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1/16/25 AS NOTED
REV # DATE DESCRIPTION
SEAL

ROGER HANSROTE, ARCHITECT
FLAR # 14300

JOB NUMBER: 2024-41
DATE: 12-20-2024
DRAWN BY: MG/RL
APPROVED BY: RH

SHEET TITLE

Overall Proposed
Site/Ground Floor Plan
Valet Parking

SHEET NUMBER
ST1.01

Frontage Type: Storefront
LDR Table 4.4.13(i) - Dimensional Requirements for Storefronts

Description	Minimum	Maximum	Provided
A Building Setback	10 ft.	15ft.	10ft.
B Storefront Width	N/A	N/A	Between 3ft to 18ft
C Storefront Base	9 in.	3ft.	11in.
D Glazing Height	8 ft.	-	11'-5"
E Required Openings	80%	-	92%*

Maximum Allowable Encroachment of Elements in All Districts

F	Awning Projection	3ft.	-	5ft
G	Projecting Sign	N/A	3ft.	N/A

*Pursuant Sec. 4.4.13(E)(4)(e)1.b.

Proposed Food Market

Area	Use	Sq.Ft.
BASEMENT	Restaurant Storage	6,888 SF
	Restaurant Office	857 SF
GROUND FLOOR	Future Restaurant	3,127 SF
	Food Hall Market	21,538 SF
MEZZANINE	Food Hall Market	5,355 SF
USE		TOTAL SF
Restaurant		37,765 SF

Building Height

LDR Table 4.4.13(B)

	REQUIRED	PROVIDED
A Maximum Building Height outside of the Atlantic Av. Limited Height Area	4 stories and 54 ft.	52'-0" **
B Ground Floor Finish Level: Commercial Uses	6" max.	0"
C Ground Story Height: Commercial and Mixed-Use Building	12 ft. min.	21'-8"
D Upper Story Height	9 ft. min.	9'-0"
E Additional Setback Above 3rd Story	20 ft. min.	10'-0"

*4.4.13(F)(8)(d) Setback Waiver
**Top of Elevator Tower at +64'-0"

Lot Coverage calculations

Building Footprint: 25,899 SF
Paved Area*: 9,787.5 SF
Landscaped Area: 1,811 SF
Civic Space (4.4.13(G)): 876.5 SF

Gross Land Area: 0.86 Acres (37,497 SF)
98.02' W x 327.73' L

*Paved Area: Accounts for loading dock pavement as well as sidewalk pavers.

Civic Space Calculations (Parcel 1)

Total Lot Area = 37,497 SF

First 20,000SF = 0% = 0 SF

Second 17,497SF = 5% = 875 SF

Total Civic Space required 875 SF

Total Civic Space proposed: 876.5 SF

Gross Building Area Calculations

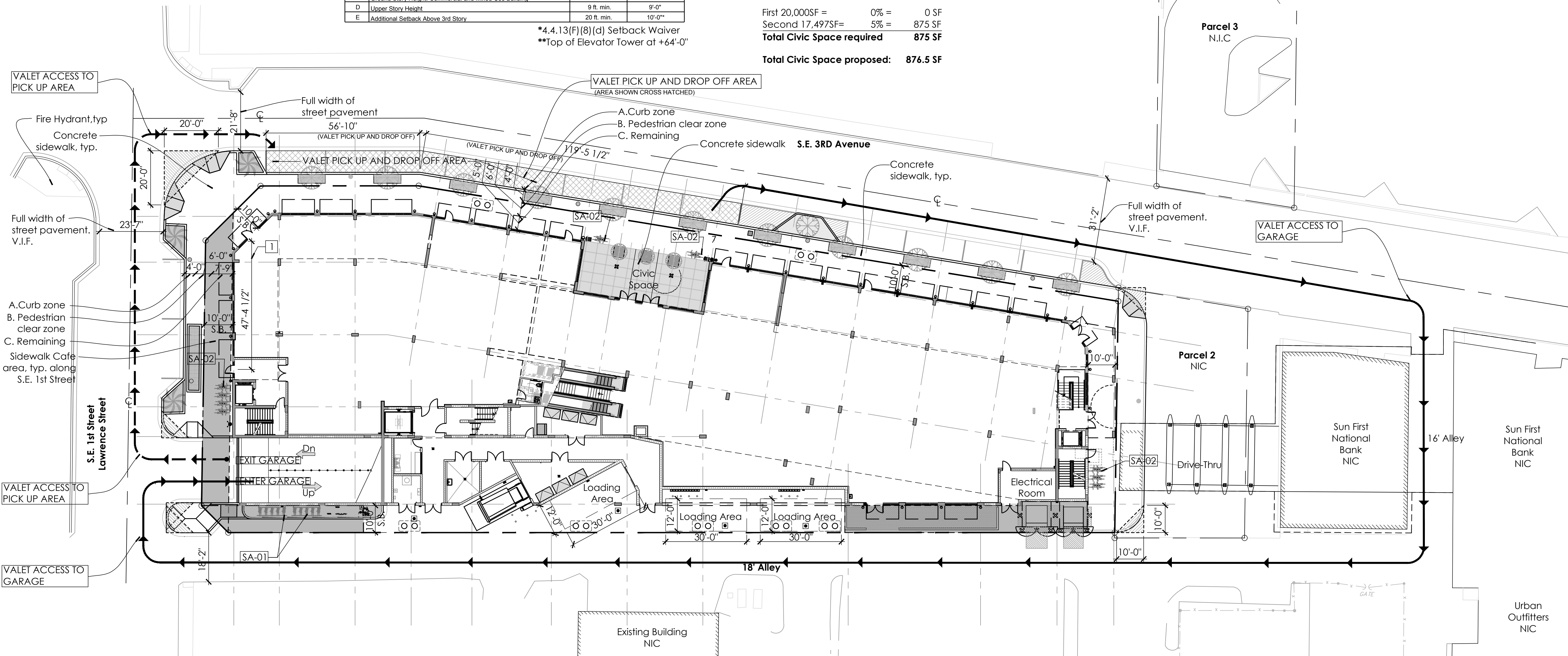
Basement Floor: 16,775 SF
Ground Floor: 25,899 SF
Second Floor: 28,479 SF
Third Floor: 28,479 SF
Fourth Floor: 28,479 SF
Rooftop: 28,479 SF

