



Development Services Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: The Ray Hotel and Shops at the Ray

Project Location: 233-279 NE 2nd Avenue

Request: Amendment to the Master Sign Program

PCN: 12-43-46-16-01-082-0010

Board: Site Plan Review and Appearance Board

Meeting Date: April 28, 2021

Board Action: (4-2 Carol Perez and Price Patton dissenting; Andreka Youngblood absent)

Board Action:

Approved (4-2 Carol Perez and Price Patton dissenting; Andreka Youngblood absent)

Project Description:

The subject property is located on the east side of NE 2nd Avenue in between NE 2nd Street and NE 3rd Street in the Central Business District (CBD). The property consists of 82,762 Square feet and is known as TOWN OF DELRAY LTS 1 TO 12 INC BLK 82.

On August 26, 2020, the Site Plan Review and Appearance Board approved a Class IV Site Plan Modification for the Ray Hotel which includes 141 room with retail and restaurant uses in the first story, a two-level parking garage and rooftop amenities.

Now before the board is a Class II Site Plan Modification for the Ray Hotel and the Shops at the Ray which include changes of use to the existing bays, minor façade changes and with new painting, the removal of three parking spaces along NE 3rd Street and plaza changes that will interconnect the Ray Hotel and the Shops at the Ray. There are new updates to the plaza which include the relocation of the handicap spaces to the rear, the addition of artificial turf, and new landscaping. There are minor changes to the existing parking lot at the shops to accommodate fire turning lanes and the existing handicap space.

Board Comments:

N/A

Public Comments:

Associated Actions:

N/A

Next Action: The SPRAB action is final unless appealed by the City Commission.



SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

DEVELOPMENT SERVICES DEPARTMENT

100 NW 1ST AVENUE, DELRAY BEACH, FLORIDA 33444

PLANNING & ZONING DIVISION: (561) 243-7040 • BUILDING DIVISION: (561) 243-7200

SITE PLAN REVIEW AND APPEARANCE BOARD

Meeting: April 28, 2021

File No.: 2021-119 SPF-SPR-
CLI

Application Type: Class II Site Plan Modification

General Data:

Owner: Grove Rosebud Two, LLC

Location: 233-279 NE 2nd Avenue

PCN: 12-43-46-16-01-082-0010

Property Size: 1.89 Acres

FLUM: CC (Commercial Core)

Zoning: CBD (Central Business District)

Adjacent Zoning:

- North: CBD
- South: CBD
- East: CBD
- West (CBD)

Existing Land Use: Restaurant, Retail and Office

Proposed Land Use: Restaurant, Retail, Office



Item before the Board:

The action before the Board is the consideration of a Class II Site Plan Modification **The Ray Hotel and Shops at The Ray** located at 233-279 NE 2nd Avenue associated with a

- ☐ Site Plan
- ☐ Landscape Plan
- ☐ Architectural Elevations

Optional Board Motions for Action Items:

1. Move to continue with direction.
2. Move approval of the Class II Site Plan Modification, Landscape Plan, and Architectural Elevations (2021-119) for **The Ray Hotel and the Shops at The Ray** located at **233-279 NE 2nd Avenue** as amended, by adopting the findings of fact and law contained in the staff report and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations.
3. Move denial of the Class II Site Plan Modification, Landscape Plan, and Architectural Elevations (2021-119) for **The Ray Hotel and The Shops at The Ray** located at **233-279 NE 2nd Avenue** as amended, by adopting the findings of fact and law contained in the staff report and finding that the request is not consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations.

Project Planner:

Jennifer Buce
buce@mydelraybeach.com
561-243-7138

Review Dates:

April 28, 2021

Attachments:

1. Site Plan
2. Elevations
3. Landscape Plan



Background:

The property is located on the east side of NE 2nd Avenue in between NE 2nd Street and NE 3rd Street in the Central Business District (CBD). The property consists of 82,762 Square feet and is known as TOWN OF DELRAY LTS 1 TO 12 INC BLK 82.

On February 14, 2018, the Site Plan Review and Appearance Board (SPRAB) approved the Class IV Site Plan (2017-197) for with conditions for the four-story, 143 room, The Ray hotel with retail and restaurant uses on the 1st floor, rooftop amenities, and a subterranean parking garage with 186 valet parking spaces.

On December 5, 2017, the City Commission approved the following waivers and appeal:

- A waiver to LDR Section 4.4.13(I)(3)(a), to permit parking in front setbacks or civic open spaces, with a valet drop-off, queue, and parking.
- A waiver to LDR Section 4.4.13(I)(3)(b)(6), to permit public sidewalks to be deviated to accommodate drop-off or valet parking on NE 2nd Avenue.
- A waiver to LDR Section 4.4.13(D)(2)(a), reducing the rear setback from a minimum of 10 feet to zero for fully subterranean parking levels.
- A waiver to LDR Section 4.4.13(D)(2)(a), reducing the rear setbacks from a minimum of 10 feet to zero for the parking garage access ramps.
- An appeal to the required right-of-way width of 20 feet for the alley, which would not require a dedication of two feet.
- An appeal to the required paving width of 20 feet for an alley to permit a paving width of between 16 feet and 10 feet.
- The development proposal includes a request for a waiver to LDR Section 4.6.16(H)(3)(i), which requires a landscape island for every 13 standard parking spaces, whereas the existing surface parking lot to the north has a row with 20 spaces.

On March 3, 2020, the City Commission approved a valet parking agreement.

On August 26, 2020, the Site Plan Review and Appearance Board approved a Class IV Site Plan Modification for the Ray Hotel which includes 141 room with retail and restaurant uses in the first story, a two-level parking garage and rooftop amenities.

Now before the board is a Class II Site Plan Modification for the Ray Hotel and the Shops at the Ray which include changes of use to the existing bays, minor façade changes and with new painting, the removal of three parking spaces along NE 3rd Street and plaza changes that will interconnect the Ray Hotel and the Shops at the Ray.

Notes:

1. A sidewalk Easement to be recorded prior to building permit issuance.
2. A Landscape Maintenance Agreement shall be modified and recorded prior to building permit issuance.
3. That the site plan is revised to provide a minimum seven-foot landscape islands on both sides of the handicap accessible spaces prior to certification.
4. That the site plan be revised to demonstrate that a minimum of 42 feet is provided from the head of the parking space to the opposite side of the alley prior to certification of the site plan.

Project Description:

The project consists of the conversion of bays from business and retail space to restaurant space as well as medical space to retail space. The last conversion is 20 feet of retail space separated by a wall with ancillary use to the Hotel for the employees. Minor façade changes include new paint, a new door on the north façade with the removal of a window, new storefront on the south facade facing the plaza, new dumpster enclosures will be added in the alley. A new streetscape along NE 3rd Street will be added along with proposed landscaping on site and in the plaza. No building changes are proposed to the building footprint therefore associated dimensional requirements will remain the same. However, as new outdoor dining is proposed on the north end facing NE 3rd Street, new streetscape requirements are proposed.

The following items identified in the Land Development Regulations shall specifically be addressed by the Site Plan Review and Appearance Board (SPRAB) for final action on the site and development applications/requests, as presented.

Pursuant to LDR section 4.4.13 (E)(2) Minimum Streetscape Width, the combination of public sidewalk (located within the right-of-way) and hardscape (located in front setback areas) shall provide a minimum streetscape area no less than 15 feet in width, measured from the back of curb.



The proposed streetscape from the curb to the front setback is 18 feet 4 inches. Pursuant to LDR 4.4.13(E)(2)(a)(2) a pedestrian clear zone at least six feet wide shall be provided on all streetscapes (See Figures 4.4.13-13 and 4.4.13-14). Any portion of the pedestrian clear zone within the front setback area shall be improved as an extension of the public sidewalk and shall match the public sidewalk in design and material, providing a seamless physical transition. A sidewalk easement, in a form acceptable to the City Attorney, over any portion of the pedestrian clear zone located within the front setback shall be granted to the City. The property owner shall also be required to enter into a maintenance agreement, in a form acceptable to the City Attorney, requiring the property owner to be responsible for and maintain any improvements made or installed by the owner to meet the requirements of this section. The sidewalk easement and maintenance agreement require City Commission approval subsequent to site plan approval and shall be recorded prior to site plan certification. A sidewalk Easement is required for 1'9 ½ inches that remains in the front setback. A note is indicated that the easement will need to be recorded prior to issuance of a building permit.

CBD Parking Requirements

Pursuant to LDR Section 4.4.13(I)(2)(d), CBD Parking Standards: Following table lists the number of parking spaces required and provided for each of the uses proposed on the subject site.

Use	Sq. Ft.	Parking Calculation	Parking Required
Retail	4,595	1 space per 500 SF	9.19 spaces
Restaurant	22,911	1 space per 1,000 gross floor area	137.4 spaces
Hotel Shops and meeting rooms	3,650	1 space per 800 SF of meeting rooms	4.56 spaces
Hotel Rooms	141 units	0.7 spaces per guest room	98.7 spaces

Pursuant to LDR 4.6.9(C)(8) When a building or combination of buildings on a unified site or sites contains a mix of uses as categorized in the table below, the minimum total number of required parking spaces shall be determined by the shared parking calculation. The site has 251 available spaces on site and the shared parking calculation requires 249 parking spaces, therefore the parking requirement is met. One additional alternative fuel vehicle parking space was added in the garage to meet the requirement of Table 4.4.13(L), which requires 3% of the required parking.

Shared Parking Calculations Table
Use for multiple use projects

Use	Required	Weekday			Weekend		
		Night Midnight to 6 AM	Day 9 AM to 4 PM	Evening 6 PM to Midnight	Day 9 AM to 4 PM	Evening 6 PM to Midnight	
Residential		100%	0	60%	0	90%	0
Office		5%	0	100%	0	10%	0
Commercial/Retail	9.19	5%	0.4595	70%	6.433	90%	8.271
Hotel	103.26	80%	82.608	80%	82.608	100%	103.26
Restaurant	137.47	10%	13.747	50%	68.735	100%	137.47
Entertainment/Recreational (theatres, bowling alleys, etc.)		10%	0	40%	0	100%	0
Reserved Parking		100%	0	100%	0	100%	0
Other	249	100%	0	100%	0	100%	0
TOTALS	250	97	158	249	161	247	

Directions:

Fill in number of parking spaces required for each use (Do not round figures. Final figures will be rounded automatically).

The number of spaces required for each time period will be calculated automatically.

The minimum number of parking spaces is the highest time period total at the bottom of the table.

Print Table. Do not save changes.

249 Total Spaces Required

A surface parking space was removed, and the landscape island adjusted to help with the back out to the drive isle and the turning radius to accommodate for service vehicles to enter. In addition, the drive isle was increased from 14 feet to 17 feet. The applicant has attempted to make the lot less nonconforming in order to address safety issues.

Plaza Parking

Pursuant to LDR 4.6.9(F)(3)(e)(i) at least two handicapped accessible spaces must be provided adjacent to the vehicle queuing area for those vehicles which cannot be operated by the parking professional. The Class IV Site Plan Modification approved the valet parking spaces in the plaza parallel on the north side of the Ray Hotel. The plaza is on private property and is intended to be utilized as connectivity between the Ray Hotel and Shops at the Ray. It will be used for special events, classes and demonstrations that the Hotel and Shops intend to host. The handicap spaces are proposed to be relocated to the rear of the plaza and take access from the alley as ADA compliance regulates that these spaces must be accessible at all times. The rear access to the handicap spaces allows for the plaza to function as the central focal point to host events as often as needed with no limited access.

Pursuant to LDR 4.6.16(H)(3)(i)(1)(i), properties within the Central Business District (CBD) shall have a nine-foot-wide landscape island, unless documentation of site constraints provide that such island width is not feasible. In such cases, the City will accept landscape islands with a minimum width of seven feet, exclusive of curb, with 105 square feet of planting area. Under no circumstances shall any landscape island have a width smaller than seven feet, exclusive of curb. Tree specifications shall adhere to those listed in Section 4.6.16(E)(5) and 4.6.16(E)(6). Minimum tree height shall be increased to 18 feet in overall height with an



eight-foot spread if the option to increase the number of parking spaces between landscape islands is chosen.

The applicant upon certification must demonstrate that the seven-foot island with 105 SF of planting has been met. In addition, LDR 4.6.9(D)(2)(b) states When the parking is adjacent to an alley and the parking space and alley have a combined minimum depth of 42 feet and a minimum width of ten feet and the location of parked vehicles does not impair sight distance of pedestrians or vehicles utilizing the alley. This will also be demonstrated prior to certification.

Bicycle Parking

Pursuant to LDR Section 4.4.13(I)(4), Table 4.4.13 (M), Bicycle Parking Requirement, the following table indicates what is required:

Use	Bicycle Parking Requirement	Quantity Required	Spaces Provided
Retail, Restaurant and Commercial Use	Type I: 1 space per 2,500 sf Type II: $\geq 10,000$ sf: 2 spaces per 10,000 sf	$11,575 \text{ Sf} / 2,500 = 4.63$ $1,575 \text{ SF} / 10,000 \times 2 = 2.3$	32 spaces provided 2 spaces are provided in Bay 271
Hotel/Motel	1 space per 10 guest rooms	$141 / 10 = 14.1$ spaces	
	1 space per 5,000 SF of meeting rooms, restaurants and shops	$19,581 / 5,000 \text{ SF} = 3.91$	
Total		25 Spaces	

Refuse Enclosure:

Pursuant to LDR Section 4.6.6(C)(1), dumpsters, recycling containers and similar service areas must be enclosed on three sides with vision obscuring gates on the fourth side, unless such areas are not visible from any adjacent public rights-of-way. This is an existing site with dumpsters located to the rear of the alley. Staff recommended that the applicant enclose the existing dumpsters in the alley to contain some of the clutter and obscure the view from the public as the alley will be used to gain access into the Hotel. The applicant will provide dumpster enclosures in the alley as necessary and has provided the enclosure which will be solid wood cypress with double wide doors and a hinged roof for easy access; sizes are to be adjusted based on the container size and future tenants.

