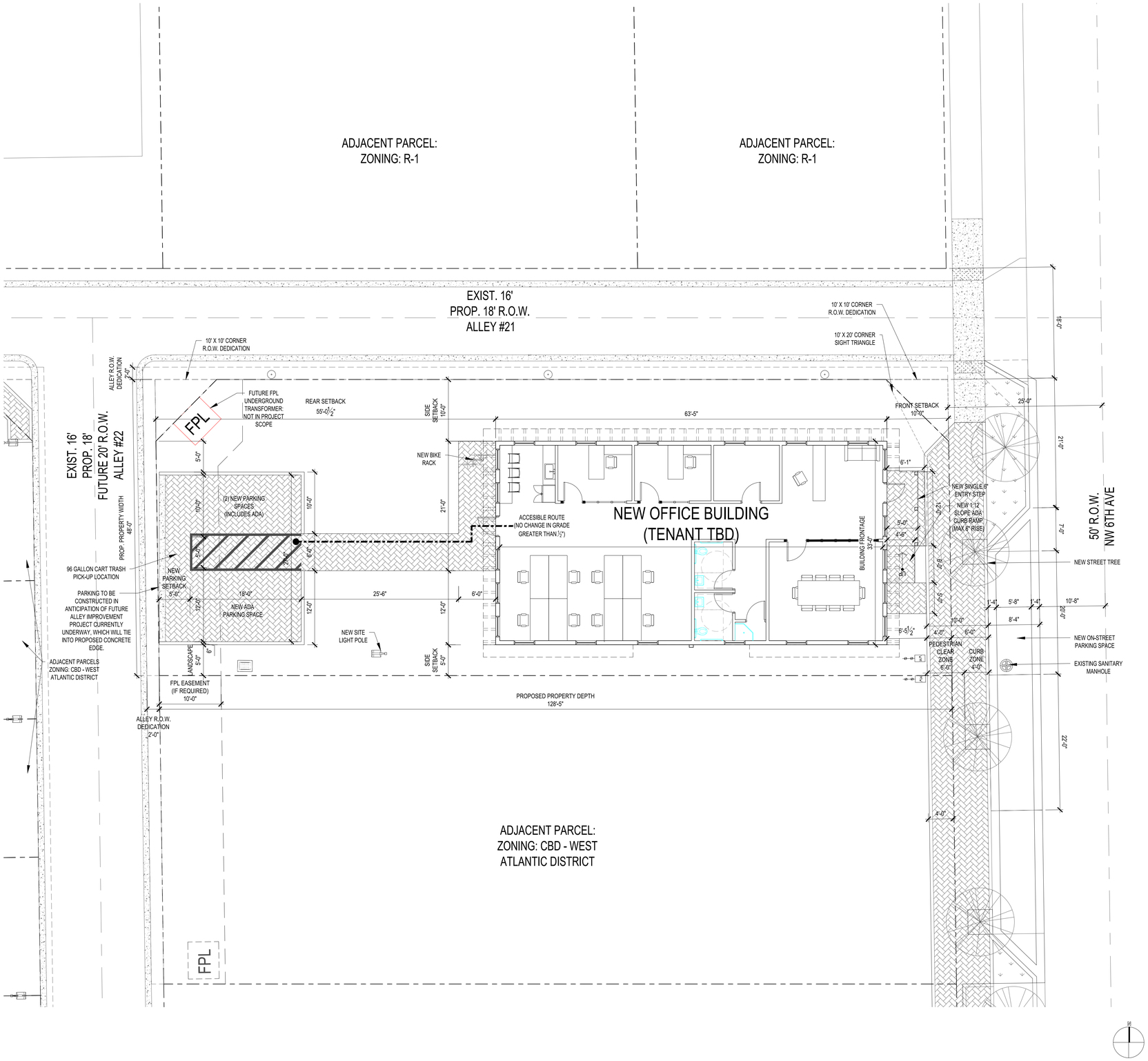
HATCHER CONSTRUCTION & DEVELOPMENT



2 SITE PLAN
1/8" = 1' - 0"

34 NW 6TH AVE, DELRAY BEACH FL
PARCEL NO: 12-43-46-17-01-012-0190
LEGAL DESCRIPTION: MONROE SUB LT 19 BLK 12

PROJECT DATA	EXISTING	PROPOSED
FUTURE LAND USE CATEGORY	CC - COMMERCIAL CORE	CC - COMMERCIAL CORE
ZONING DISTRICT	CBD - CENTRAL BUSINESS WEST ATLANTIC SUB-DISTRICT	CBD - CENTRAL BUSINESS WEST ATLANTIC SUB-DISTRICT
GENERAL USE PER TABLE 4.4.13(A)	SINGLE-FAMILY RESIDENTIAL	BUSINESS / PROFESSIONAL OFFICE USE - PERMITTED PER TABLE 4.4.13(A)
LOT SIZE	6,520 SF (0.150 ACRES)	6,064 SF (0.139 ACRES) SEE CALCULATION BELOW
BUILDING AREA	N/A	2,093 SF
LOT COVERAGE	N/A	34.5%