Total Building Area: 155,590 SF

Storefront Openings Calculations

Ground Floor at S.E. 1st Street and N.E. 3rd Avenue:
Total Facades Width: 429'-5"
Total Storefront Openings Width: 397'-0"
Openings Percentage: 92%

Sec. 4.4.13(E)(4)(e)1.b. Storefront (window and door) openings shall extend along at least 80 percent of the width of the facade of the commercial space, measured by the sum of the widths of the rough openings.



* Table 4.4.13(K)
Minimum Number of Bicycle Parking Spaces Required in the CBD

Use	Bicycle Parking Requirements	Quantity Required	Bicycle Spaces Provided
Commercial/Retail	1 spaces per 1,000 SF of gross floor area	37,765 SF / 1,000SF = 37.76	
Restaurant			
TOTALS			38 provided

* Table 4.4.13(L)
Minimum Number of Off-Street Parking Spaces Required in the CBD

Use	Area	Parking Requirements	Parking spaces required
Restaurant	37,765 SF	6 spaces per 1,000 SF gross floor area	227
8 spaces removed from street			8
TOTALS			235

Location of Parking	Number of Spaces
2nd Level	48
3rd Level	51 (Valet Optional)
4th Level	52 Valet + 24 Stacked Valet = 76 SPACES
Rooftop Level	52 Valet + 17 Stacked Valet = 69 SPACES
On-Street Spaces Removed	8 spaces at Pick up and Drop off
Total Spaces Provided	244
Total Spaces Required	227 + 8 = 235
Number of Alternative Fuel Spaces (3% of total)	6
Number of Accessible Spaces	9 (2 to be Van Accessible)
Number of Compact Spaces (30% max allowed)	60 (25%)

Off Street Loading		
Use Category	Loading Spaces Required	Loading Spaces Provided
Restaurant / Retail	Three Berths	Three Berths
Off Street Loading Dimensions for Single Units		
Width	12'	
Length	30'	
Vertical Clearance	12'	
Maneuvering Apron	30'	

General Notes

- Should a bus route adjacent to the property be provided, a bus shelter will be furnished, subject to the City's modifications of the existing on-street parking.
- Interior Market (Stalls) design subject to change. Stall location shown for reference only.
- Note: Parcels 2 & 3 are not in the scope.
- Note: Any trees or shrubs placed within water, sewer or drainage easements shall conform to the City of Delray Beach Standard Details: LD 1.1 & LD 1.2

1 Pursuant Sec. 4.4.13. (E)(3) Building Entrance: The main entrance(s) to ground story commercial space(s) shall be directly from and face a public right-of-way or civic open space. Doors allowing public access shall occur at intervals no greater than 75 feet.

