beach Community Land Trust (DBCLT)

6a-PROPOSER'S DEVELOPMENT AND CONSTRUCTION PLAN

Construction Address: Lot 1-250 NW 8th Ave, Delray Beach FL 33444

Single Family Home - General Specifications/Features

To develop a fluidity of Architectural appeal throughout the Delray Beach community, please find listed below a list of specifications required in the development and construction of the homes we deliver to our home buyers. It should also be noted that all the DBCLT homes are to meet permitting requirements and minimum ADA standards. *All specifications are mandatory and will be standard features.*

Shell Construction:

- Monolithic slab on grade with exterior block walls.
- Prefabricated roof truss systems.
- *Roofing Material is to be determined for each home separately whether metal or Shingle. Please ensure this is confirmed before executing the assignment.*
- Gutters are to be installed in any front and side locations which will otherwise allow water to be dispensed on walkways or entrances.
- Minimum 8'-1" interior ceiling height and /or in accordance with drawings.
- Covered Patio's on rear are preferred (only if the plan allows) and plans may propose front porches.

Exterior Finish

- Exterior walls to be stucco with skip trowel and finish with 1 coat primer and 2 coats minimum of acrylic latex exterior paint. (Paint color to be approved on each home).
- Decorative shutters are encouraged when the design calls for it.
- Concrete flat work on front and rear porch to be finished application of builder's choice.

Windows & Doors

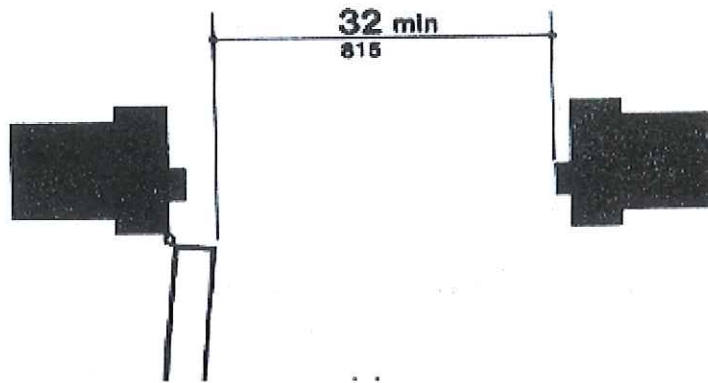
- Impact resistant single hung windows. sliding glass doors, front and side garage doors, and/or rear French Door.
- One or two car garages are acceptable; however, two car garages are encouraged (Must meet Dade County approved for 140 mph and include ½ hp door opener w/ two remotes).



Delray Beach Community Land Trust (DBCLT)

6a-PROPOSER'S DEVELOPMENT AND CONSTRUCTION PLAN

- All doors, both interior and exterior to have a door stop installed in the appropriate location.
- All door hardware to be brushed with aluminum finish.
- Peep holes are to be included with all front doors, in addition to doorbells.
- *All interior door openings must be at least 32" (full clearance) minimum openings. (Minimum 2'-10" (34" Opening) interior door would have to be used to meet this requirement).*



Interior Walls

- Walls to be metal or wood stud frame with ½" drywall and 5/8" drywall on ceilings.
- Knockdown or Orange peel texture spray throughout walls.
- Interior garage walls to be stucco as exterior with same paint application.
- Interior walls are to be primed and painted in white finish, accept when otherwise advised.
- R-30 insulation to be used in ceilings, with R-4.5 foil insulation on inside of exterior walls stapled to 1" furring strips behind drywall.
- Insulated metal front and rear doors when applicable.
- *All hallways to have a minimum clearance of 36".*

Doors & Trim

- Doors to be raised panel hollow core wood grained with 2 ¾ inch casing.
- Closet doors to be bi-fold hollow core and include shelving.
- A/C closet door to be louvered bifold. (AC closet floor to be tiled).



Delray Beach Community Land Trust (DBCLT)

6a-PROPOSER'S DEVELOPMENT AND CONSTRUCTION PLAN

Kitchen

- Wood Cabinets
 - Drawer and door pull to be brushed silver metal finished.
- Countertop material to be selected by DBCLT but should have a full bull nose edge or as advised.
- Faucet to be builder grade *with rinse hose included.*
- *Refrigerator water line must be installed.*
- Garbage disposal to be ½ horsepower stainless steel.
- Kitchen sink
 - Granite or Laminate top (as designated by DBCLT) - Stainless steel double bowl drop-in sink.
- Kitchen appliances include Refrigerator (*Side by side with water & ice dispenser, or other as selected*), Microwave, Dishwasher, Oven range, (*Glass top*).
Washers and Dryers are to be included in the appliance package, and all should meet Energy Efficient guidelines. (Please confer with DBCLT on choices and color before purchasing).

Bathrooms

- Vanities to be hard wood doors on MDF boxes with metal draws and hardware.
- Same specifications apply to countertop as in Kitchen.
- Faucets to be builder's grade.
- In case of standing shower, shower door to be tempered glass.
- Toilets to be builder's grade.
- Base tile preferred in baths verses board.
- Mirrors installed in all bathrooms.
- Towel Bars to be installed in all bathrooms, along with shower rods and grab bars where applicable.
- *Reinforced walls behind all toilets, tubs surround and shower walls.*

Flooring

- *All living areas are to be covered via tile or laminate (Living, Laundry, family, Dining, Kitchen, hallways).*
- All wet areas to be tile or laminate flooring, including AC closet.
- Bedroom areas to be determined by DBCLT for each specific home.
- All tiles in bathrooms have a finished base.