PROPOSED LOT SIZE CALCULATION

6,520 SF	0.150 ACRES OF THE EXISTING SITE WITHIN PROPERTY LINES
- 100 SF	10' X 10' CORNER DEDICATIONS
- 356 SF	2' ALLEY DEDICATION AT NORTH AND WEST SIDE OF PROPERTY
6,064 SF	PROPOSED TOTAL LOT SIZE

CENTRAL BUSINESS DISTRICT DEVELOPMENT STANDARDS

PROJECT DATA	REQUIRED	PROPOSED
MIN. LOT AREA TABLE 4.4.13(C)	2,000 SF	6,064 SF
MIN. LOT FRONTAGE TABLE 4.4.13(C)	20 FT	48 FT
FRONT / SIDE ALLEY SETBACK TABLE 4.4.13(C)	10 FT MIN, / 15 FT MAX	10 FT
SIDE SETBACK TABLE 4.4.13(C)	0 FT OR MIN. 5FT WHERE WINDOWS ARE PROVIDED	5' - 0"
REAR SETBACK TABLE 4.4.13(C)	10 FT MIN.	55' - 0"
MAX. BUILDING HEIGHT TABLE 4.4.13(B)	3 STORIES AND 35 FT	1 STORY AND 18 FT
GROUND STORY HEIGHT TABLE 4.4.13(B)	12 FT MIN.	14 FT. PROVIDED
BUILDING FRONTAGE TABLE 4.4.13(C)	75 % MIN. / 100% MAX.	100% (PROP. 33' FRONTAGE / [48' PROPERTY WIDTH - 15 FT REQ. SIDE SETBACKS = 33'])

LANDSCAPE REQUIREMENTS

PROJECT DATA	REQUIRED	PROPOSED
STREET TREES	(1) TREE PER 30 FT WITHIN 4 FT CURB ZONE	(1) TREE PER 30 FT WITHIN 4 FT CURB ZONE
PEDESTRIAN CLEAR ZONE	6 FT	6 FT
PARING ISLAND TREES	(1) TREE PER ISLAND	(1) TREE PER ISLAND
REFER TO LANDSCAPE PLAN FOR DETAILED MATERIAL PLANTINGS		

PARKING REQUIREMENTS

PROJECT DATA	REQUIRED	PROPOSED
MIN. OFF-STREET PARKING	(0) SPACES REQUIRED PER LDR 4.4.13 (I)(2)(d)	(2) OFF-STREET SPACES PROPOSED
MIN. BICYCLE PARKING	(1) TYPE I REQUIRED PER LDR TABLE 4.4.13(M)	(1) TYPE I REQUIRED PER LDR TABLE 4.4.13(M)
ON-STREET PARKING (3) NEW ON-STREET PARKING SPACE PROPOSED: (1) ALONG PROPERTY FRONTAGE AND (2) ALONG ADJACENT PROPERTY FRONTAGE COORDINATED WITH NEIGHBOR		

UTILITIES

WATER AND SEWER	CITY OF DELRAY BEACH
STORM WATER	CITY OF DELRAY BEACH
ELECTRIC	FPL
DATA	COMCAST / ATT

1 SITE PLAN DATA

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NW 600 BLOCK - NEW OFFICE SHELL

34 NW 6TH AVE
DELRAY BEACH, FL 33444

CLIENT: DELRAY BEACH CRA

REV	DATE	DESCRIPTION

DESIGN DELIVERABLE: **DESIGN DEVELOPMENT**
ISSUE DATE: **08-26-2025**

PROJECT NUMBER: **1552-210401**
DRAWN BY: **ML**
CHECKED BY: **MR**

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SHEET TITLE:
SITE PLAN

SHEET NUMBER:
AS-101

P:\SRS\1552-210401 Block 600 Delray\Drawings\1552-210401_OFFICE_ 34 NW 6TH AVE\Drawings\BIM\AS-101 SITE PLAN.dwg 1/26/2026 9:38:01 PM