Lighting

Pursuant to LDR section 4.6.8 (A)(3) table 2, Photometric requirement, on-site lighting must be provided and be consistent with the minimum and maximum foot-candle illumination level requirements. The proposed lighting at the north and south façade met the required illumination levels. The wall goose neck scones on the wall are to remain and be painted.

Landscape Analysis:

The Class IV landscape plans were approved by the Site Plan Review and Appearance Board on August 26, 2020. The plans consisted of rooftop landscaping that consists of Traveler and Thatch Palms, Autograph and Silverbutton trees, Bridalveil, and Frangipani "Tricolor" potted plants, Bougainvillea, Cocoplum, Monstera and Philodendron shrubs and ground covers, and Slanders Weaver's Bamboo. Sheet L003a shows 14% of landscape material provided. The perimeter landscaping on the rooftop consists of Philodendron, Bougainvillea, Monstera, and Cocoplum shrubs.

The ground level landscape plan consists of Alexander, Hurricane, Satakentia, and Washingtonia Palms, Gumbo Limbo, Autograph, Sea Grape, Japanese Privet, Bay Rum, and Frangipani Trees, Blue, and Black Bamboo, Bird's nest fern, Pink Ginger, Bougainvillea, Dwarf Clusia, Dioon, Creeping Vince, Blue Lily terf, Philodendron, Wart Fern, and Purple Fountain Grass plants.

The new landscaping for the Ray Shops and the plaza was reviewed by the Senior Landscape Planner. The new landscaping consists of three Gumbo Limbo trees in the proposed streetscape along NE 3rd Street, 14 Crape Myrtle that will line the private plaza along the north, south and alleyway. The ground coverings consist of Dwarf Clusia and two Alexander Palms in the landscape Island. Bougainvillea will beautify the plaza in three-gallon containers and artificial turf is proposed in the private plaza to add a pedestrian experience to the hotel guest and local residents. Two palm trees and three trees are being removed.

A Landscape Maintenance Agreement is required to be modified to accommodate the three Gumbo Limbo trees along NE 3rd Street.

Architectural Elevations Analysis

Pursuant to LDR Section 4.4.13(F), the CBD has seven permitted architectural styles, which are described and illustrated in the Central Business District Architectural Design Guidelines. Pursuant to LDR Section 4.6.18(E), the following criteria shall be considered by the Site Plan Review and Appearance Board in the review of plans for building permits. If the following criteria are not



met, the application shall be disapproved.

5. The plan or the proposed structure is in conformity with good taste, good design, and in general contributes to the image of the City as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.
6. The proposed structure, or project, is in its exterior design and appearance of quality such as not to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.
7. The proposed structure, or project, is in harmony with the proposed developments in the general area, with the Comprehensive Plan, and with the supplemental criteria which may be set forth for the Board from time to time.

The proposed architectural elevation changes consist of a new paint finish in white for the Shops at the Ray. The south facade to receive new storefront. The north façade will remove a window and replace with a service door. The storefront and windows will be tempered glass and Kynar finish (powder coat) in aluminum white. The fabric awnings in the rear will cantilever 4 feet over the service doors in white fabric. The gooseneck lighting along the plaza will remain. The proposed updates will give the overall plaza a compatible and pleasing look to The Ray Hotel. The south elevation storefront provides a more pedestrian connectivity between the hotel and shops.

Proposed Shops Program and Parking Breakdown

Area	Use	Sq.Ft.	Parking Calculation
Bay 279 - 273	Restaurant Space	3,096 SF (gross)	6 spaces per 1,000 sf. of gross floor area
Bay 271	Hotel Ancillary Use	1,254 SF (gross) / 1,235 SF (net)	N/A
Bay 269	Retail Space	989 SF (gross)	1 per 500 Sq Ft.
Bay 265	Retail Space	1,238 SF (gross)	
Bay 263	Restaurant Space	1,180 SF (gross)	6 spaces per 1,000 sf. of gross floor area
Bay 259	Restaurant Space	2,061 SF (gross)	
Bay 257	Retail Space	1,470 SF (gross)	1 per 500 Sq Ft.
Bay 253	Retail Space	898 SF (gross)	
Outdoor seating	Outdoor seating	338 SF (gross)	
Bay 263	Restaurant Space	129 SF (gross)	6 spaces per 1,000 sf. of gross floor area
Bay 259	Restaurant Space	180 SF (gross)	
Outdoor seating	Outdoor seating		

Existing The Ray Hotel Program

Area	Use	Sq.Ft.	Parking Calculation
Hotel Lobby	Ancillary Use	3,693 SF (gross)	N/A
Hotel BOH	Ancillary Use	3,881 SF (gross)	
Hotel Fitness	Ancillary Use	2,068 SF (gross)	
Hotel Rooms	Hotel Rooms	141 Units	0.7 spaces per guest room
Tenant Space 1	Restaurant	3,754 SF (gross)	6 spaces per 1,000 sf. of gross floor area
Tenant Space 2	Restaurant	8,000 SF (gross)	
Lobby Bar and Grab + Go	Restaurant	696 SF (gross)	
Meeting Room	Hotel Shops/Meeting Room	3,650 SF (gross)	1 space per 800SF of meeting rooms
Circulation	Ancillary Use	1,288 SF (gross)	N/A
Utilities	Ancillary Use	999 SF (gross)	
Enclosed Rooftop Dining	Restaurant	2,537 SF (gross)	6 spaces per 1,000 sf. of gross floor area
Open Pergola Rooftop Dining	Restaurant	944 SF (gross)	

Combined Sq.Ft. by Use

Use	Sq.Ft.	Parking Calculation	Parking Required
Retail	4,595 Sq.Ft.	1 per 500 Sq.Ft.	9.19 spaces
Restaurant	22,911 Sq.Ft.	6 spaces per 1,000 sf. of gross floor area	137.47 spaces
Hotel Shops & Meeting Room	3,650 SF	1 space per 800SF of meeting rooms	4.56 spaces
Hotel Rooms	141 Units	0.7 spaces per guest room	98.7 spaces
TOTALS	249.92		249.92

* Table 4.4.13(L)

Minimum Number of Off-Street Parking Spaces Required in the CBD

USE	REQUIRED	WEEKDAY			WEEKEND	
		NIGHT MIDNIGHT TO 6 A.M.	DAY 9 A.M. TO 4 P.M.	EVENING 6 P.M. TO MIDNIGHT	DAY 9 A.M. TO 4 P.M.	EVENING 6 P.M. TO MIDNIGHT
Retail	9.19	(5%)=0.46	(70%)=6.43	(80%)=8.27	(100%)=9.19	(70%)=6.43
Restaurant	137.47	(10%)=13.75	(50%)=68.74	(100%)=137.47	(50%)=68.74	(100%)=137.47
Hotel (Rooms + Meeting space)	103.26	(80%)=82.61	(80%)=82.61	(100%)=103.26	(80%)=82.61	(100%)=103.26
TOTALS	249.92	97	158	249	161	247

* Section 4.6.9 (C) (8): Multiple Uses - Shared Parking

Shared Parking Calculations Table - Use for multiple use projects.

According to this section of the code, the **minimum total parking requirement is 249 parking spaces**, which is the highest sum of the vertical columns.

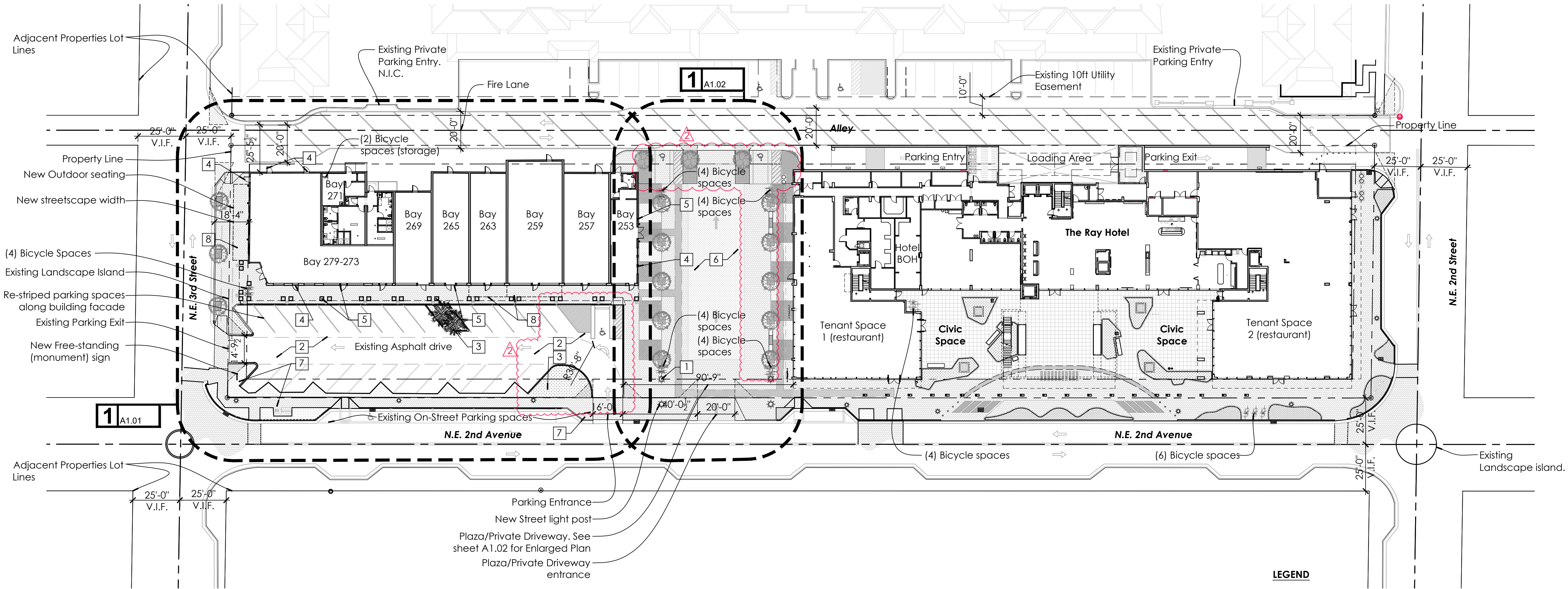
Frontage Type: Storefront

LDR Table 4.4.13(i) - Dimensional Requirements for Storefronts

Description	Minimum	Maximum	Provided
A Building Setback	10 ft.	15ft.	10ft.
B Store Width	N/A	75ft.	Varies
C Storefront Base	9 in.	3ft.	Shops at The Ray: 2ft (ETR) and 10in at new storefront along South facade The Ray Hotel: 10in.
D Glazing Height	8 ft.	-	Shops at The Ray: 9'-6" (ETR) The Ray Hotel: 14'-8" The Ray Hotel: 80%
E Required Openings	80%	-	Shops at The Ray: ETR The Ray Hotel: 80%
Maximum Allowable Encroachment of Elements in All Districts			
F Awning Projection	3ft.		Varies*
G Projecting Sign	N/A	3ft.	N/A

* Guestrooms balcony awnings : 3 ft.
Valet drop-off : 5 ft.
Ground floor frontage : 5 ft.

ETR: Existing to Remain



Use	Bicycle Parking Requirements	Quantity Provided	Bicycle spaces required
Shops at The Ray	Retail, Restaurant and Commercial Uses ≤10,000 SF: 1 space per 2,500 SF ≥10,000 SF: 2 spaces per 10,000 SF	11,575 SF/2,500 SF = 4.63 11,575 SF/10,000 SF x 2 = 2.3	7
The Ray Hotel	Hotel/Hotel 1 space per 10 guest rooms 1 space per 5,000 SF of meeting rooms, restaurants and shops.	141/10 = 14.1 19,581 SF/ 5,000 SF = 3.92	18
			25 (32 spaces provided)

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

Location of Parking	Number of Spaces
Surface Parking	28 spaces
First Level Garage	Standard 42 spaces Compact 37 spaces Accessible 4 spaces Valet 20 spaces
Second Level Garage	Standard 51 spaces Compact 44 spaces Valet 25 spaces
New On-Street Spaces - Ne 2nd Street	3
On-Street Spaces Removed	2
Total Spaces Provided	251 spaces
Total Spaces Required	249
Number of Alternative Fuel spaces (3% of total)	8
Number of Handicap Spaces	7
Number of Compact Spaces	81

General Notes

-All dimensions are to be field verified. Notify Architect in writing of any discrepancies prior to commencement/continuation of the work.