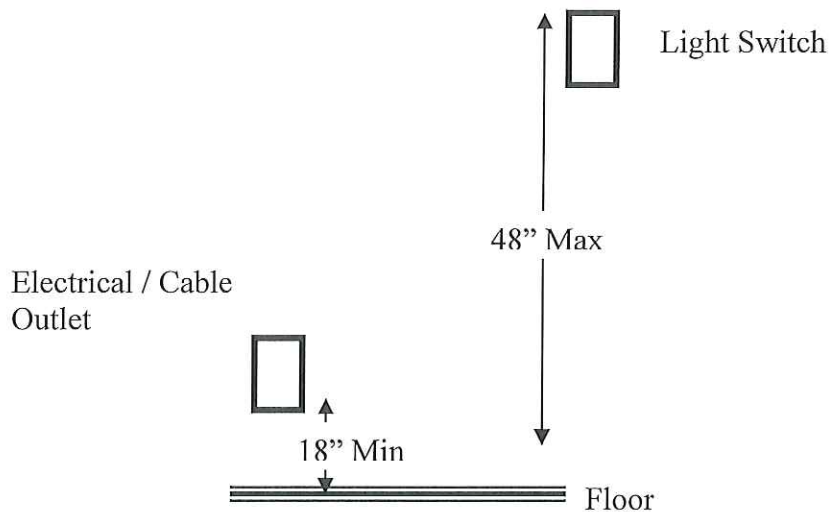


Delray Beach Community Land Trust (DBCLT)

6a-PROPOSER'S DEVELOPMENT AND CONSTRUCTION PLAN

Electrical

- Light fixtures to be builder's grade or selection by DBCLT.
- All wiring, switches, high hats are per approved plan.
- *Light switches no higher than 48" above the finish floor.*
- *Electrical outlets no lower than 18" on center above finish floor*



- Ceiling fans in Living area as designated by drawings, and all bedrooms.
- Exterior flood lights are required on corners of houses where no coach lights are present.
- *Cable outlets are to be installed in all bedrooms and living/family room also at 18".*
- Phone outlets to be installed in all bedrooms and in Kitchen.
- High seer rated air conditioning units.
- Digital thermostat and control to be installed (Nest).

Landscape

- Plant material and beds to meet minimum standards of the Delray Beach code requirements.
- Irrigation system with rain sensor and timer control if using floratam.
- Driveway to be concrete or pavers.
- Type of grass to be determined by DBCLT, Floratam
- Mailbox installed.



Delray Beach Community Land Trust (DBCLT)

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All impact fees are to be included in the contract price and will be refunded to the contractor.

All plan review fees are the responsibility of the contractor.

In specific projects as directed by the builder, any land clearing and demolition cost shall be the responsibility of the contractor and should also be included in the initial contract amount which is to be approved by the DBCLT and refunded to the contractor.

General Lot sizes are 50' wide which require 7.5' side setbacks, Rear set back 10' min, and front with a one car garage may require a second parking space 25' beyond front boundary line. A two-car garage home requires the traditional 25' front set back.

40' lots require a 5' side setback with front and rear requirements.

Corner lots require a 15' side setback on the roadside.

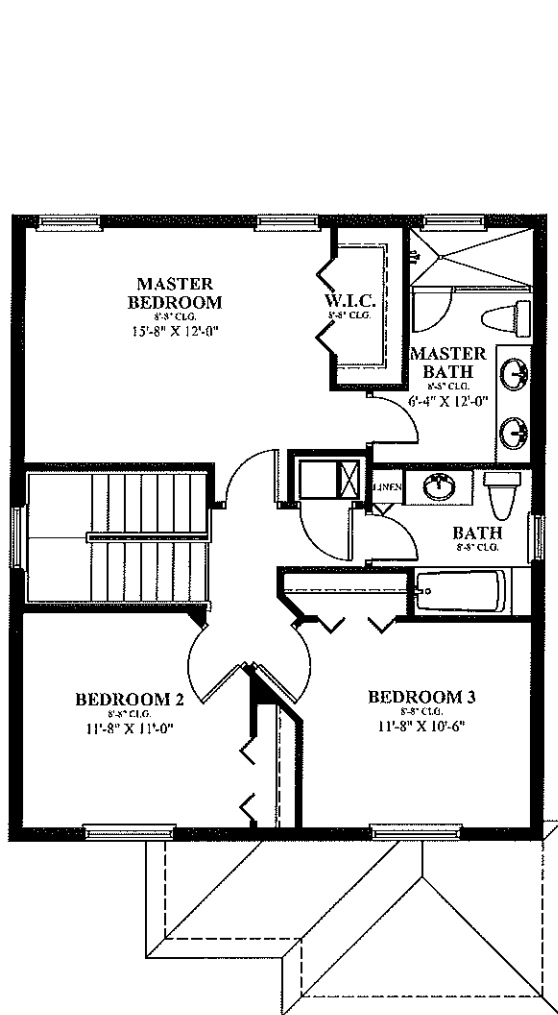
All items stated above have been read and are understood, and will be adhered to in the construction of all homes built for the Delray Beach Community Land Trust