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 OFFICES' HEIGHT-TO-WIDTH RATIO DOES NOT EXCEED A 3:1 OR 1:3 PROPORTION. THE PROVIDED LOBBY ROOF OVERHANG ARTICULATES CREATES A NEAR 1:3 PROPORTION DIVIDES THE FACADE INTO TWO PARTS. REFER TO KEYNOTE #4 ON A201 & A202 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 OFFICE PROVIDES A TOP, MIDDLE, AND BASE ZONE BY UTILIZING BASE DATUM. THE DATUM PROVIDES A TRANSITION LINE FROM GRADE TO THE GROUND FLOOR. THE ROOF OVERHANG , DENTILS, BRACKETS, AND LOBBY OVERHANG CREATES A TRANSITION LINE FROM THE STOREFRONT WINDOWS TO THE GABLE ROOF. REFER TO KEYNOTE #5, #7, #12 FOR ON A201 & A202 FOR MORE INFORMATION.
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 OFFICE PROVIDES A STANDING SEAM ROOF THAT IS 6:12 SLOPE AND A FLAT ROOF THAT HAS A PARAPET ON THE SOUTH ELEVATION. REFER TO KEYNOTE # 3 ON A201 & A202.
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 AND GRILLS.	DOORS AND FIXED WINDOWS WITH VERTICAL ORIENTATION ARE PROVIDED. REFER TO KEY NOTE #1, #2, ON A201 & A202
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.	A GABLE ROOF OVERHANG, COLUMNS, AND BRACKETS ARE PROVIDED . REFER TO KEYNOTE #6, #7, #10, #12 ON A201 & A202 FOR MORE INFORMATION

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

FRONTAGE TYPE PER LDF (TABLE 4.4.13(K).	
DIMENSIONAL REQUIREMENTS FOR LOBBY	DIMENSIONS FOR PROVIDED BRACKETED BALCONEY
THE REQUIRED BUILDING SETBACK FOR A LOBBY IS A MINIMUM OF 10FT AND A MAXIMUM OF 15FT.	THE BUILDING SETBACK OF 10FT IS PROVIDED.
THE REQUIRED LOBBY OVERHANG/ AWNING PROJECTION HAS A MAXIMUM DEPTH OF 10FT. THERE IS NO MINIMUM DIMENSION.	THE PROVIDED LOBBY OVERHANG / AWNING HAS A MAXIMUM DEPTH OF 5FT.
THERE IS NO MINIMUM AND MAXIMUM WIDTH REQUIREMENT FOR LOBBIES	THE PROVIDED LOBBY HAS A MAXIMUM WIDTH OF 10FT 10 INCHES
THE MAXIMUM ALLOWABLE ENCROACHMENT OF COLUMNS, PILASTERS, AND POSTS INTO FRONT SETBACK IS 5FT.	THE PROVIDED COLUMNS OF LOBBY ENCROACHES 5FT INTO FRONT SETBACK.
THE MAXIMUM ALLOWABLE ENCROACHMENT OF LOBBY OVERHANG / AWNING IS 10FT. THERE IS NO MINIMUM DIMENSION.	THE PROVIDED OVERHANG / AWNING OF LOBBY HAS A MAXIMUM ENCROACHMENT OF 6FT 6 INCHES.