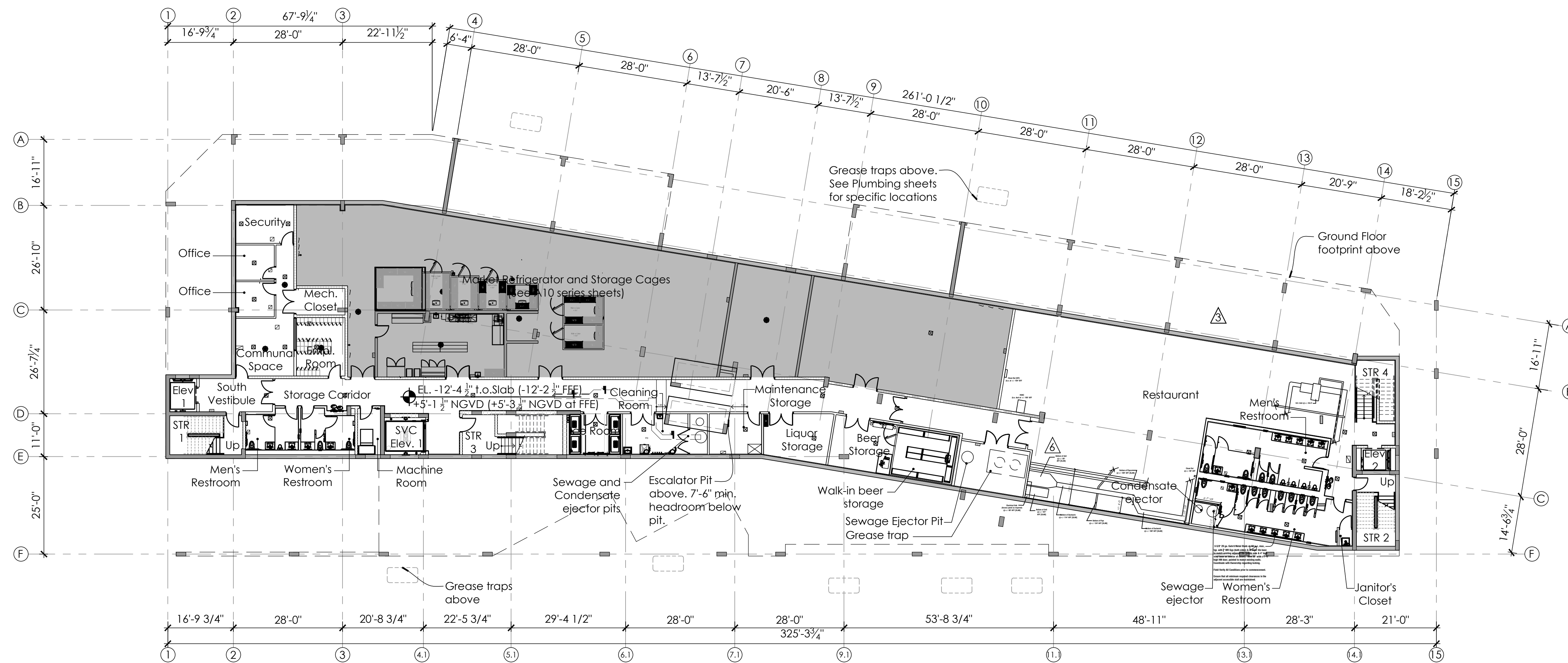
Site Plan Legend

- Vertical Bicycle Rack
- Double Bicycle Rack
- Pet clean-up station
- Trash can
- Drinking Fountain
- Grease Traps

1 Overall Proposed Site/ Ground Floor Plan - VALET PARKING

1" = 20'-0"

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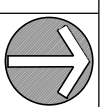
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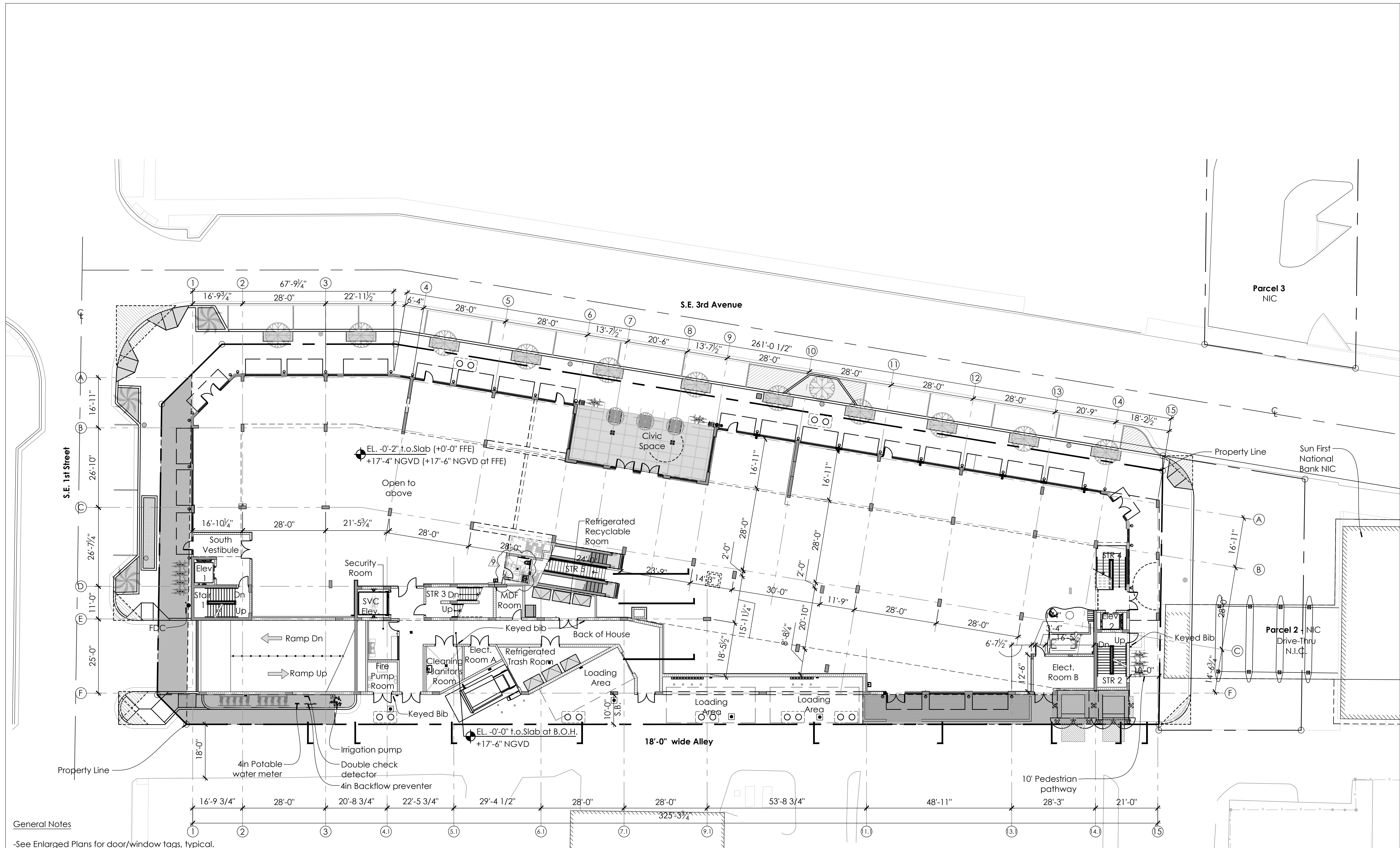
Overall Basement
Floor Plan

