



95 SW 5TH AVE PROJECT UPDATE

95 SW 5th Avenue

- The vacant property is located in the Southwest Neighborhood.
- The CRA purchased the property and entered into a Work Assignment with Song and Associates Architects to design the property for office use.
- The design documents are being prepared for submittal to the Delray Beach Development Services Technical Advisory Committee Review.
- Once approved and construction is complete, the final product will consist of a 7,508 SF two-story building to be used for affordable rental rate office space on the first and second floor.
- This project will provide the neighborhood with affordable office space and activate the area and spur additional development.



95 SW 5th Avenue



Looking North on SW 5th Avenue



Looking West from Subject Property

95 SW 5th Avenue



Looking Southeast on SW 5th Avenue



Looking South on SW 5th Avenue

DELRAY BEACH

CENTRAL BUSINESS DISTRICT ARCHITECTURAL DESIGN GUIDELINES

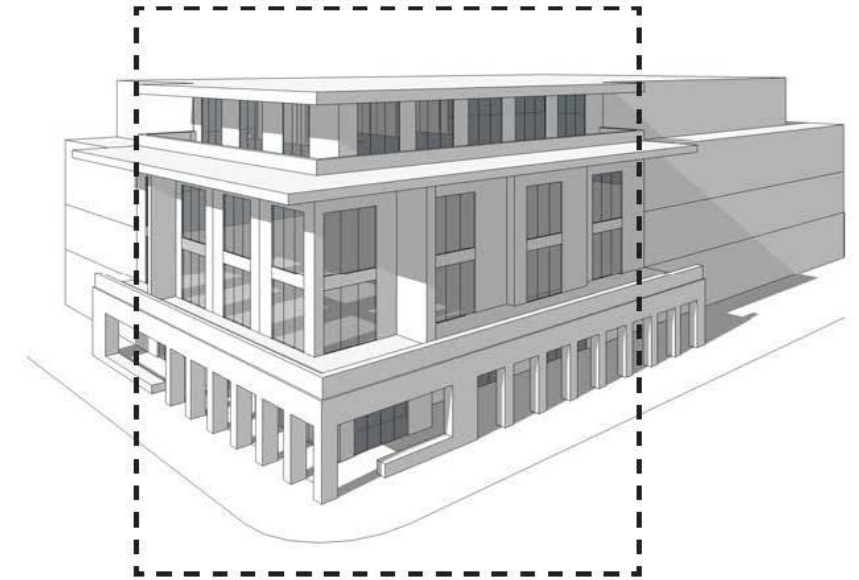
MASONRY MODERN



The Masonry Modern style of architecture is defined by its rational load-bearing construction technique, its system of punched openings, and its limited ornament.

Stucco is the prevalent building finish.

Stone and wood details are used to soften the stark modern forms of the building mass.



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.

Architectural Precedents



Fairfield Inn & Suites, Atlantic Avenue, Delray Beach



198 NE 6th Ave, Delray Beach

Architectural Precedents



Rendering for proposed mixed-use building (iPic theater), Delray Beach



Rendering for 110 East Atlantic, Delray Beach



SOUTH WEST VIEW 01



SOUTH EAST VIEW 02



NORTH EAST VIEW 03



NORTH WEST VIEW 04

宋

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Consultants :

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DELRAY BEACH
CRA
DEVELOPMENT

95 SW 5TH AVE.
DELRAY BEACH, FL
33483

Key Plan :

C

Date: 09/14/2019

S&A Project No: 15063

Danner Project No:

Drawn By: TFW

Checked By: MC

Project:

SITE PLAN APPROVAL

Sheet Title:

D

ARCHITECTURAL

RENDERINGS

Sheet #:

AR1.0



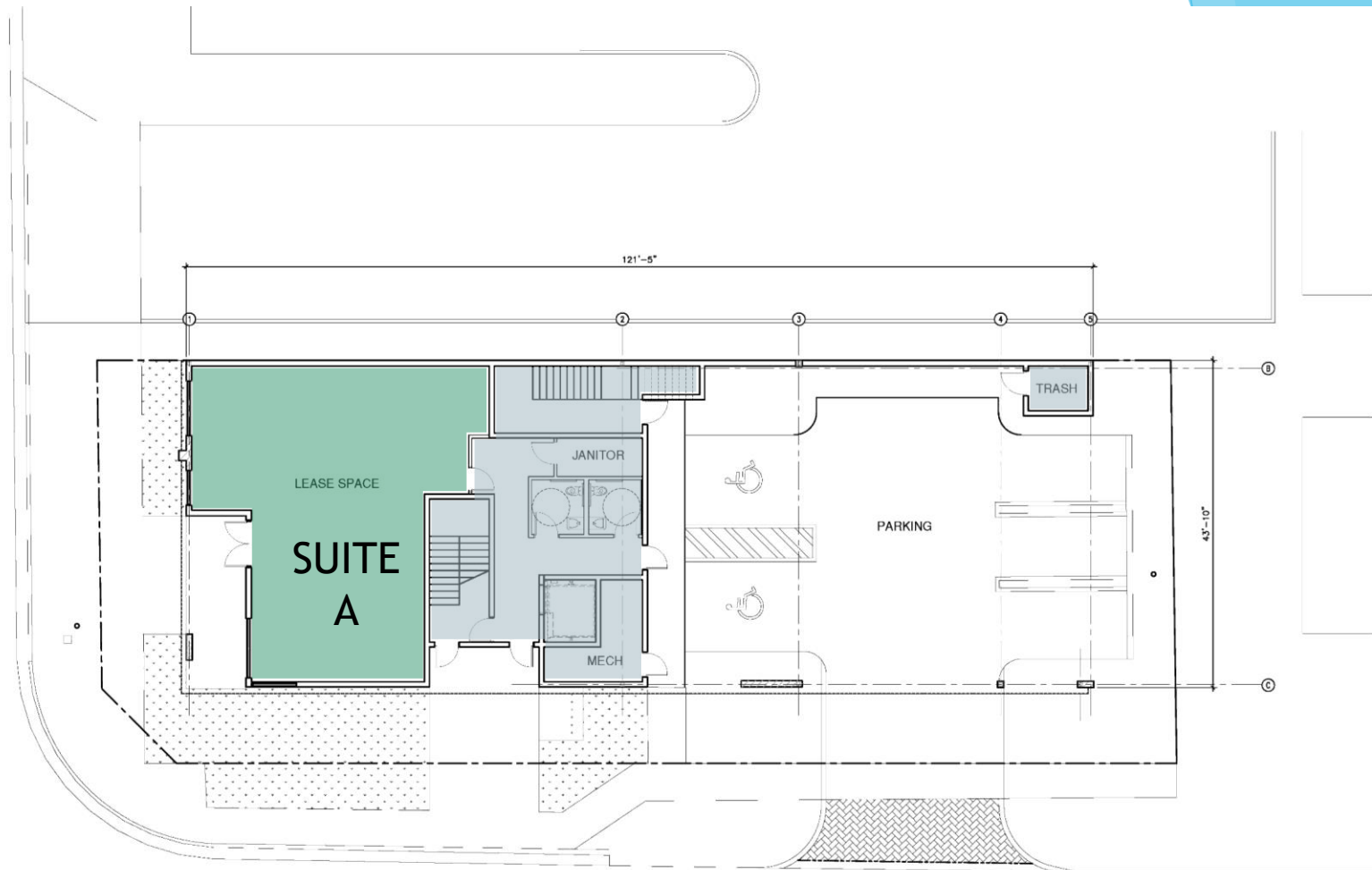
DELRAY BEACH CRA
COMMUNITY REDEVELOPMENT AGENCY

Delray Beach 95th SW 5th Ave Development | Perspective Rendering





GROUND FLOOR PLAN



Suite A Lease Area: 1,364 sf

Gross Enclosed Area: 2,549 sf

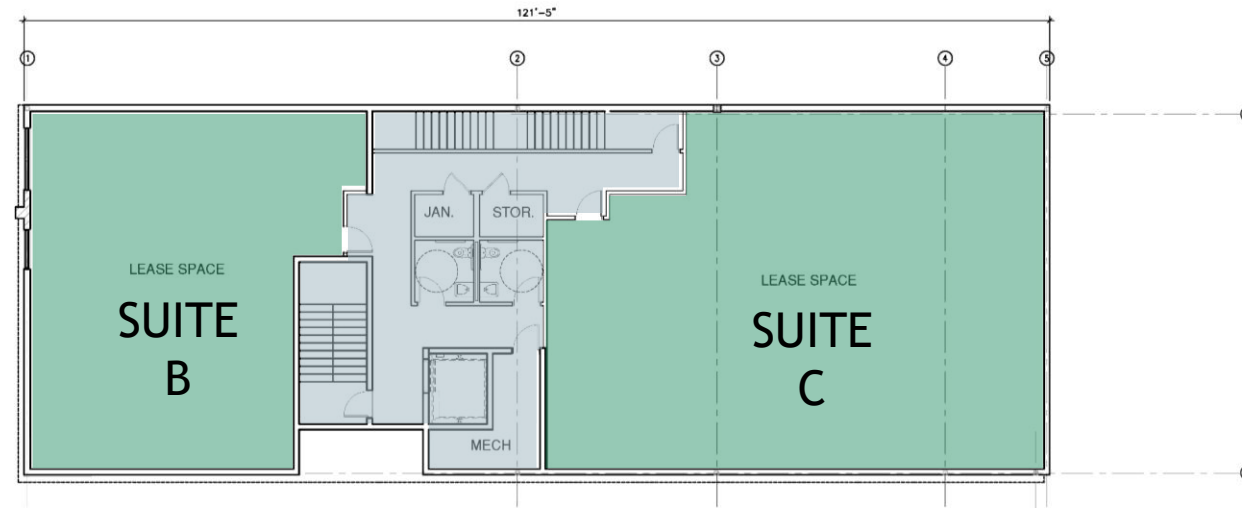
Covered Parking Area: 2,501 sf

Covered Porch Area: 183 sf

Gross Building Area: 7,782 sf



SECOND FLOOR PLAN



Suite B Lease Area: 1,548 sf

Suite C Lease Area: 2,417 sf

Gross Enclosed Area: 5,233 sf

Gross Building Area: 7,782 sf