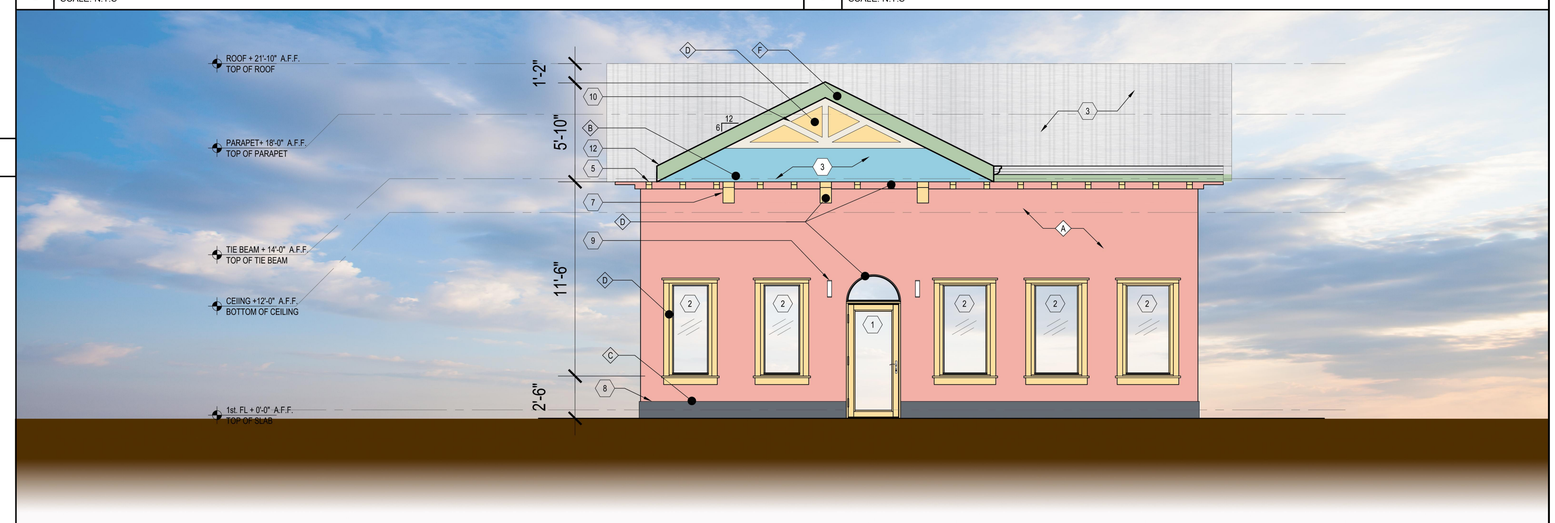
5 FRONTAGE TYPE PER LDF (TABLE 4.4.13(G)
SCALE: N.T.S

6 NOT IN USE
SCALE: N.T.C

- A SHERWIN WILLIAM: PINK TBA
- B SHERWIN WILLIAMS 6786 CLOUDLESS
- C SHERWIN WILLIAMS 6257 GIBRALTAR
- D SHERWIN WILLIAMS 9016 LA LUNA AMARILLA
- E SHERWIN WILLIAM 7551 GREEK VILLA
- F SHERWIN WILLIAMS 6443 RELLISH

- 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.