SINGLE FAMILY HOMES-DEVELOPMENT
ARCHITECTURAL DESIGNS AND ELEVATIONS
separated by yellow sheets

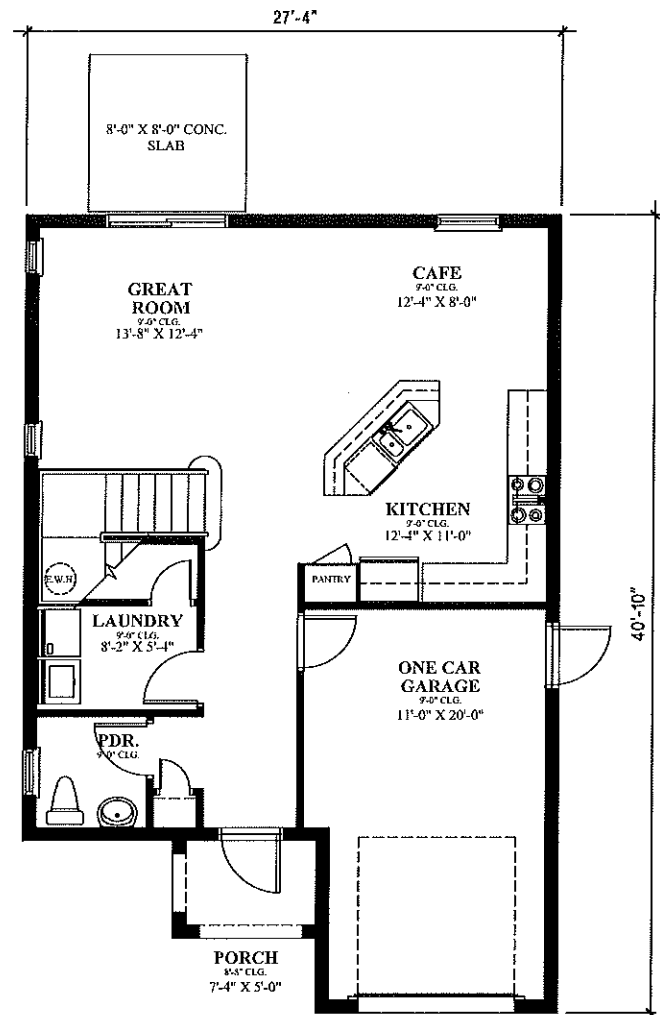
- | | |
|----------|-------------------|
| 1) Lot 1 | The Monarch VII |
| 2) Lot 2 | The Monarch VIII |
| 3) Lot 3 | The Royal Chateau |
| 4) Lot 4 | The Orchid |

The Monarch VII

Three Bedrooms, 2 1/2 Baths, One Car Garage
250 NW 8th Avenue, Lot 1, Delray Beach, Florida



SECOND FLOOR PLAN



FIRST FLOOR PLAN

AREA CALCULATIONS:

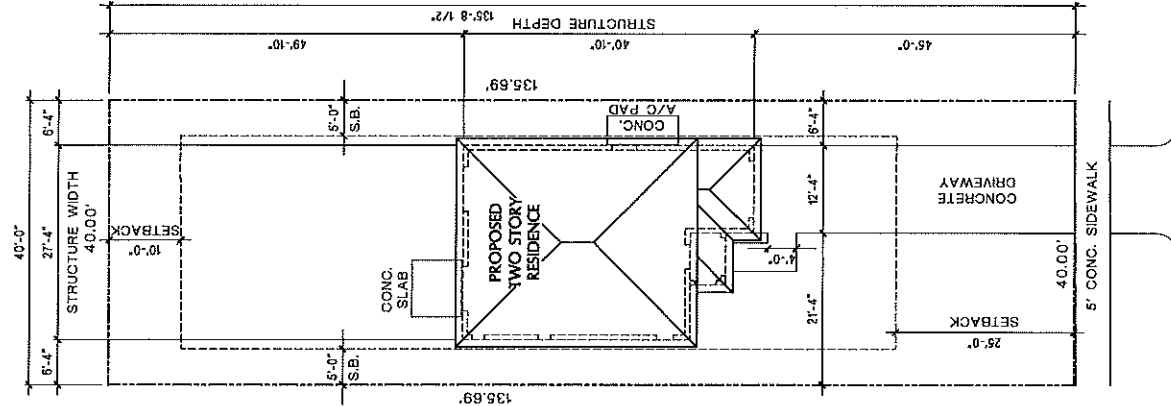
FIRST FLOOR A/C AREA:	721 SQ. FT.
SECOND FLOOR A/C AREA:	811 SQ. FT.
TOTAL A/C LIVING AREA:	1,532 SQ. FT.
GARAGE:	263 SQ. FT.
PORCH:	37 SQ. FT.
TOTAL:	1,832 SQ. FT.