LEGEND

- 1 New Plaza light poles to match adjacent poles from The Ray Hotel
- 2 On grade parking with new asphalt coat and re-stripped parking spaces
- 3 New sidewalk pavers and Landscape island.
- 4 New walls, doors, and storefront windows. Doors and windows finish to match existing.
- 5 Building facade to receive new paint finish
- 6 New Plaza/Private Driveway
- 7 Existing sidewalk pavers and Landscape island to be repair as needed
- 8 New Outdoor seating

M E N I N

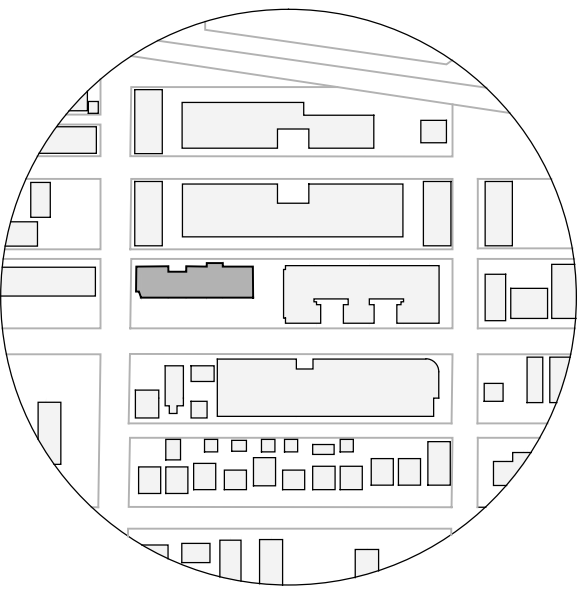
The RAY

233 NE 2nd Avenue
Delray Beach, FL 33444

SHOPS AT
THE RAY

253-279 NE 2nd Avenue
Delray Beach, FL 33444

González Architects
Hospitality



Registration Seal
AA 0002635 14 NE 1st Avenue, Suite 507 Miami, FL 33132
AR 0008134 T +1 (305) 455 4216

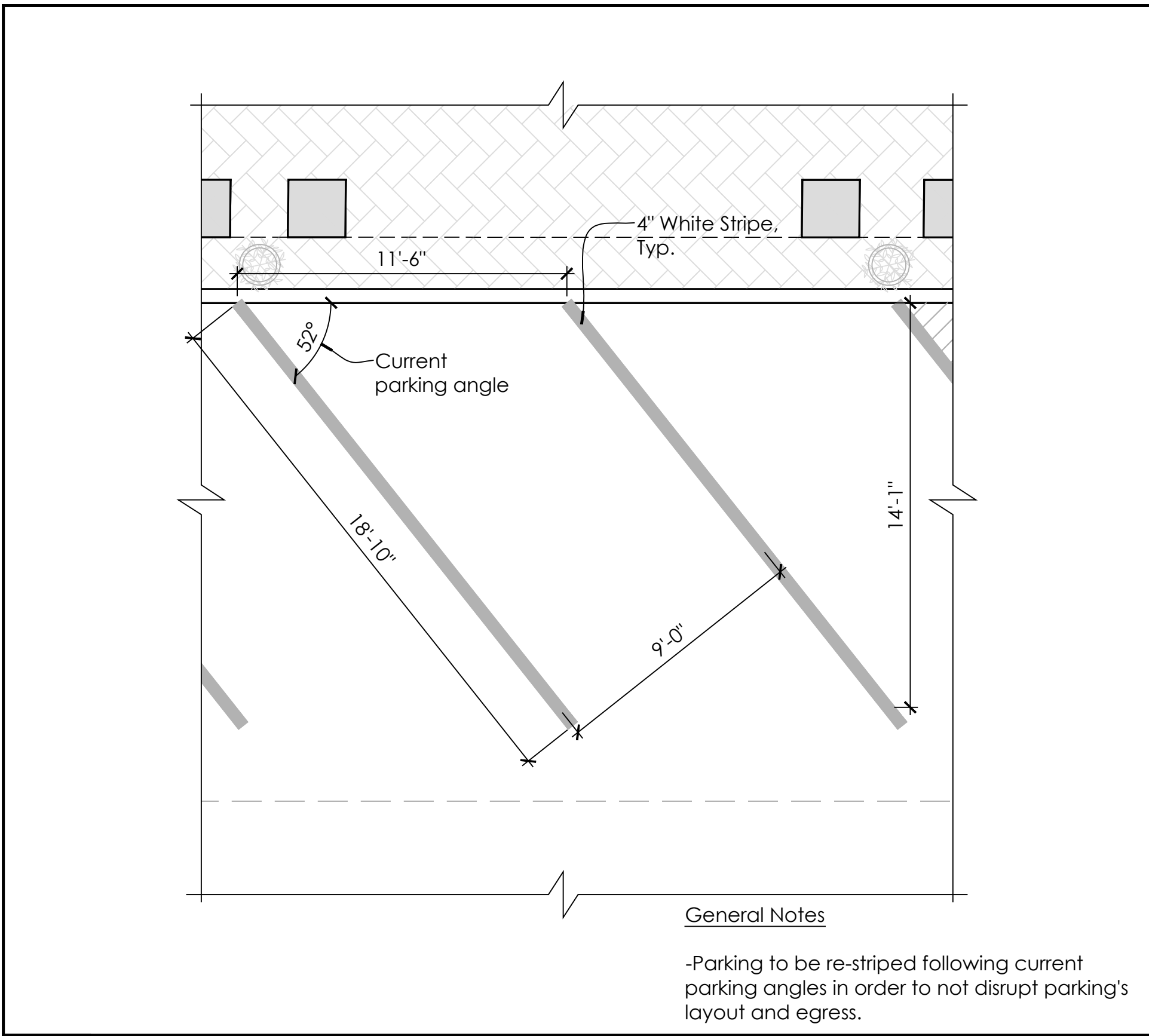
No.	Date	Description
1	03-29-2021	TAC Comments Revision 1
2	04-20-2021	TAC Comments Revision 2

Drawing Title

Proposed Site Plan

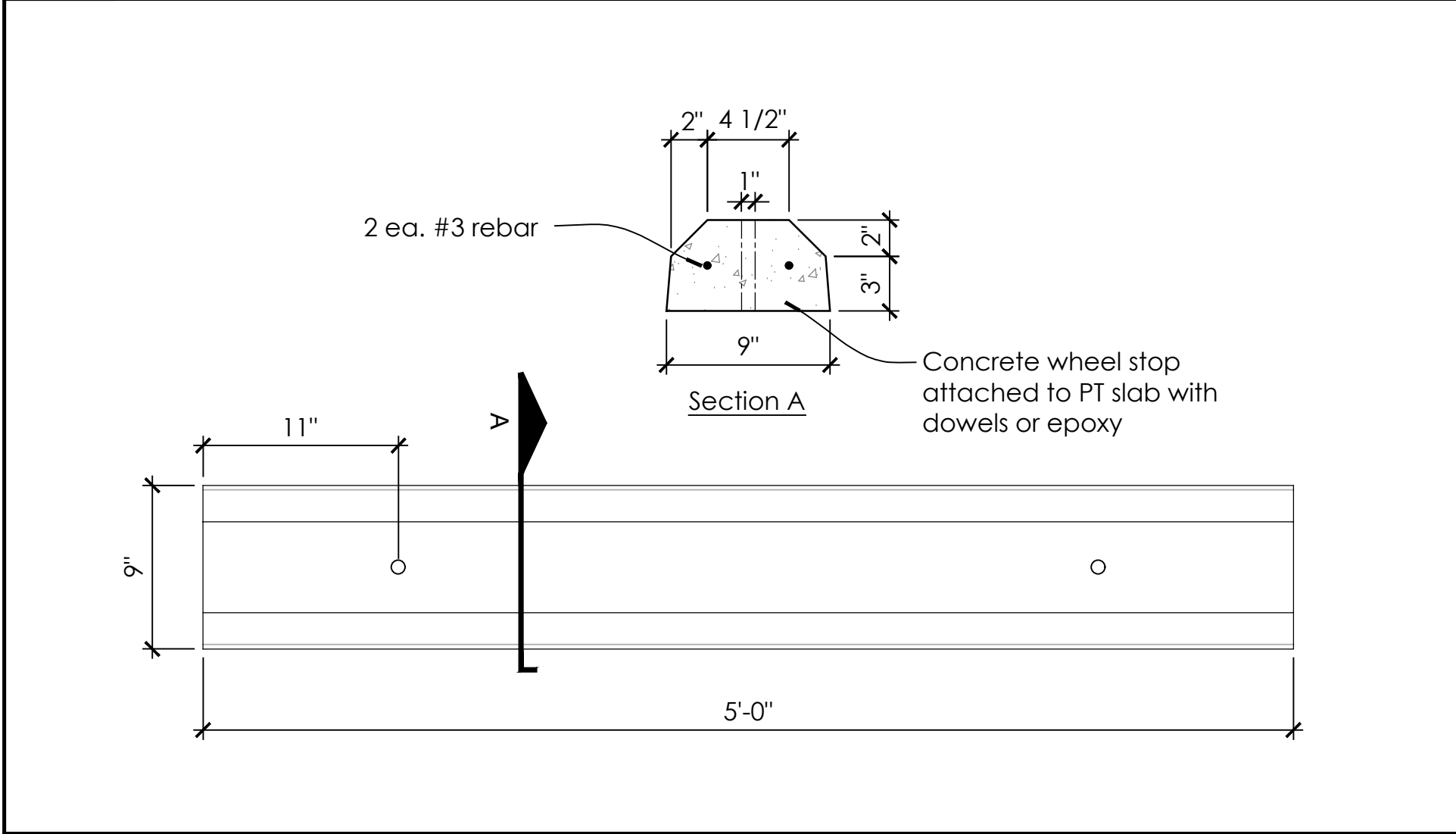
Scale As Noted
Date March 09, 2021
Drawn By AN, MP, MQ, SZ
Project No. 19024
Drawing No.

ST1.01



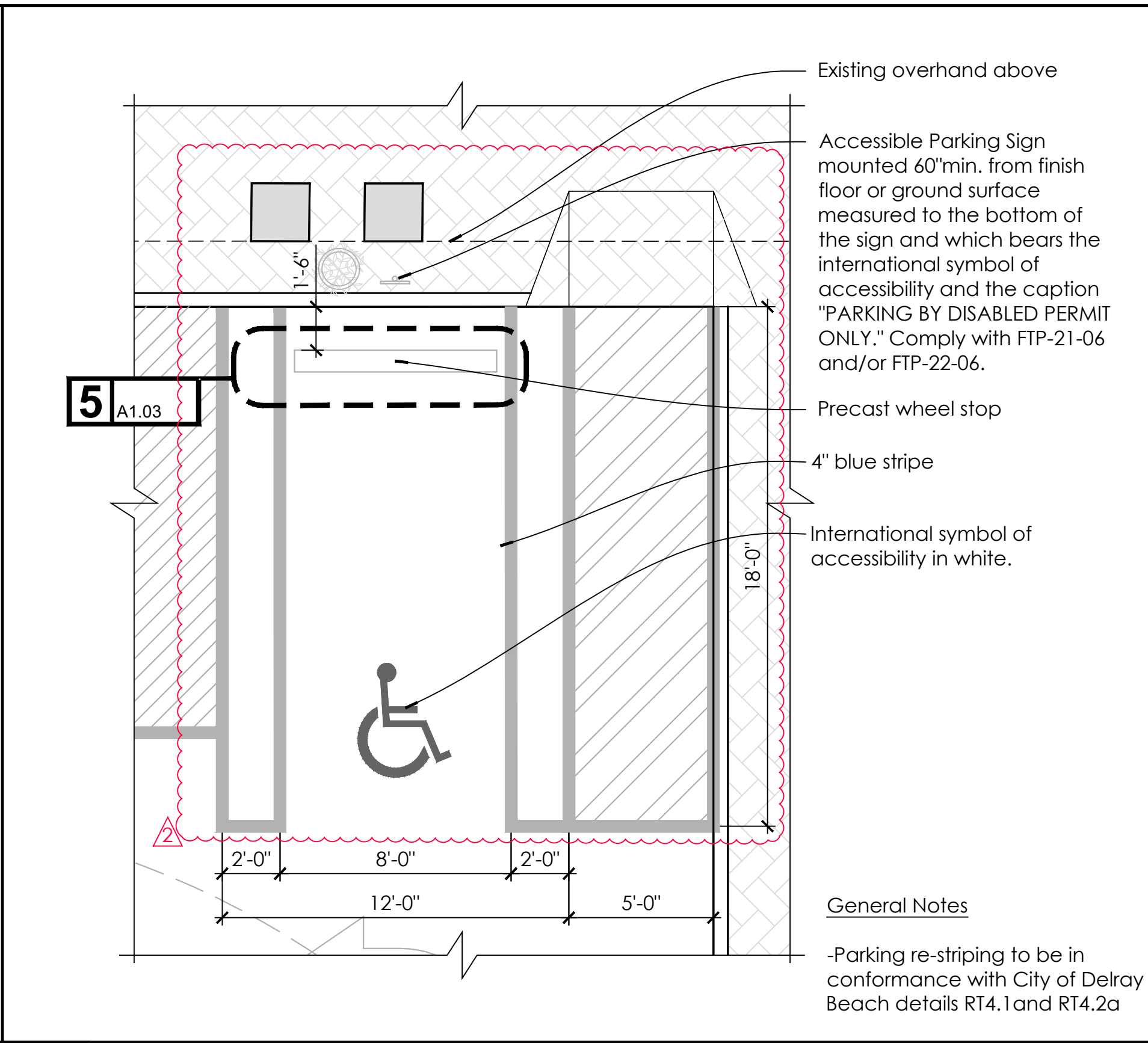
1 Re-striped Parking spaces

1/8" = 1'-0"