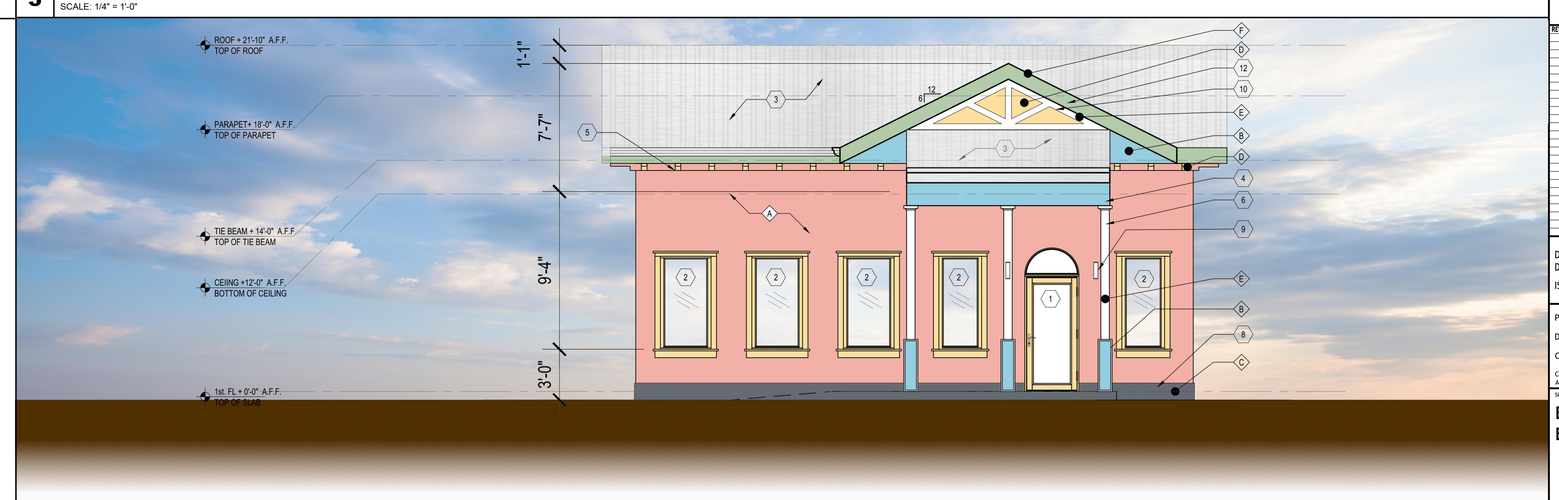
4 PAINT COLORS
SCALE: N.T.S



3 EAST ELEVATION
SCALE: 1/4" = 1'-0"

1. PROPOSED ALUMINUM SWING DOOR. COLOR: BLACK.
2. PROPOSED FIXED ALUMINUM WINDOW.
3. PROPOSED STANDING -C METAL ROOF
4. PROPOSED LOBBY OVERHANG
5. PROPOSED DECORATIVE DENTILS
6. PROPOSED OVERHANG COLUMN
7. PROPOSED DECORATIVE BRACKETED OVERHANG
8. PROPOSED STUCCO BASE DATUM.
9. PROPOSED LIGHT SCONCE.
10. PROPOSED ROOF SUNBURST
11. PROPOSED DOWNSPOUT
12. PROPOSED GABLE ROOF

2 KEYNOTES
SCALE: N.T.S



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"

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NW 600 BLOCK - NEW OFFICE SHELL

34 NW 6TH AVE
DELRAY BEACH, FL 33444

CLIENT: DELRAY BEACH CRA

REV	DATE	DESCRIPTION

DESIGN DELIVERABLE: DESIGN DEVELOPMENT
ISSUE DATE: 08-26-2025

PROJECT NUMBER: 1552-210401
DRAWN BY: NA
CHECKED BY: ML

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SHEET TITLE:
EAST AND WEST ELEVATIONS

SHEET NUMBER:
A-201

ARCHITECTURAL STYLE PER ANGLO CARIBBEAN.	
REQUIRED ARCHITECTURAL ELEMENT PER ANGLO-CARIBBEAN.	PROVIDED ARCHITECTURAL ELEMENT PER ANGLO-CARIBBEAN
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7 ARCHITECTURAL STYLE PER ANGLO CARIBBEAN
SCALE: N.T.S

FRONTAGE TYPE PER LDF (TABLE 4.4.13(K).	
DIMENSIONAL REQUIREMENTS FOR LOBBY	DIMENSIONS FOR PROVIDED BRACKETED BALCONEY
THE REQUIRED BUILDING SETBACK FOR A LOBBY IS A MINIMUM OF 10FT AND A MAXIMUM OF 15FT.	THE BUILDING SETBACK OF 10FT IS PROVIDED.
THE REQUIRED LOBBY OVERHANG/ AWNING PROJECTION HAS A MAXIMUM DEPTH OF 10FT. THERE IS NO MINIMUM DIMENSION.	THE PROVIDED LOBBY OVERHANG / AWNING HAS A MAXIMUM DEPTH OF 5FT.
THERE IS NO MINIMUM AND MAXIMUM WIDTH REQUIREMENT FOR LOBBIES	THE PROVIDED LOBBY HAS A MAXIMUM WIDTH OF 10FT 10 INCHES
THE MAXIMUM ALLOWABLE ENCROACHMENT OF COLUMNS, PILASTERS, AND POSTS INTO FRONT SETBACK IS 5FT.	THE PROVIDED COLUMNS OF LOBBY ENCROACHES 5FT INTO FRONT SETBACK.
THE MAXIMUM ALLOWABLE ENCROACHMENT OF LOBBY OVERHANG / AWNING IS 10FT. THERE IS NO MINIMUM DIMENSION.	THE PROVIDED OVERHANG / AWNING OF LOBBY HAS A MAXIMUM ENCROACHMENT OF 6FT 6 INCHES.