SHEET NUMBER

A1.01



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General Notes

-See Enlarged Plans for door/window tags, typical.

NOTE:
NO PARKING THIS LEVEL.

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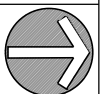
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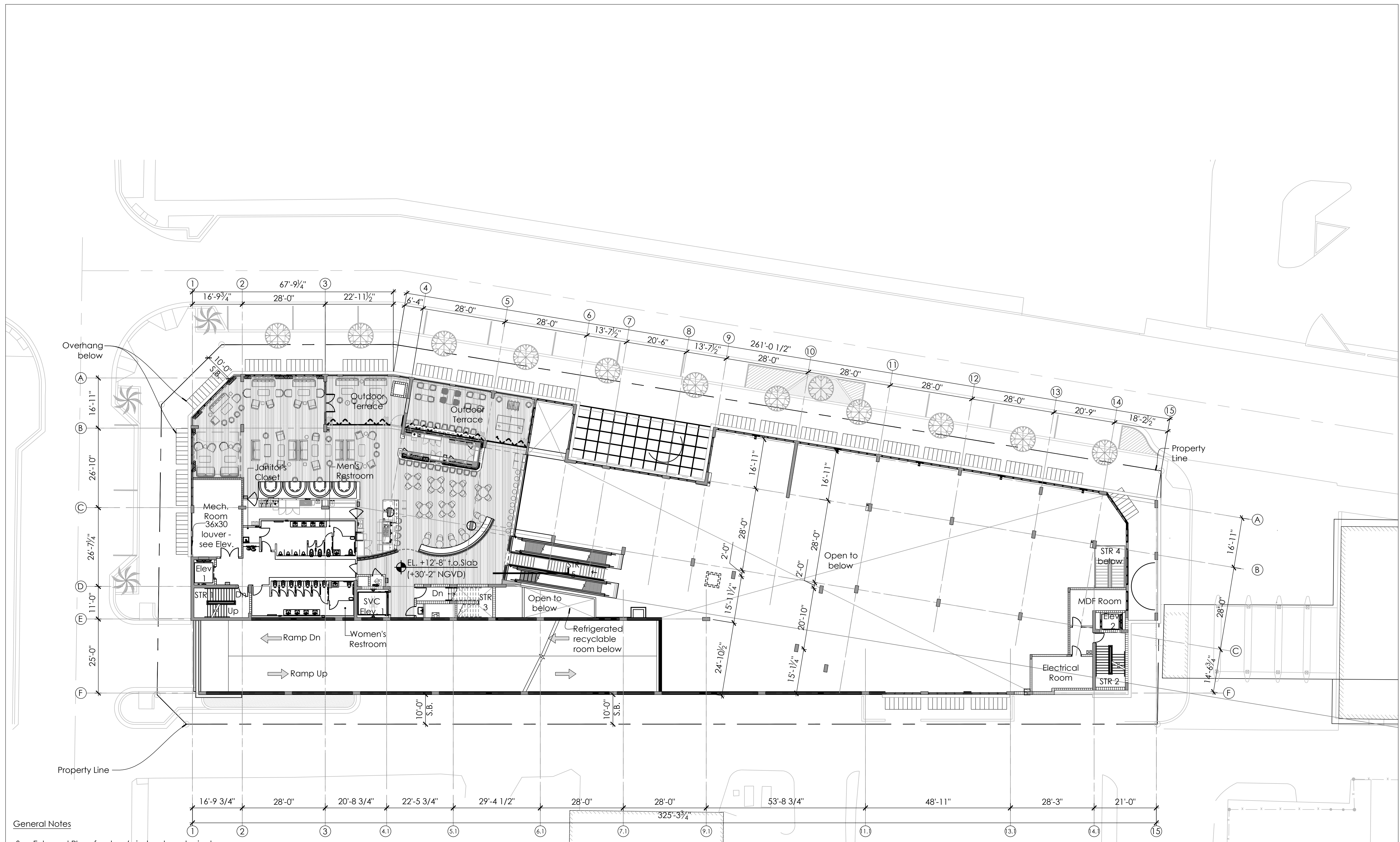
Overall Ground
Floor Plan