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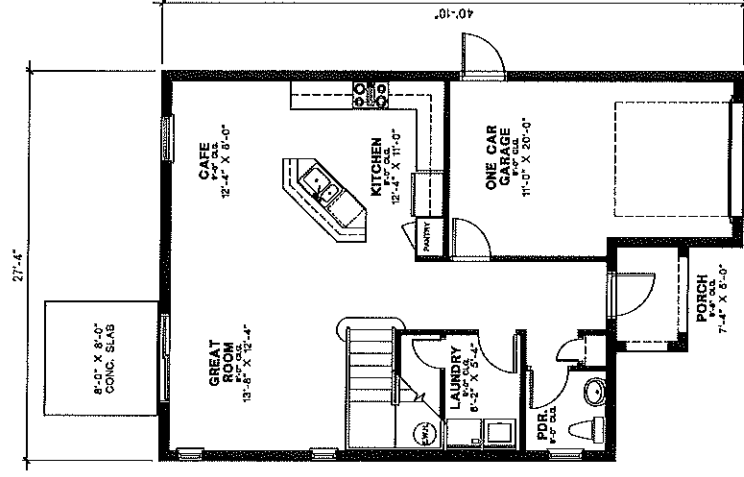
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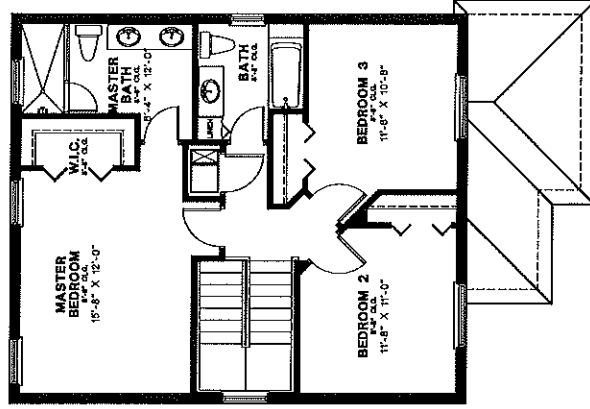


NW 9TH AVE

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



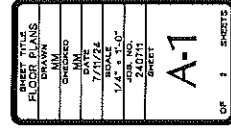
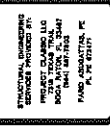
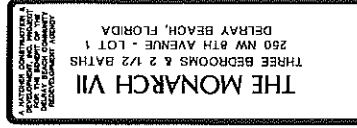
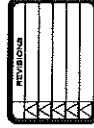
FIRST FLOOR PLAN

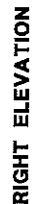
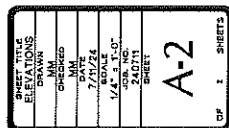


SECOND FLOOR PLAN

AREA CALCULATIONS:

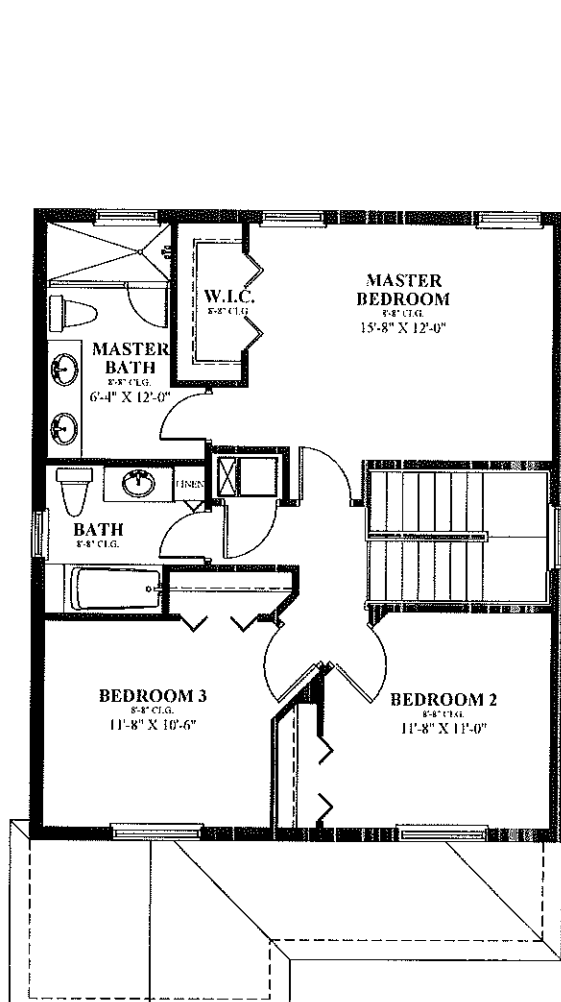
FIRST FLOOR A/C AREA:	721 SQ. FT.
SECOND FLOOR A/C AREA:	811 SQ. FT.
TOTAL A/C LIVING AREA:	1,532 SQ. FT.
GARAGE:	288 SQ. FT.
PORCH:	57 SQ. FT.
TOTAL:	1,832 SQ. FT.