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

5 NOT IN USE
SCALE: N.T.C

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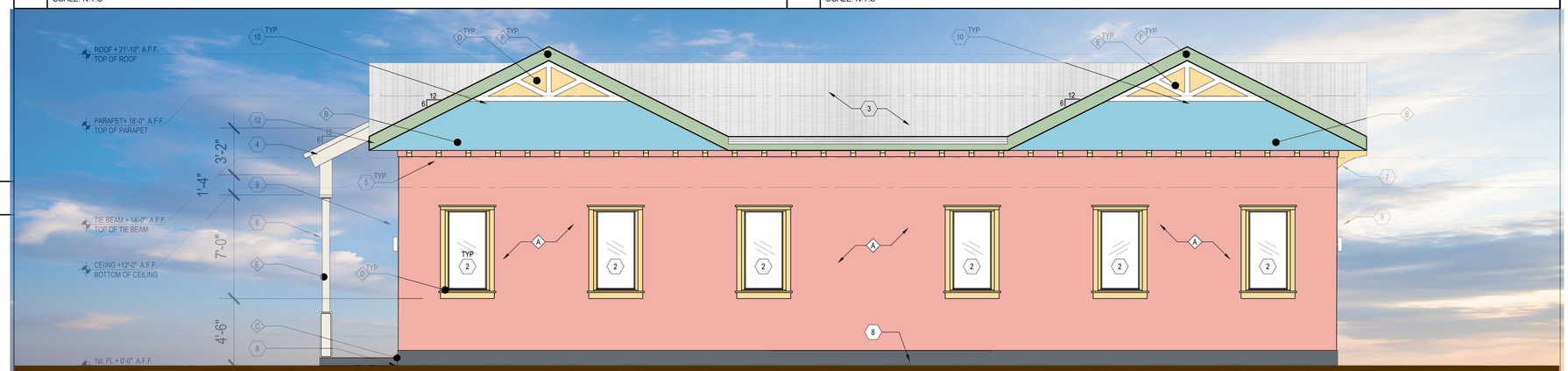
4 PAINT COLORS
SCALE: N.T.S



3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

1. PROPOSED ALUMINUM SWING DOOR. COLOR: BLACK.
2. PROPOSED FIXED ALUMINUM WINDOW.
3. PROPOSED STANDING -C METAL ROOF
4. PROPOSED LOBBY OVERHANG
5. PROPOSED DECORATIVE DENTILS
6. PROPOSED OVERHANG COLUMN
7. PROPOSED DECORATIVE BRACKETED OVERHANG
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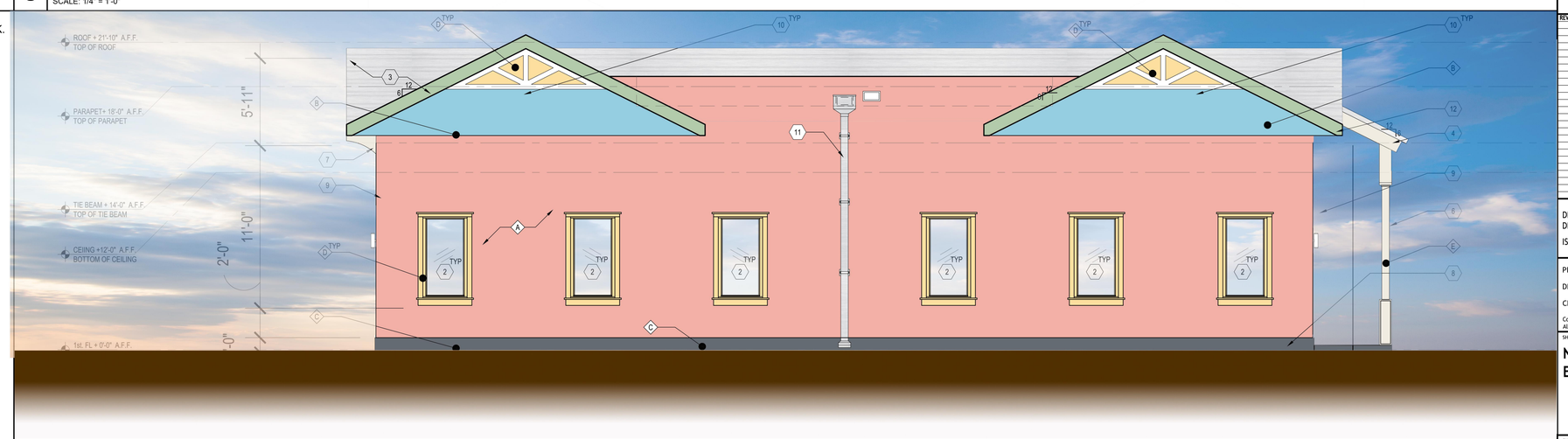
11. PROPOSED DOWNSPOUT
12. PROPOSED GABLE ROOF

2 KEYNOTES
SCALE: N.T.S



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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NW 600 BLOCK - NEW OFFICE SHELL

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DELRAY BEACH, FL 33444

CLIENT: DELRAY BEACH CRA

REV	DATE	DESCRIPTION

DESIGN DELIVERABLE: DESIGN DEVELOPMENT
ISSUE DATE: 08-26-2025

PROJECT NUMBER: 1552-210401
DRAWN BY: XXX
CHECKED BY: XXX

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SHEET TITLE:
NORTH AND EAST ELEVATION

SHEET NUMBER:
A-202

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