SHEET NUMBER

A1.02



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General Notes

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NOTE:
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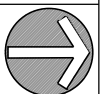
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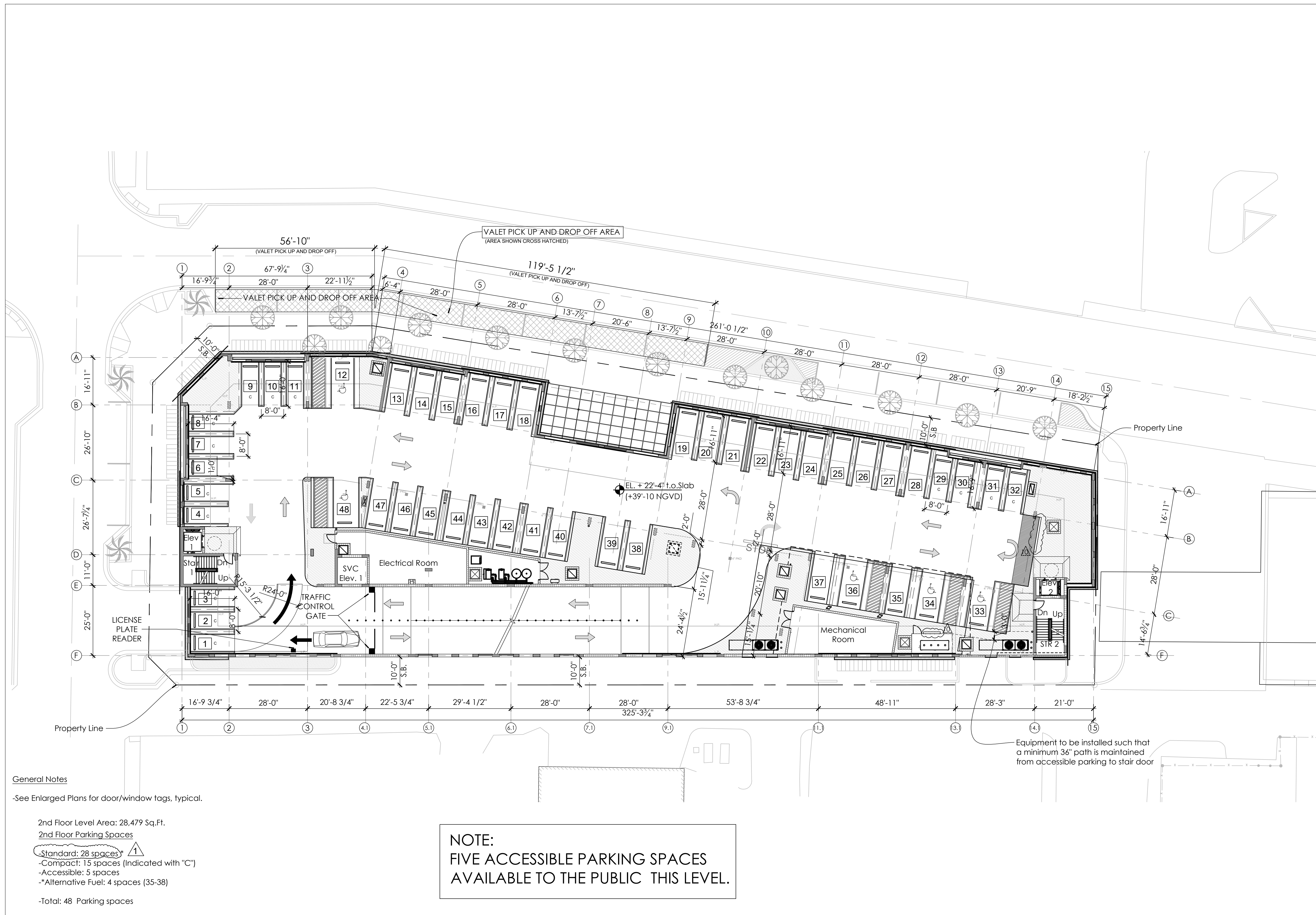
Overall Mezzanine
Floor Plan

SHEET NUMBER

A1.03



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General Notes

-See Enlarged Plans for door/window tags, typical.