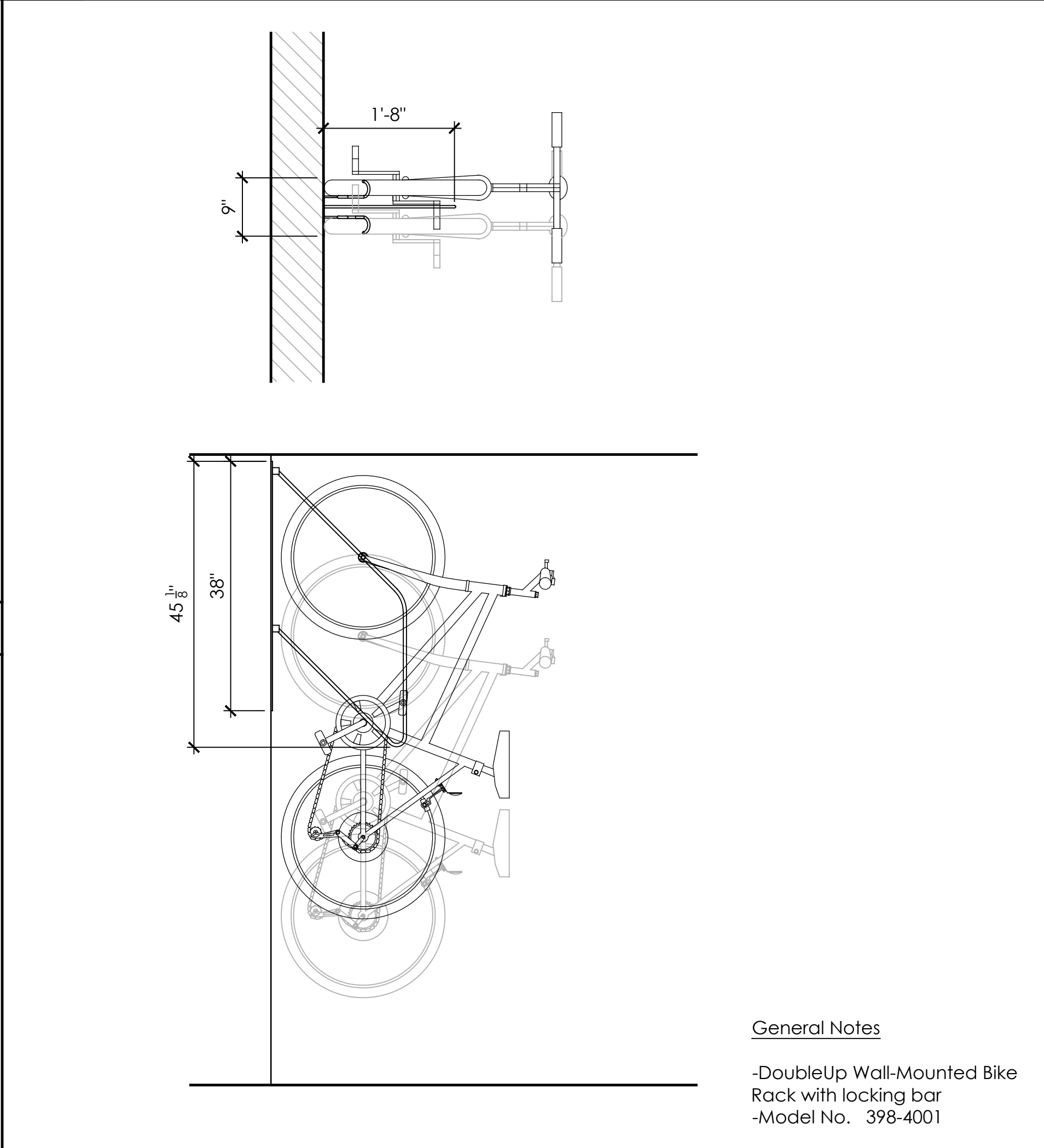
5 Wheel Stop Detail

1 1/2" = 1'-0"



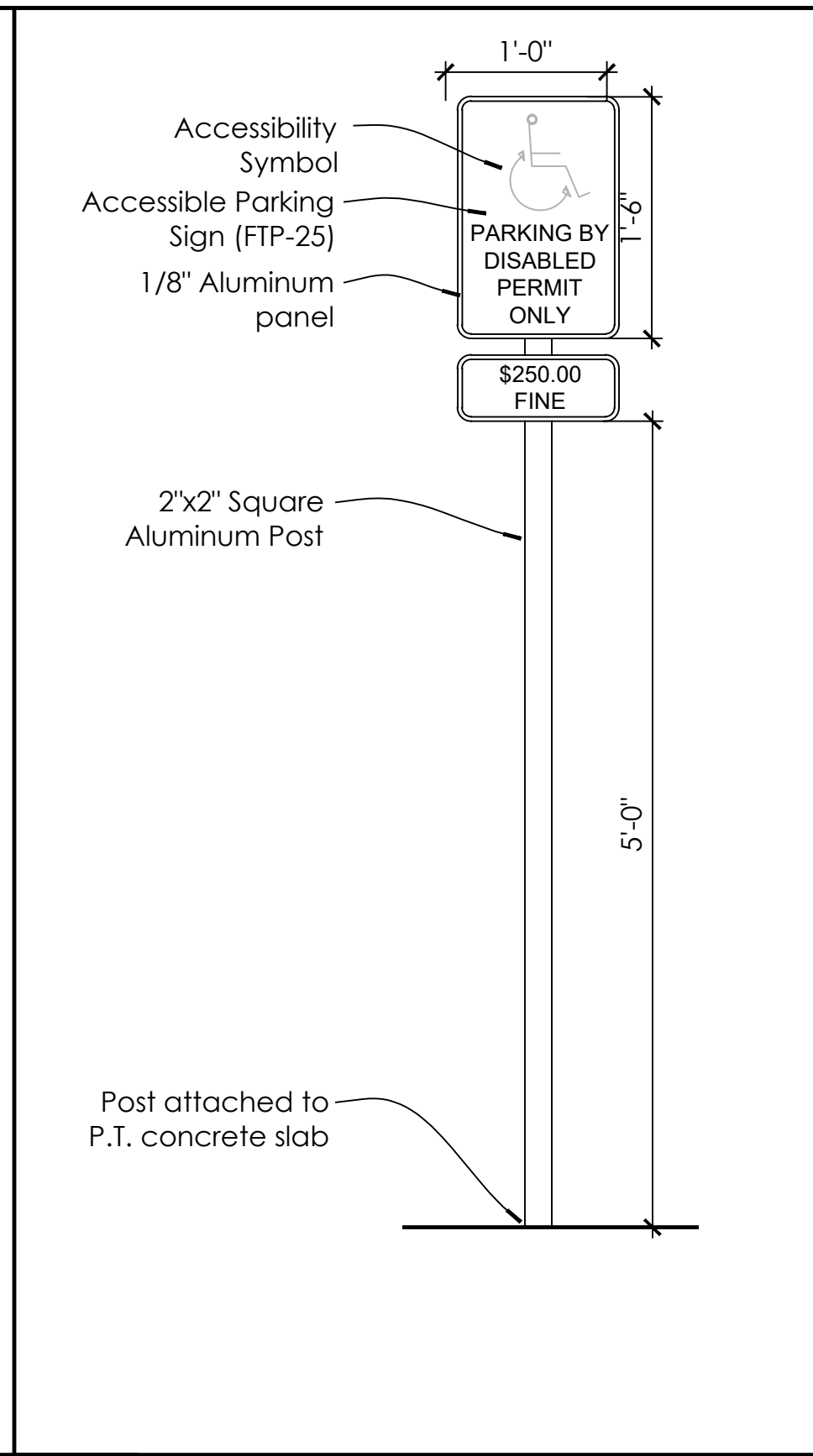
2 Accessible Parking Space

1/8" = 1'-0"



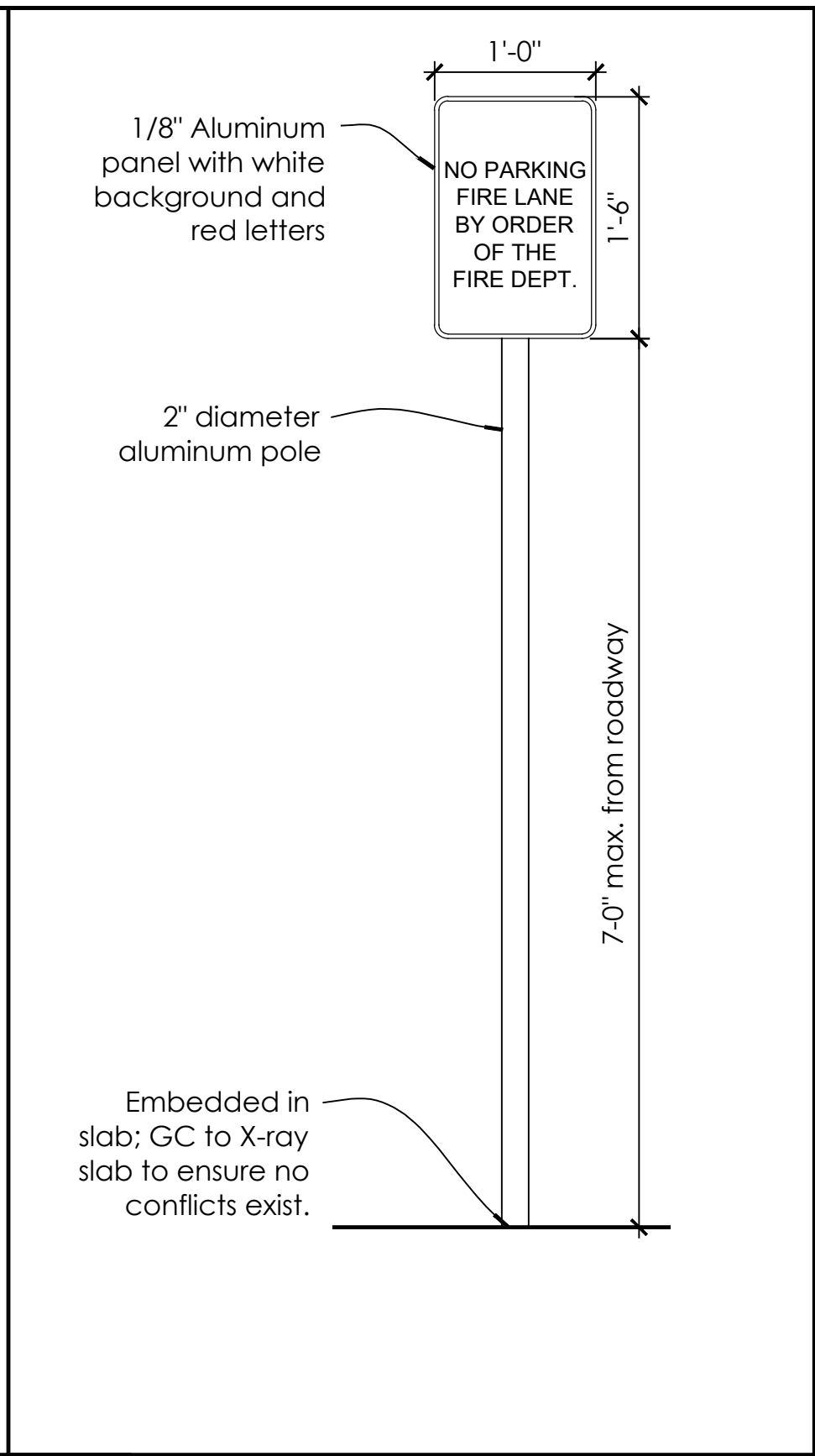
6 Bicycle Parking space at Storage

3/4" = 1'-0"