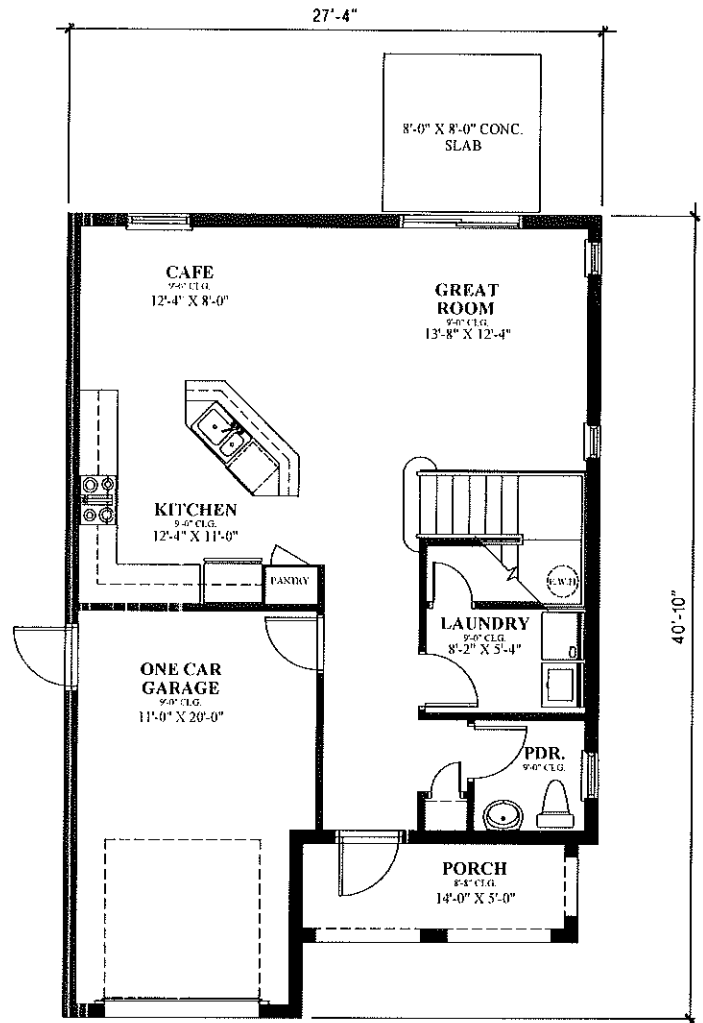


The Monarch VIII

Three Bedrooms, 2 1/2 Baths, One Car Garage
250 NW 8th Avenue, Lot 2, Delray Beach, Florida



SECOND FLOOR PLAN



FIRST FLOOR PLAN

AREA CALCULATIONS:

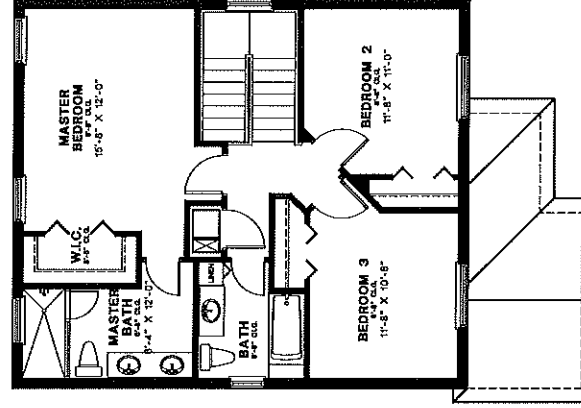
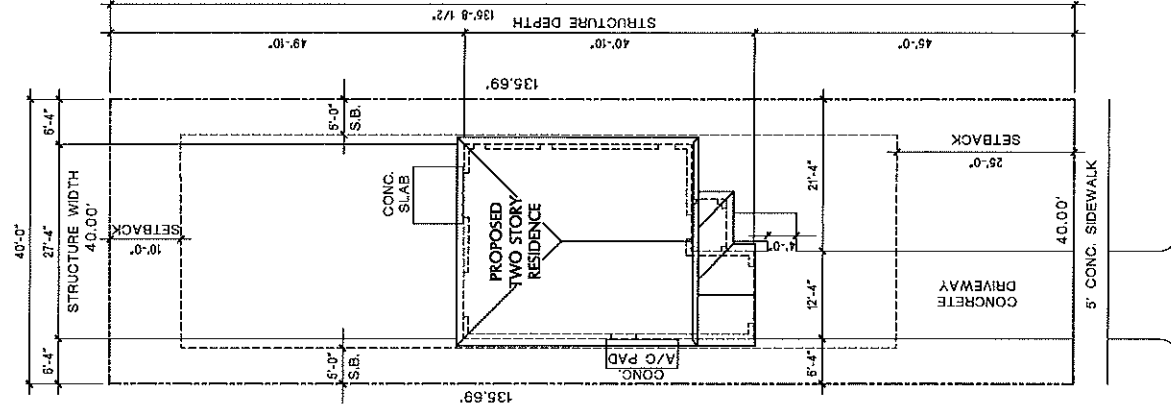
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SECOND FLOOR A/C AREA:	811 SQ. FT.
TOTAL A/C LIVING AREA:	1,532 SQ. FT.
GARAGE:	263 SQ. FT.
PORCH:	70 SQ. FT.
TOTAL:	1,865 SQ. FT.