2nd Floor Level Area: 28,479 Sq.Ft.

2nd Floor Parking Spaces

- Standard: 28 spaces
- Compact: 15 spaces (Indicated with "C")
- Accessible: 5 spaces
- Alternative Fuel: 4 spaces (35-38)

-Total: 48 Parking spaces

NOTE:
FIVE ACCESSIBLE PARKING SPACES
AVAILABLE TO THE PUBLIC THIS LEVEL.

1 Overall Second Floor Plan
1/16" = 1'-0"

REV #	DATE	DESCRIPTION
1	1/16/25	as noted

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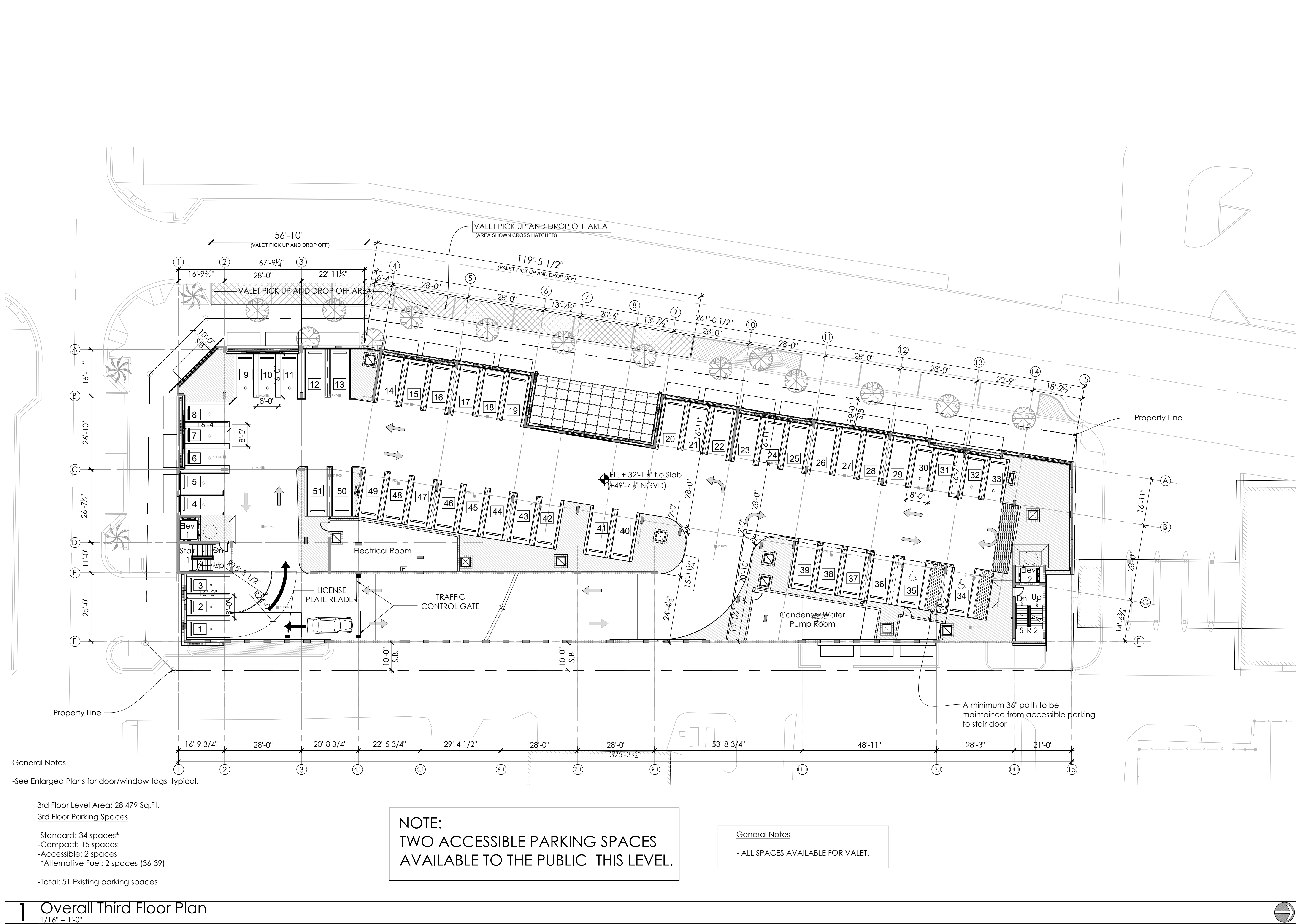
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SHEET TITLE

Overall Second
Floor Plan

SHEET NUMBER
A1.04

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General Notes

-See Enlarged Plans for door/window tags, typical.