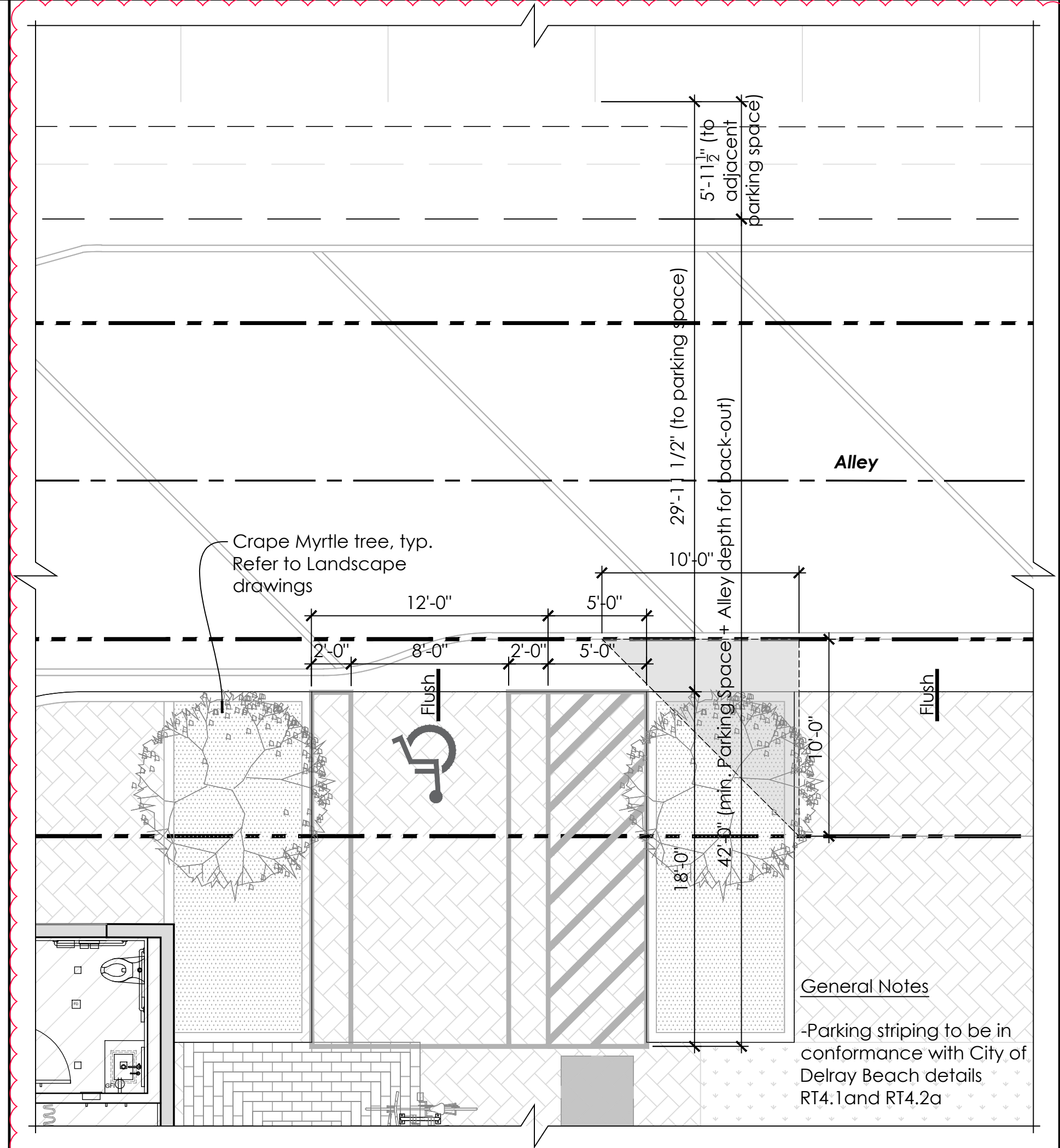
3 Accessible Parking Sign

1" = 1'-0"



4 Fire Lane Signage

1" = 1'-0"



7 Accessible Space at Alley

3/16" = 1'-0"

M E N I N

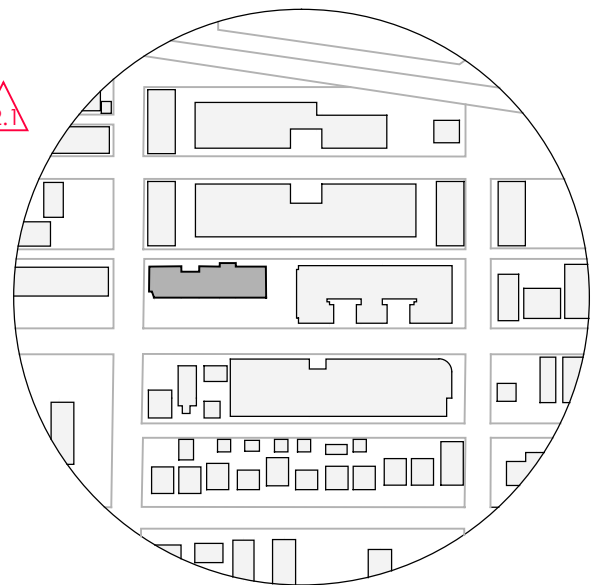
The RAY

233 NE 2nd Avenue
Delray Beach, FL 33444

SHOPS AT
THE RAY

253-279 NE 2nd Avenue
Delray Beach, FL 33444

González Architects
Hospitality



Registration Seal
AA 0008134
AR 0008134

14 NE 1st Avenue, Suite 507
Miami, FL 33132
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Issued/Revised

No.	Date	Description
1	03-29-2021	TAC Comments Revision 1
2	04-20-2021	TAC Comments Revision 2
2.1	04-22-2021	TAC Comments Revision 2.1

Drawing Title

Site Details

Scale

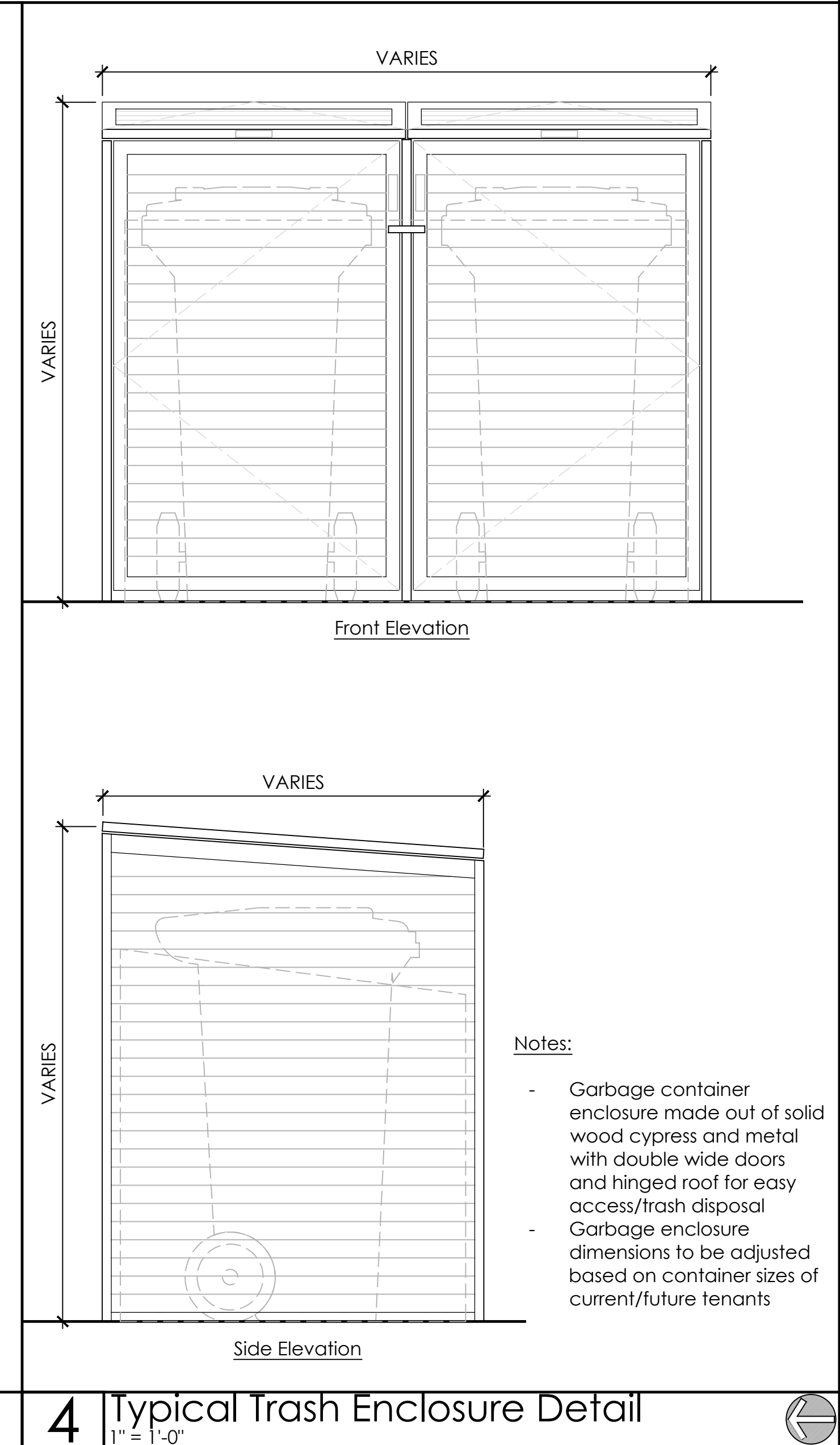
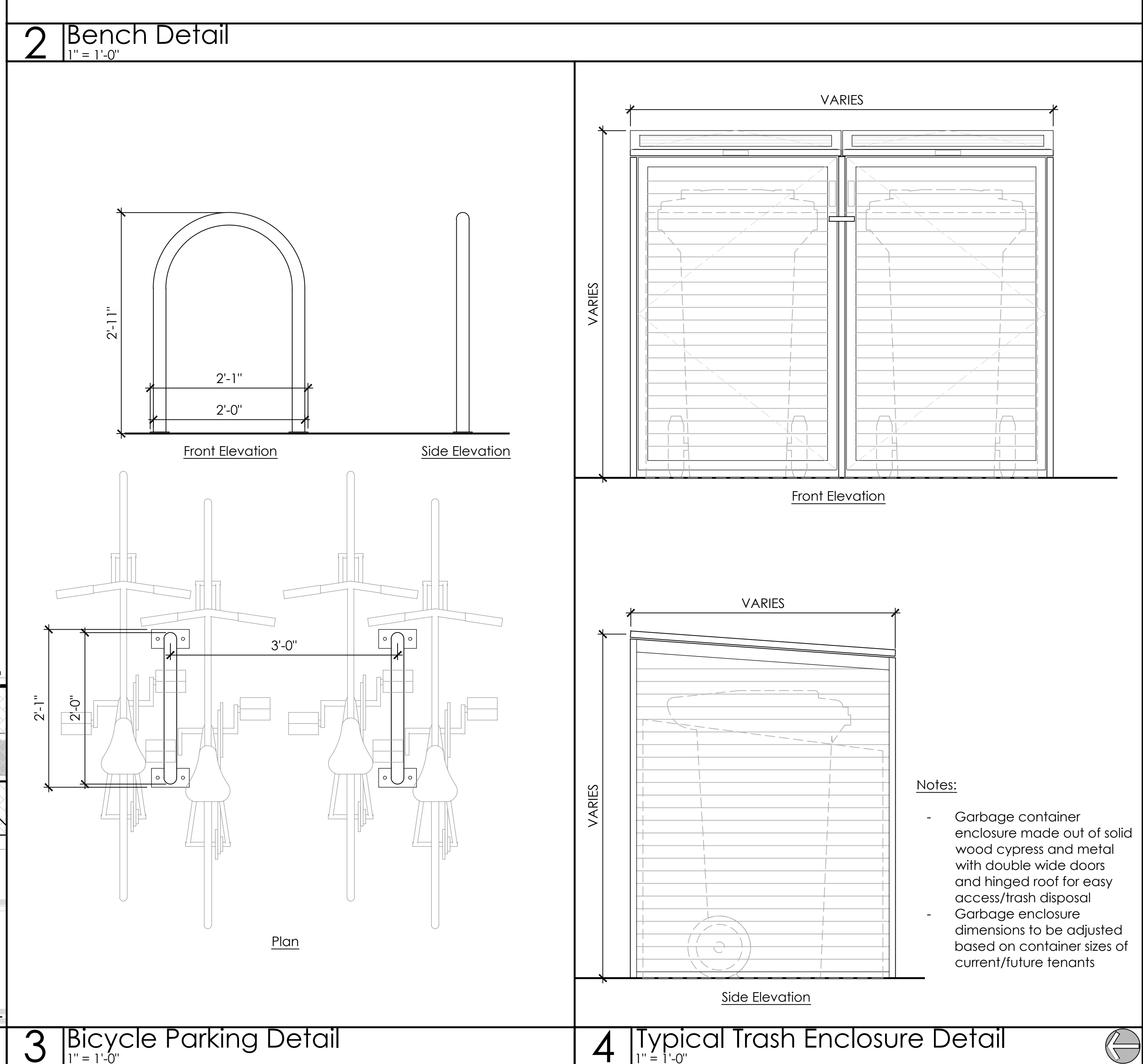
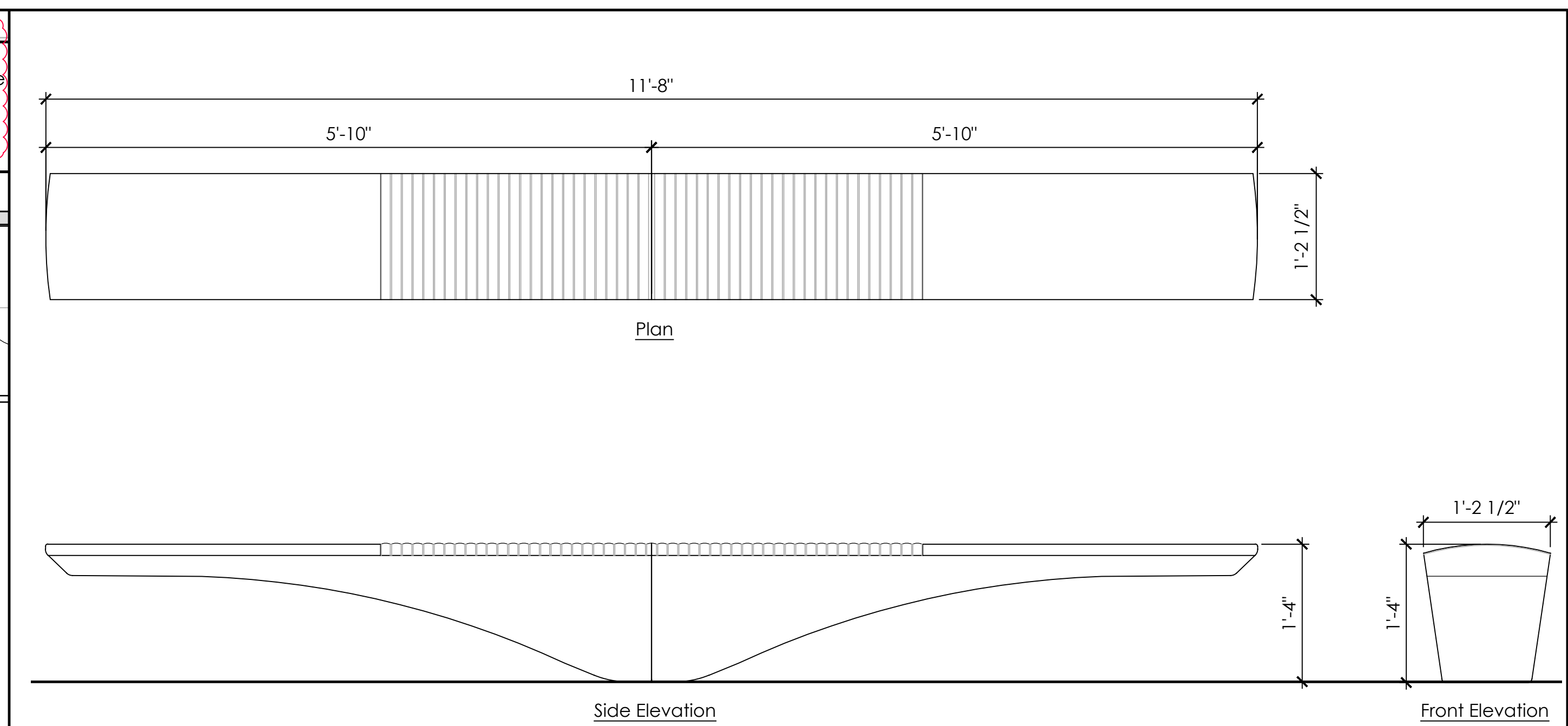
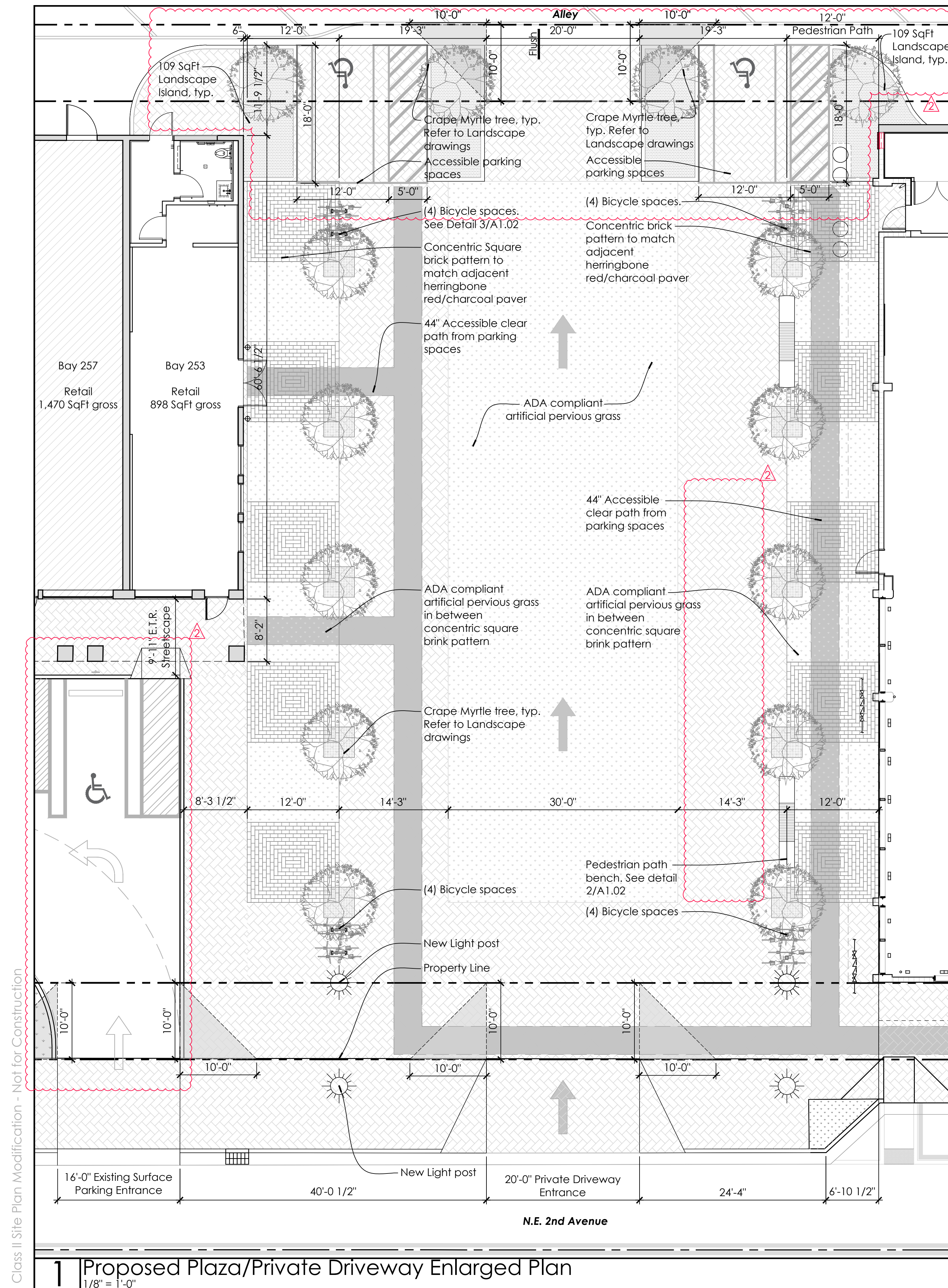
Date