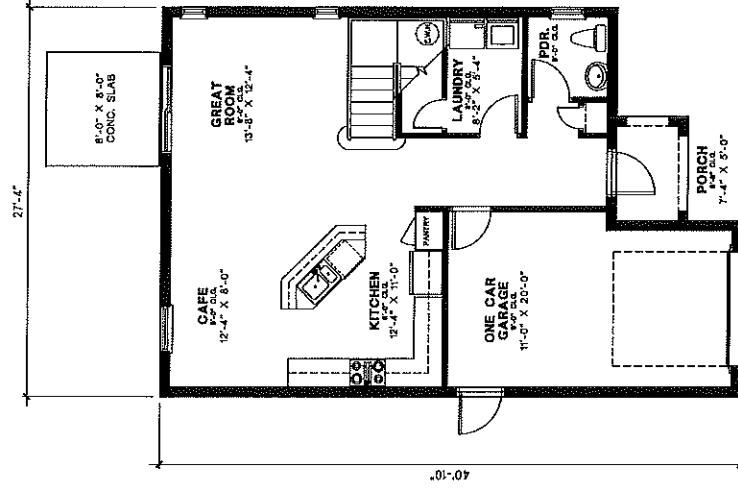
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SECOND FLOOR PLAN



FIRST FLOOR PLAN

AREA CALCULATIONS:

FIRST FLOOR A/C AREA:	721 SQ. FT.
SECOND FLOOR A/C AREA:	811 SQ. FT.
TOTAL A/C LIVING AREA:	1,532 SQ. FT.
GARAGE:	263 SQ. FT.
PORCH:	37 SQ. FT.
TOTAL:	1,832 SQ. FT.

Manfredo Associates, P.A.
Architectural & Planning Design
2700 NW 8th Avenue, Suite 100
Fort Lauderdale, FL 33309
Tel: 754.561.1234
Fax: 754.561.1235

REVISIONS

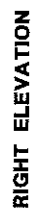
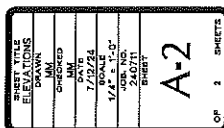
NO.	DATE	DESCRIPTION

THE MONARCH VIII
THREE BEDROOMS & 2 1/2 BATHS
250 NW 8TH AVENUE - LOT 2
DELAZ BEACH, FLORIDA

STRUCTURAL ENGINEERING
SERVICES PROVIDED BY:
PETER J. LUCAS, P.E.
250 NW 8TH AVENUE, SUITE 100
FORT LAUDERDALE, FL 33309
TEL: 754.561.1234
FAX: 754.561.1235

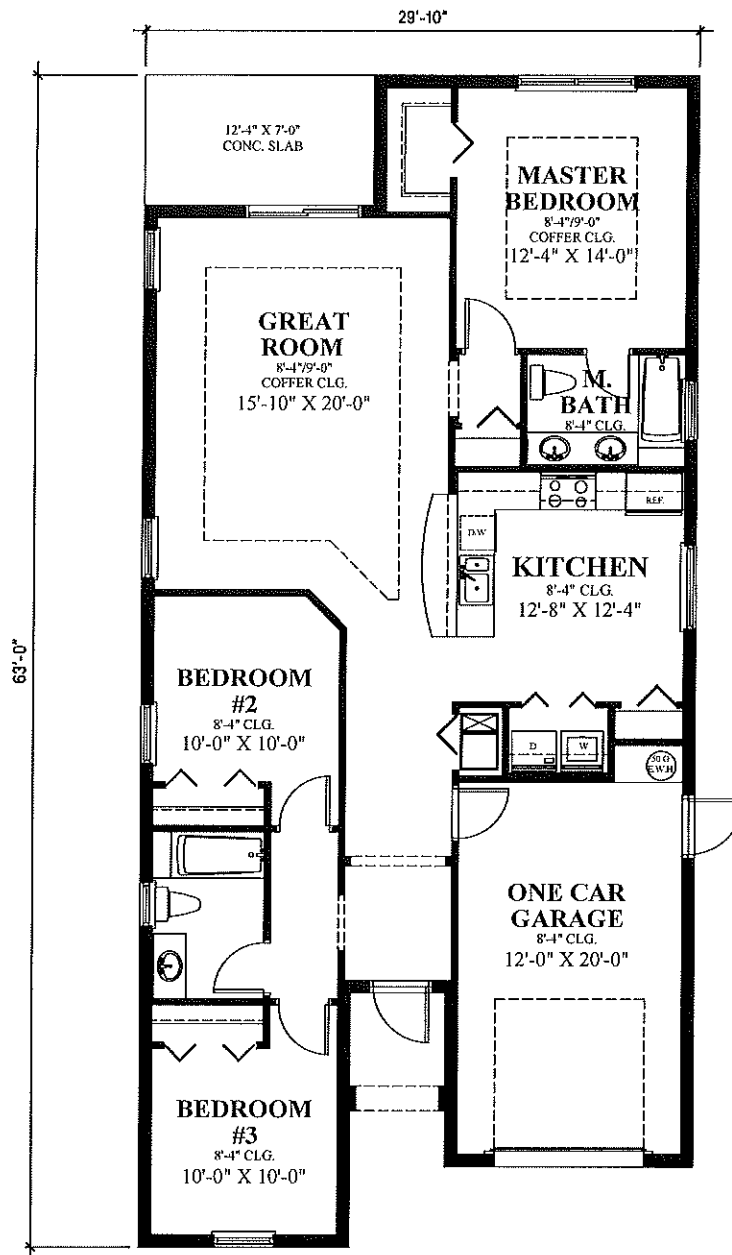
DATE: 10/1/01
DRAWN: J. MANFREDO
CHECKED: J. MANFREDO
SCALE: 1/8" = 1'-0"