3rd Floor Level Area: 28,479 Sq.Ft.
3rd Floor Parking Spaces

- Standard: 34 spaces*
- Compact: 15 spaces
- Accessible: 2 spaces
- *Alternative Fuel: 2 spaces (36-39)

-Total: 51 Existing parking spaces

NOTE:
TWO ACCESSIBLE PARKING SPACES
AVAILABLE TO THE PUBLIC THIS LEVEL.

General Notes
- ALL SPACES AVAILABLE FOR VALET.

1/16/25 DIMENSIONS

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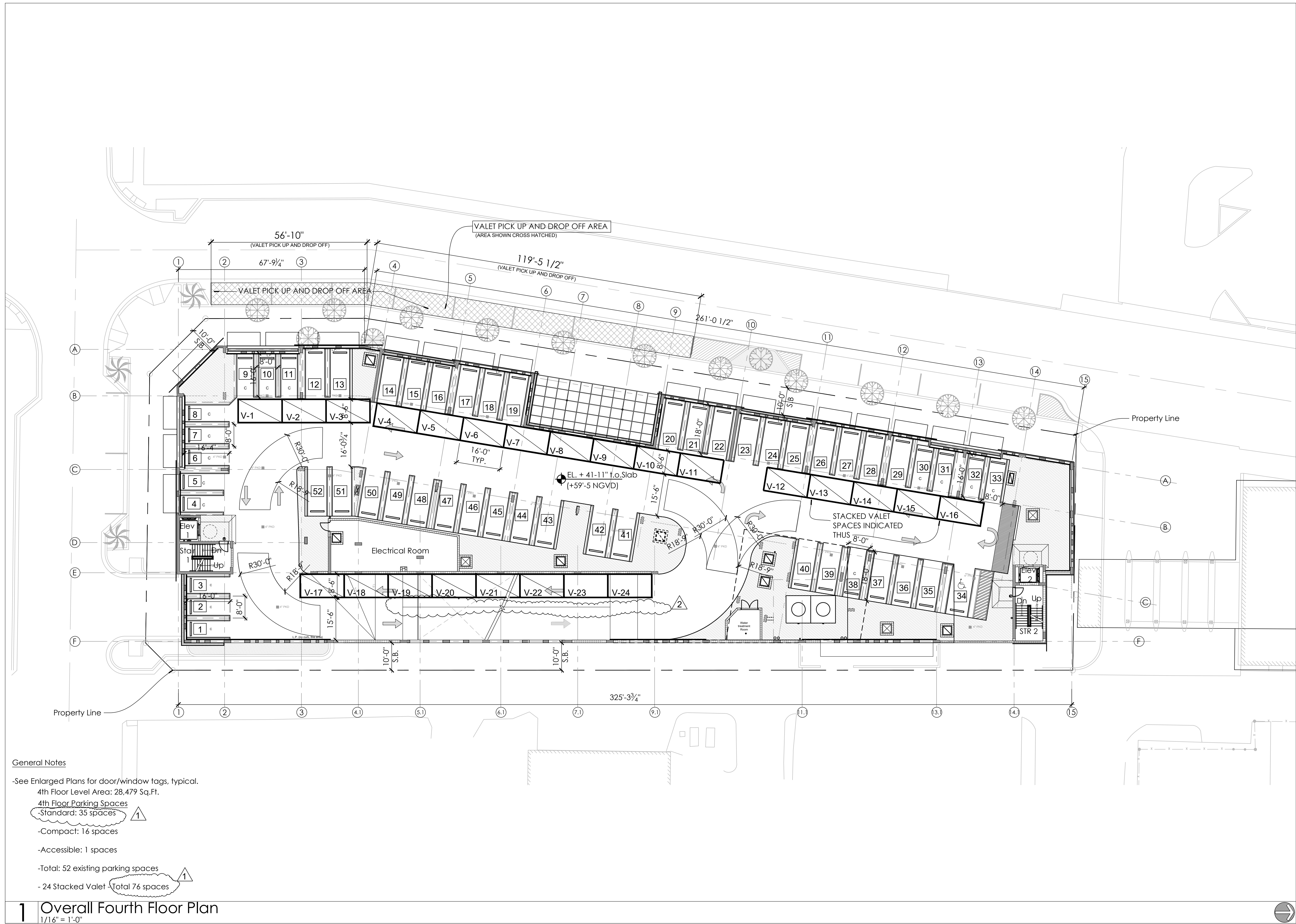
SHEET TITLE

Overall Third
Floor Plan

SHEET NUMBER

A1.05

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General Notes

-See Enlarged Plans for door/window tags, typical.

4th Floor Level Area: 28,479 Sq.Ft.