Drawn By

Project No.

Drawing No.

A1.03



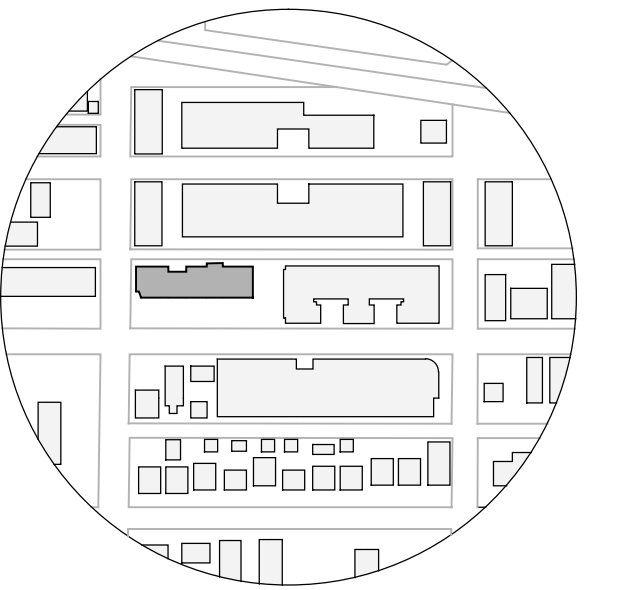
M E N I N

The
RAY

233 NE 2nd Avenue
Delray Beach, FL 33444

SHOPS AT THE RAY

253-279 NE 2nd Avenue
Delray Beach, FL 33444



Registration Seal	Address
AA 0002305	14 NE 1st Avenue, Suite 507 Miami, FL 33132
AR 0008134	T +1 (305) 455 4216

Issued/Revised		
No	Date	Description
1	03-29-2021	TAC Comments Revision 1
2	04-20-2021	TAC Comments Revision 2

Drawing Title

Proposed Plaza/
Private Driveway Plan

Scale	As Noted
Date	March 09, 2021
Drawn By	AN, MP, MQ, SZ
Project No.	19024
Drawing No.	

A1.02

SCOPE OF WORK

THE FOLLOWING DRAWINGS ILLUSTRATE THE PROPOSED SCOPE OF WORK FOR 233 - 279 NE 2ND AVENUE TO BE PERMITTED BY THE CITY OF DELRAY BEACH.

- LANDSCAPE AND HARDSCAPE ASSOCIATED WITH NEW COMMERCIAL RENOVATIONS



04.20.2021 - REVISION 2
03.29.2021 - REVISION 1
02.22.2021 - CLASS II APPLICATION

SHEET INDEX	
LANDSCAPE DRAWINGS	DRAWING NOTES
LCVR	COVER PAGE
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L002	KEY PLAN - GROUND LEVEL
TD100	TREE DISPOSITION NOTES & SCHEDULE
TD101	TREE DISPOSITION PLAN
L210	MATERIALS PLAN - GROUND LEVEL
L211	MATERIALS PLAN - GROUND LEVEL
L212	MATERIALS PLAN - GROUND LEVEL
L700	PLANTING SCHEDULE & NOTES
L710	TREE & PALM PLANTING PLAN - GROUND LEVEL
L711	TREE & PALM PLANTING PLAN - GROUND LEVEL
L712	TREE & PALM PLANTING PLAN - GROUND LEVEL
L720	UNDERSTORY SITE PLAN - GROUND LEVEL
L721	UNDERSTORY PLANTING PLAN - GROUND LEVEL
L722	UNDERSTORY PLANTING PLAN - GROUND LEVEL
L750	PLANTING DETAILS
L751	PLANTING DETAILS

LOCATION MAP



LANDSCAPE ARCHITECT
LAND
2610 NORTH MIAMI AVENUE
MIAMI, FL 33127
614.439.4895
WWW.LAND.DESIGN

MEP
FRANYIE ENGINEERS, INC.
10610 N.W. 27TH STREET
MIAMI, FL 33172
305.592.1360

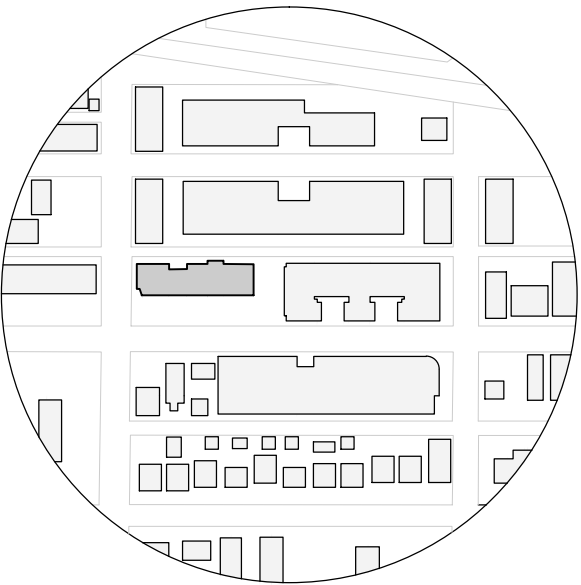
ARCHITECT
GONZALEZ ARCHITECTS
14 NE FIRST AVENUE, SUITE 507
MIAMI, FL 33132
305.455.4216
WWW.GONZALEZ-ARCHITECTS.COM

CIVIL ENGINEER
MORRIS-DEPEW ASSOCIATES, INC.
2891 CENTER POINTE DRIVE, UNIT 100
FORT MYERS, FL 33916
239.337.3993

STRUCTURAL ENGINEER
C&A ENGINEERS, INC.
9240 S.W. 72TH STREET, SUITE 100
MIAMI, FL 33173
786.953.7599

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The
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253-275 NE 2nd Avenue
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No.	Date	Description
1	03-29-2021	TAR Comments Revision 1
2	04-20-2021	TAR Comments Revision 2