A-1
SHEET
OF 2 SHEETS



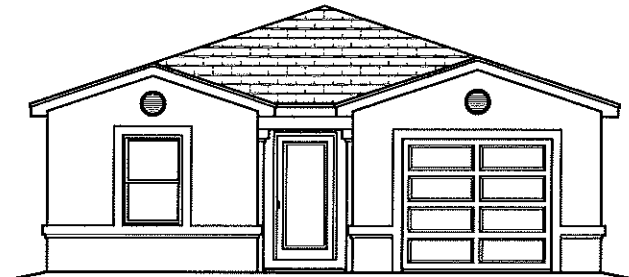
The Royal Chateau

Three Bedrooms, 2 Baths, One Car Garage
250 NW 8th Avenue, Lot 3, Delray Beach, Florida



AREA CALCULATIONS:

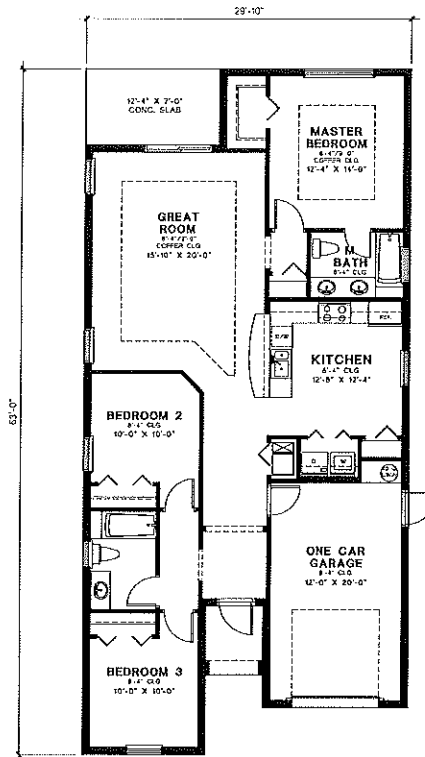
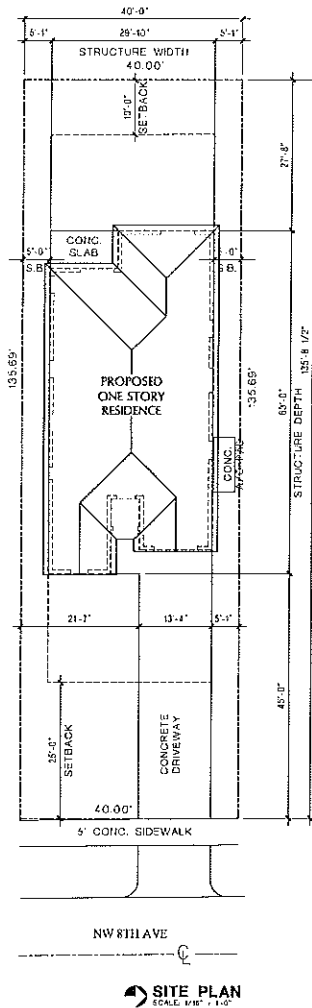
A/C LIVING AREA:	1,390 SQ. FT.
GARAGE:	277 SQ. FT.
PORCH:	33 SQ. FT.
TOTAL:	1,700 SQ. FT.



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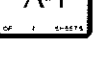
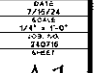
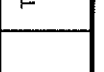
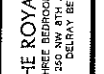
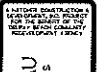
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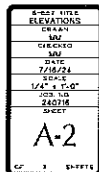
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AREA CALCULATIONS:

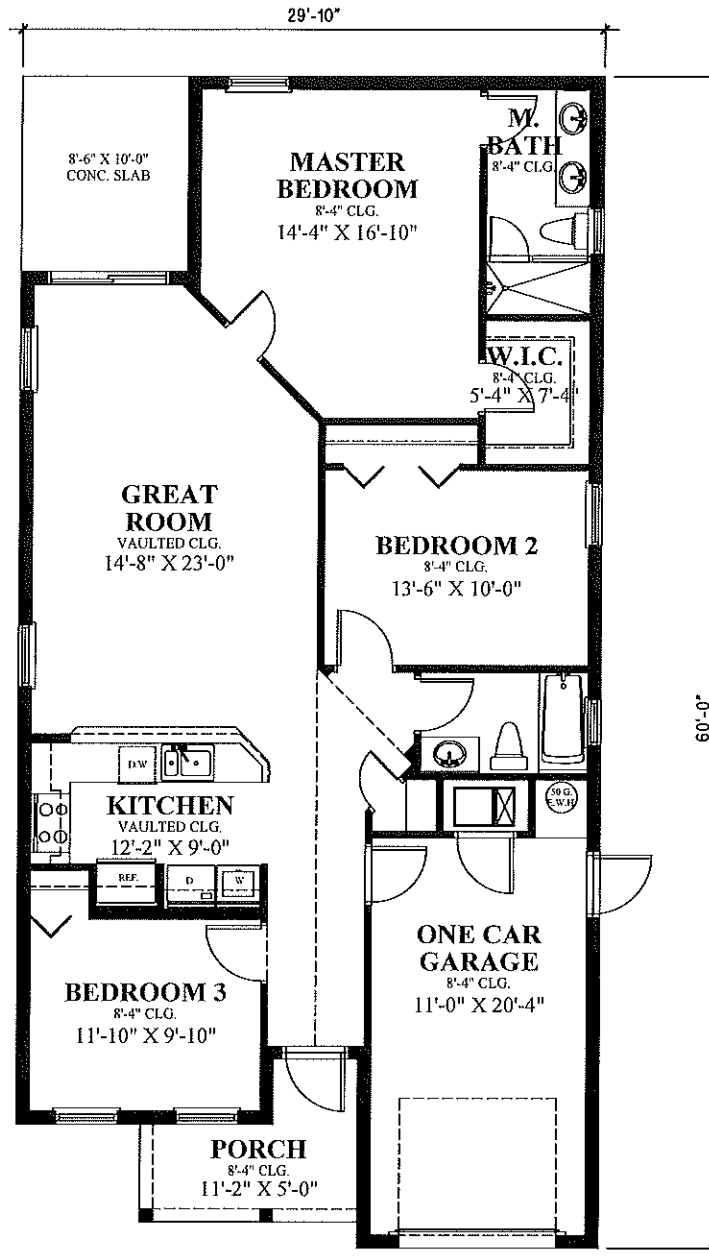
A/G LIVING AREA:	1,390 SQ. FT.
GARAGE:	277 SQ. FT.
PORCH:	33 SQ. FT.
TOTAL:	1,700 SQ. FT.





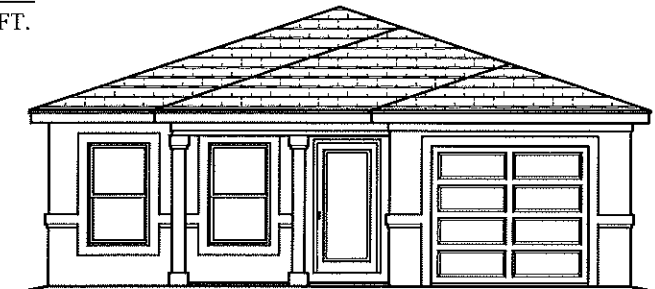
The Orchid

Three Bedrooms, 2 Baths, One Car Garage
256 NW 8th Avenue, Lot 4, Delray Beach, Florida



AREA CALCULATIONS:

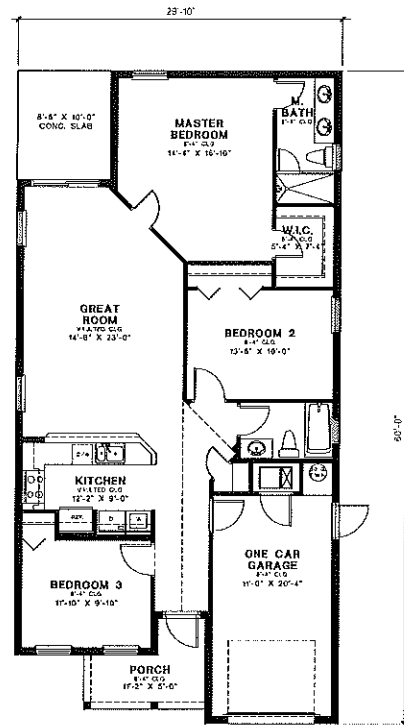
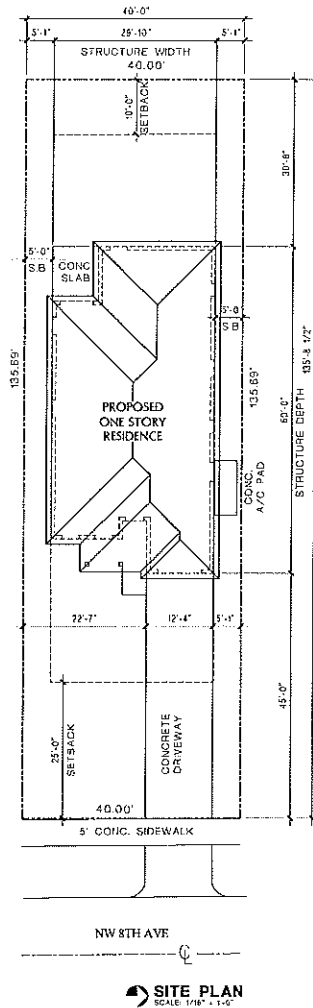
A/C LIVING AREA:	1,318 SQ. FT.
GARAGE:	262 SQ. FT.
PORCH:	70 SQ. FT.
TOTAL:	1,650 SQ. FT.



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AREA CALCULATIONS:

A/C LIVING AREA:	1,316 SQ. FT.
GARAGE:	262 SQ. FT.
PORCH:	70 SQ. FT.
TOTAL:	1,650 SQ. FT.