4th Floor Parking Spaces

-Standard: 35 spaces

-Compact: 16 spaces

-Accessible: 1 spaces

-Total: 52 existing parking spaces

-24 Stacked Valet - Total 76 spaces

1 Overall Fourth Floor Plan
1/16" = 1'-0"

REV #	DATE	DESCRIPTION
2	1/31/25	BOLLARDS
1	1/16/25	AS NOTED

SEAL

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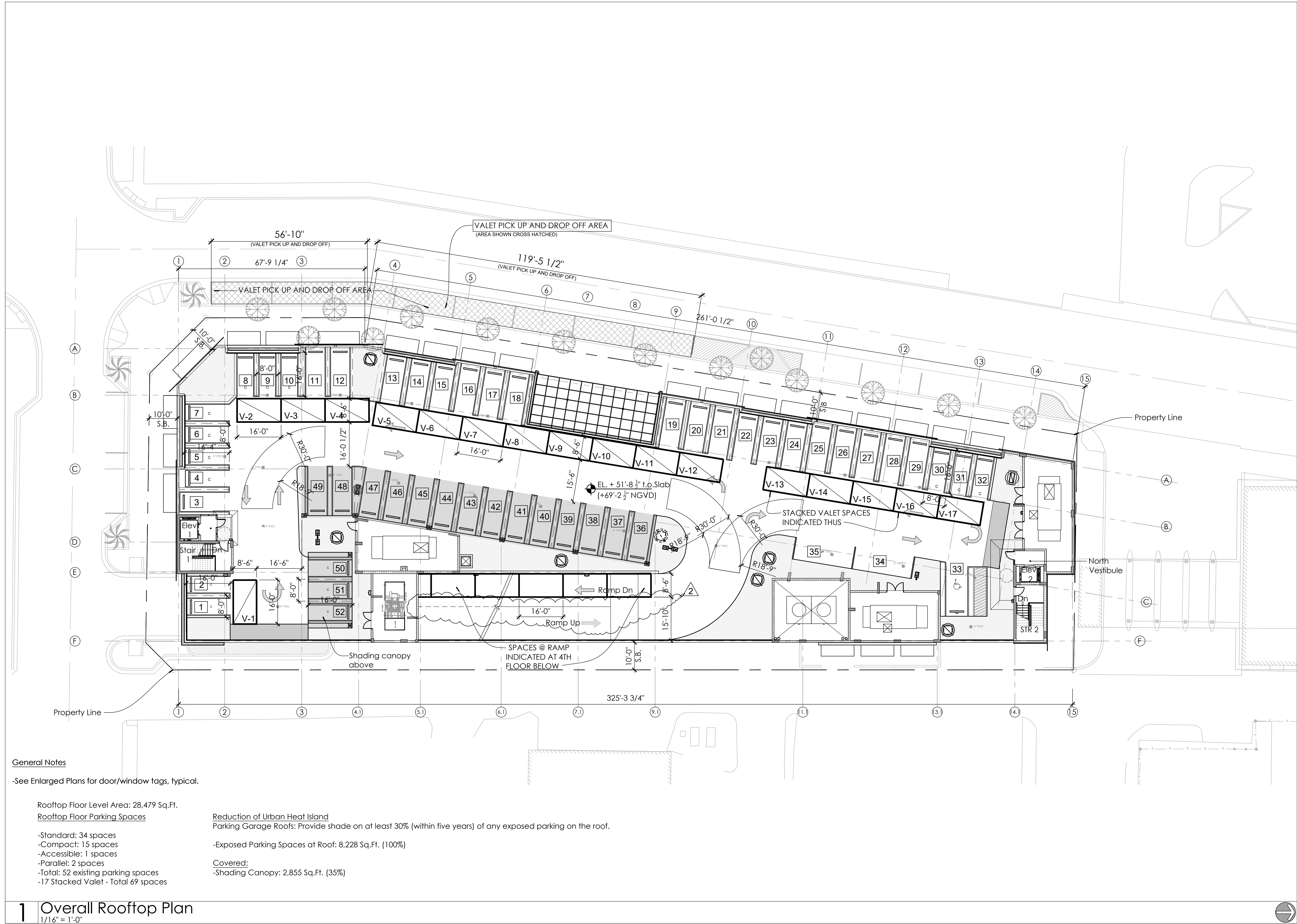
SHEET TITLE

Overall Fourth
Floor Plan

SHEET NUMBER

A1.06

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General Notes

-See Enlarged Plans for door/window tags, typical.

Rooftop Floor Level Area: 28,479 Sq.Ft.

Rooftop Floor Parking Spaces

- Standard: 34 spaces
- Compact: 15 spaces
- Accessible: 1 spaces
- Parallel: 2 spaces
- Total: 52 existing parking spaces
- 17 Stacked Valet - Total 69 spaces

Reduction of Urban Heat Island

Parking Garage Roofs: Provide shade on at least 30% (within five years) of any exposed parking on the roof.

-Exposed Parking Spaces at Roof: 8,228 Sq.Ft. (100%)

Covered:

-Shading Canopy: 2,855 Sq.Ft. (35%)

1 Overall Rooftop Plan
1/16" = 1'-0"

REV #	DATE	DESCRIPTION
2	1/31/25	BOLLARDS
1	1/16/25	DIMENSIONS

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SHEET TITLE

Overall Rooftop
Plan

SHEET NUMBER

A1.07