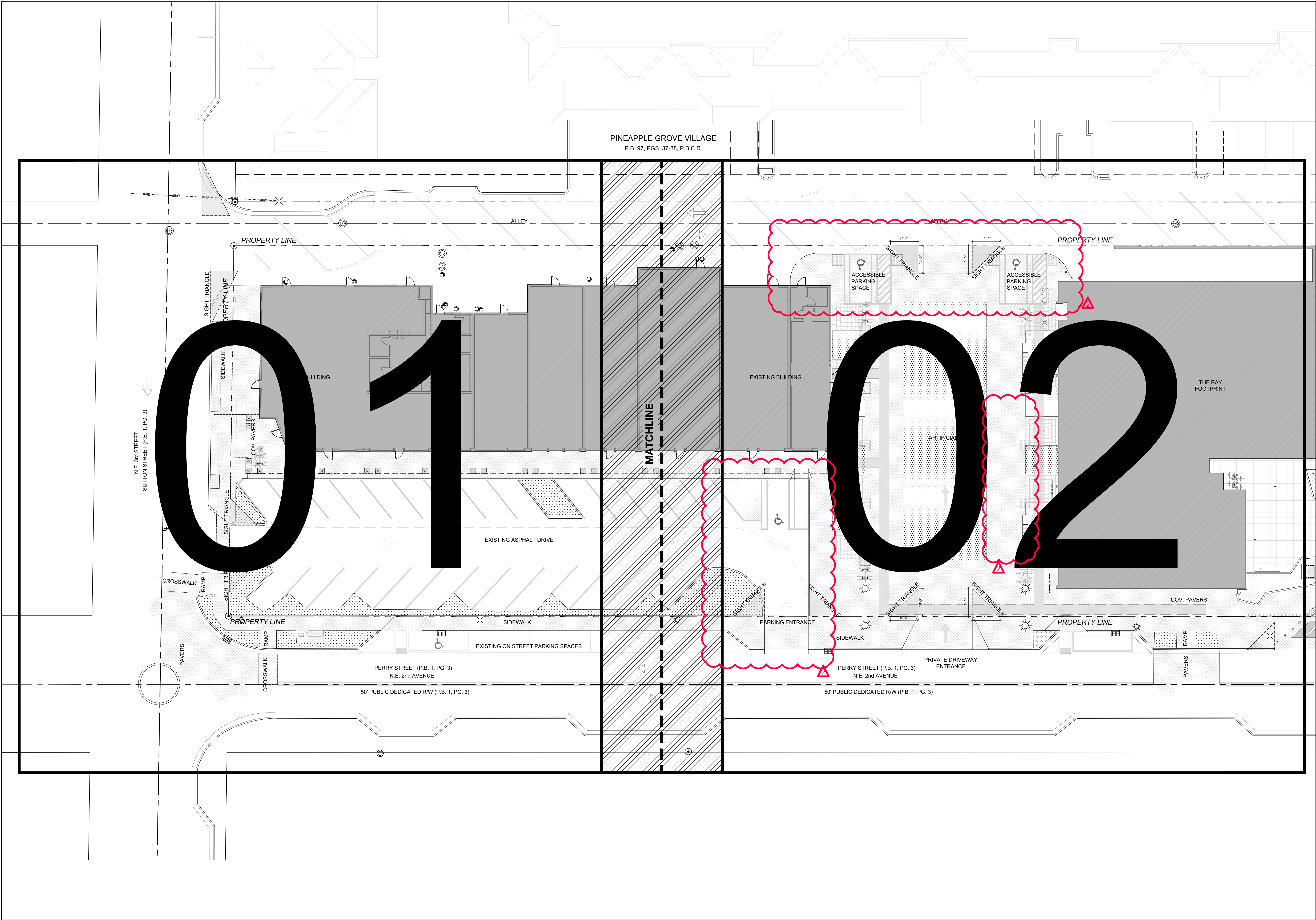
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Cover Sheet

Scale
Date
November 13th, 2020
Drawn By
ANH, MP, MG, SZ, DE
Project No.
19024
Drawing No.

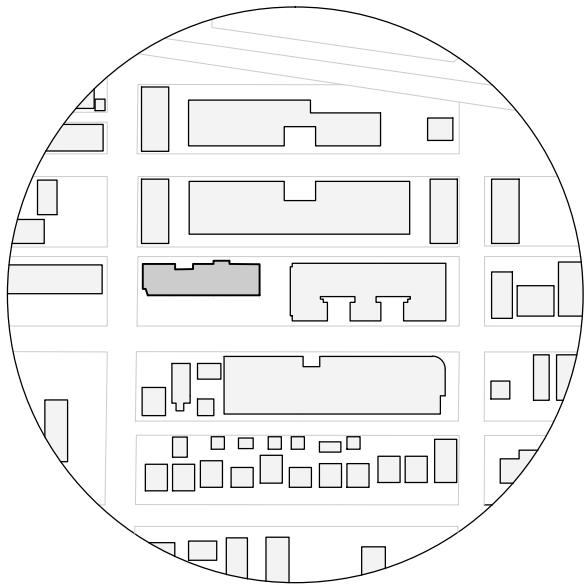
LCVR

Class II Application - Not for Construction



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Delray Beach, FL 33444



NORTH

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AR 0008134
LA 6667007
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No.	Date	Description
1	03-29-2021	TAR Comments Revision 1
2	04-20-2021	TAR Comments Revision 2

Drawing Title

Key Plan
Ground Level

Scale 1/16" = 1' - 0"

Date November 13th, 2020

Drawn By AN, MP, MG, SZ, DE

Project No. 19024

Drawing No.

L002

TREES & PLANTING TO BE PRESERVED NOTES

1.

EXISTING TREES TO BE PRESERVED SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS THEY BEAR TO PRE-CONSTRUCTION GRADE.
2.

EXISTING TREES TO BE PRESERVED SHALL BE PROTECTED WITH STURDY, WEATHERPROOF FENCING AT A MINIMUM FOUR (4) FEET HEIGHT INSTALLED NO CLOSER TO THE TREE TRUNK THAN ITS DRIPLINE. THIS FENCE SHALL BE MAINTAINED IN WORKING ORDER DURING ALL PHASES OF CONSTRUCTION. MAINTAIN TREE PROTECTION ZONES FREE OF WEEDS AND TRASH.
3.

NO WORK SHALL BE CONDUCTED WITHIN THE DRIPLINE, UNLESS REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT. ALL WORK APPROVED WITHIN THE DRIPLINE SHALL BE COMPLETED BY HAND. PROTECT ROOT SYSTEMS FROM PONDING, ERODING, OR EXCESSIVE WETTING.
4.

THE PROJECT LIMIT OF CONSTRUCTION AND ALL EXISTING VEGETATION TO REMAIN IS TO BE CLEARLY DEFINED BY STURDY, WEATHERPROOF FENCING AT A MINIMUM OF FOUR (4) FEET HIGH.

TREES & PLANTING TO BE RELOCATED NOTES

1.

THE CONTRACTOR IS TO ROOT PRUNE ALL PLANT MATERIAL 90 DAYS MINIMUM IN ADVANCE OF MOVING PLANT MATERIAL.
2.

THE CONTRACTOR IS TO WARRANTY ALL RELOCATED PLANT MATERIAL.
3.

THE CONTRACTOR IS RESPONSIBLE FOR THE WATERING AND FERTILIZING OF ALL PLANT RELOCATED PLANT MATERIAL UNTIL PROJECT COMPLETION.
4.

ALL RELOCATED PLANT MATERIAL IS TO BE APPROPRIATELY BRACED.
5.

CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT TWO WEEKS IN ADVANCE OF ALL SCHEDULED WORK PERTAINING TO THE RELOCATION OF SITE TREES.

TREES & PLANTING TO BE REMOVED NOTES

1.

THE CONTRACTOR IS TO COMPLETELY REMOVE ALL PLANTER MATERIAL DESIGNATED FOR REMOVAL (I.E. ROOT BALL, DEBRIS, SAW DUST, ETC.).
2.

THE CONTRACTOR IS TO BACKFILL ALL EXCAVATED ROOT BALLS FLUSH TO THE ADJACENT ELEVATION LEVEL.
3.

CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT TWO WEEKS IN ADVANCE OF ALL SCHEDULED WORK PERTAINING TO THE RELOCATION OF SITE TREES.

TREE DISPOSITION LIST

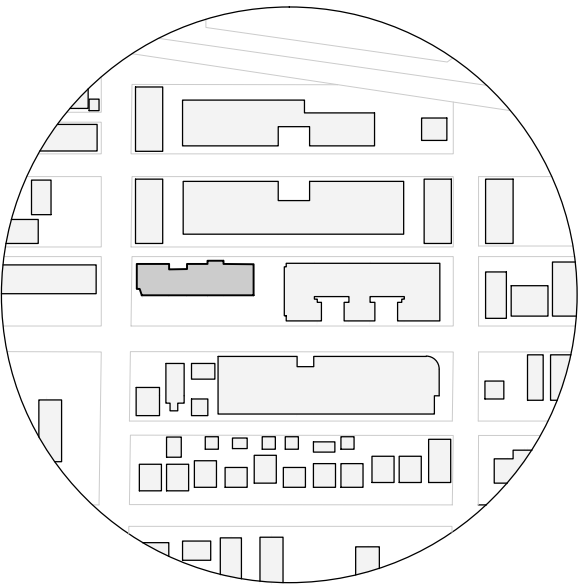
TREE No.	TREE - COMMON NAME	TREE - LATIN NAME	APPROXIMATE HEIGHT (in feet)	DIAMETER at BREAST HEIGHT (in inches, unless otherwise noted)	% LIVE CANOPY	DISPOSITION	CONDITION			Palms	DBH	REMOVAL- MUNICIPAL CRITERIA
The Ray												
1670	Cassia	<i>Senna mexicana chapmanii</i>		2.5	20	REMOVE	20					Dying, below 50%
1673	Royal palm	<i>Roystonea</i>	25			REMOVE	70	1				
1674	Royal palm	<i>Roystonea</i>	25			REMOVE	70	1				
1675	Mahogany	<i>Swietenia mahagoni</i>		18	80	REMOVE	50				18	Severe co-dom leader (failing), restricted root zone
1676	Macarthur palm	<i>Ptychosperma macarthurii</i>	30			REMOVE	70	1				
1678	Macarthur palm	<i>Ptychosperma macarthurii</i>	20			REMOVE	70	1				
1679	Macarthur palm	<i>Ptychosperma macarthurii</i>	30			REMOVE	50	1				Trunk decay
1680	Cassia	<i>Senna mexicana chapmanii</i>		8.5	50	REMOVE	20				8.5	Dying, poor structure, previous failure
1681	Macarthur palm	<i>Ptychosperma macarthurii</i>	25			REMOVE	70	1				
1682	Macarthur palm	<i>Ptychosperma macarthurii</i>	30			REMOVE	70	1				
1683	Macarthur palm	<i>Ptychosperma macarthurii</i>	30			REMOVE	70	1				
1684	Cassia	<i>Senna mexicana chapmanii</i>		2.75	60	REMOVE	40					Planted to deep, poor structure, below 50%
1685	Macarthur palm	<i>Ptychosperma macarthurii</i>	32			REMOVE	70	1				
1686	Macarthur palm	<i>Ptychosperma macarthurii</i>	30			REMOVE	60	1				
1687	Date Palm	<i>Phoenix dactylifera</i>	20			REMOVE	80	1				
1691	Live oak	<i>Quercus Virginiana</i>		12.25	70	REMOVE	70				12.25	Power lines, restricted root zone
1692	Live oak	<i>Quercus Virginiana</i>		12	70	REMOVE	60				12	Power lines, restricted root zone
1693	Live oak	<i>Quercus Virginiana</i>		8.5	50	REMOVE	40				8.5	Power lines, restricted root zone, very poor structure
1694	Live oak	<i>Quercus Virginiana</i>		11	60	REMOVE	60				11	Power lines, restricted root zone
1695	Live oak	<i>Quercus Virginiana</i>		8.5	70	REMOVE	70				8.5	Power lines, restricted root zone
1696	Gumbo limbo	<i>Bursera simaruba</i>		11.75	80	REMOVE	71				11.75	Restricted root zone, previously hat-racked
1697	Gumbo limbo	<i>Bursera simaruba</i>		8	50	REMOVE	72				8	Restricted root zone, tip decline
1698	Gumbo limbo	<i>Bursera simaruba</i>		10.25	70	REMOVE	73				10.25	Restricted root zone, tip decline
1699	Gumbo limbo	<i>Bursera simaruba</i>		12	70	REMOVE	74				12	Restricted root zone, tip decline
1700	Gumbo limbo	<i>Bursera simaruba</i>		8	20	REMOVE	75				8	Restricted root zone, tip decline
1701	Gumbo limbo	<i>Bursera simaruba</i>		18	50	REMOVE	76				18	Restricted root zone, tip decline
1702	Live oak	<i>Quercus Virginiana</i>		13.5	80	REMOVE	70				13.5	Restricted root zone
1703	Live oak	<i>Quercus Virginiana</i>		10	60	REMOVE	60				10	Restricted root zone, co-canopy
1717	Gumbo limbo	<i>Bursera simaruba</i>		13.75	50	REMOVE	61				13.75	Restricted root zone, tip decline, poor structure
1718	Gumbo limbo	<i>Bursera simaruba</i>		10.75	50	REMOVE	62				10.75	Restricted root zone, tip decline
1719	Gumbo limbo	<i>Bursera simaruba</i>		10	60	REMOVE	63				10	Restricted root zone, girdling roots
1720	Live oak	<i>Quercus Virginiana</i>		15.75	60	REMOVE	50				15.75	Restricted root zone, severe co-dom leader, co-canopy
1721	Live oak	<i>Quercus Virginiana</i>		13	60	REMOVE	60				13	Restricted root zone, co-canopy
1722	Royal palm	<i>Roystonea</i>	20			REMOVE	80	1				
1723	Royal palm	<i>Roystonea</i>	20			REMOVE	70	1				
1724	Sabal palm	<i>Sabal palmetto</i>	15			REMOVE	80	1				
1725	Sabal palm	<i>Sabal palmetto</i>	20			REMOVE	80	1				
1726	Sabal palm	<i>Sabal palmetto</i>	17			REMOVE	80	1				
1727	Live oak	<i>Quercus Virginiana</i>		10.25	40	REMOVE	30					Restricted root zone, broken curbs, sub-canopy, below 50%
1728	Live oak	<i>Quercus Virginiana</i>		19	80	REMOVE	70				19	Restricted root zone, broken curbs
1765	Gumbo limbo	<i>Bursera simaruba</i>		11.75	40	REMOVE	71				11.75	Restricted root zone, tip decline
1765	Alexander palm	<i>Ptychosperma elegans</i>				REMOVE	70	1				
1766	Alexander palm	<i>Ptychosperma elegans</i>	20			REMOVE	70	1				
1767	Alexander palm	<i>Ptychosperma elegans</i>	20			REMOVE	70	1				
1768	Alexander palm	<i>Ptychosperma elegans</i>	20			REMOVE	70	1				
1769	White Bird of Paradise	<i>Strelitzia nicolai</i>	15			REMOVE	70					7 trunks, does not qualify as tree
1770	White Bird of Paradise	<i>Strelitzia nicolai</i>	7			REMOVE	70					3 trunks, does not qualify as tree
1771	White Bird of Paradise	<i>Strelitzia nicolai</i>	5			REMOVE	70					2 trunks, does not qualify as tree
1772	White Bird of Paradise	<i>Strelitzia nicolai</i>	4			REMOVE	70					1 trunk, does not qualify as tree
1789	Live oak	<i>Quercus Virginiana</i>	20	12	50	REMOVE	50				12	
1790	Live oak	<i>Quercus Virginiana</i>	20	12	50	REMOVE	50				12	
The Shops at the Ray												
1773	Live oak	<i>Quercus Virginiana</i>	20	12	50	REMOVE	70				12	
1774	Cabbage Palm	<i>Sabal palmetto</i>	12	18	20	REMOVE	70	1				
1775	Alexander palm	<i>Ptychosperma elegans</i>	20	5	10	REMOVE	70	1				
1776	Live oak	<i>Quercus Virginiana</i>	20	12	50	REMAIN	70					
1777	Live oak	<i>Quercus Virginiana</i>	20	12	50	REMAIN	70					
1778	Royal palm	<i>Roystonea</i>	20	12	50	REMAIN	70					
1779	Royal palm	<i>Roystonea</i>	20	12	50	REMAIN	70					
1780	Live oak	<i>Quercus Virginiana</i>	20	12	50	REMAIN	60					
1781	Live oak	<i>Quercus Virginiana</i>	20	12	50	REMAIN	60					
1782	Live oak	<i>Quercus Virginiana</i>	20	12	50	REMAIN	60					
1783	Live oak	<i>Quercus Virginiana</i>	20	12	50	REMAIN	60					
1784	Live oak	<i>Quercus Virginiana</i>	20	12	50	REMAIN	60					
1785	Live oak	<i>Quercus Virginiana</i>	20	12	50	REMAIN	60					
1786	Live oak	<i>Quercus Virginiana</i>	20	12	50	REMOVE	60				12	
1787	Live oak	<i>Quercus Virginiana</i>	12	5	30	REMOVE	50				5	
1788	Live oak	<i>Quercus Virginiana</i>	20	12	50	REMAIN	50					
TOTAL PROPOSED MITIGATION PER PLANT SCHEDULE:												
TOTAL UNITS TO BE REMOVED:										22 palms	317 inches	
TOTAL PROPOSED MITIGATION PER PLANT SCHEDULE:										25 palms	178 inches	
* Per Zoning Ordinance Chapter 4.6, 19 E.5.b palm removals have not been included in mitigation calculations.												
*Proposed trees DBH number reflects an estimated total of trees DBH at planting. Please note that per tree disposition plan we are removing a total of 28 trees and replacing them with a total of 55 trees as shown in the planting plan.												

M E N I N

SHOPS AT



253-275 NE 2nd Avenue
Delray Beach, FL 33444



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AR 0008134
LA 6667007
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No.	Date	Description
1	03-29-2021	TAP Comments Decision 1

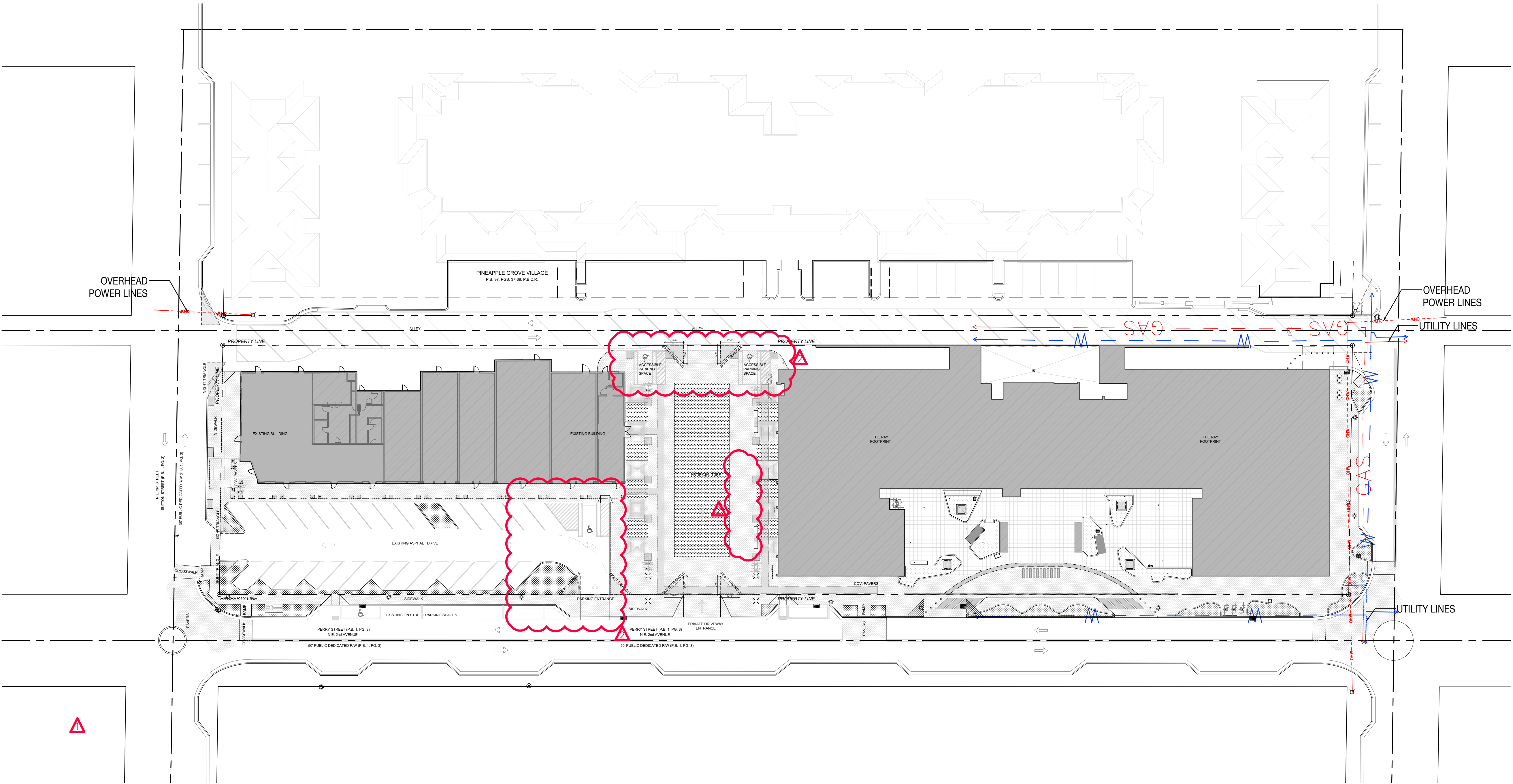
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Tree Disposition
Notes & Schedule

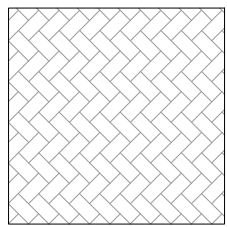
Scale
Date
November 13th, 2020
Drawn By
AN, MP, MG, SZ, DE
Project No.
Drawing No.

TD100

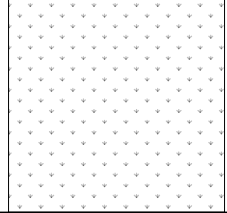
Class II Application - Not for Construction



MATERIALS LEGEND



MATERIAL 01



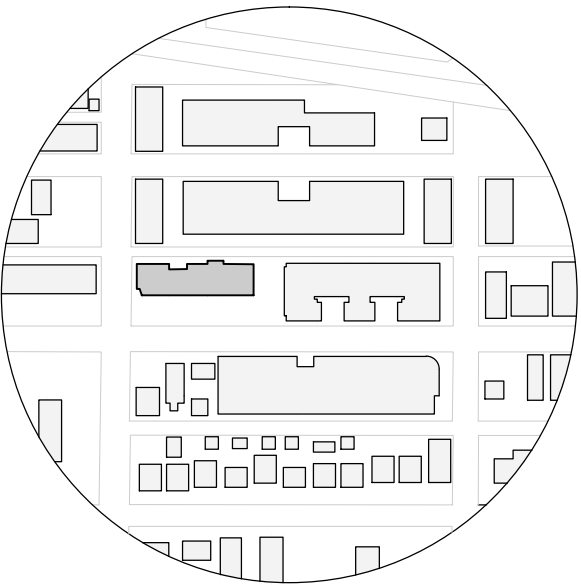
LANDSCAPE AREA

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1	03-29-2021	TAP Comments Revision 1
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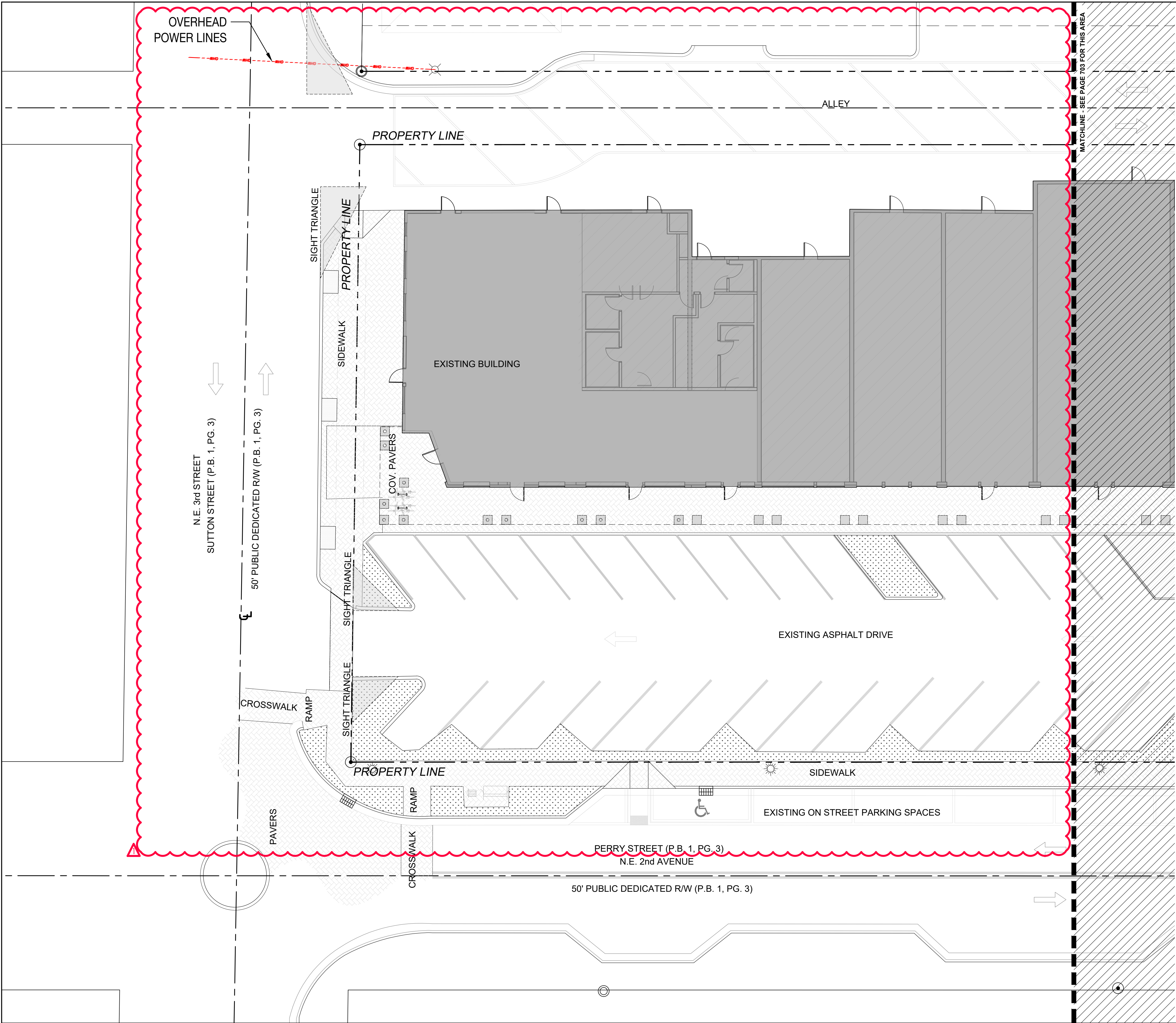
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Materials Site Plan
Ground Level

Scale 1" = 30'-0"
Date November 13th, 2020
Drawn By AN, MP, MG, SZ, DE
Project No. 19024
Drawing No.

L210

Class II Application - Not for Construction



01

02

MATERIALS LEGEND

MATERIAL 01

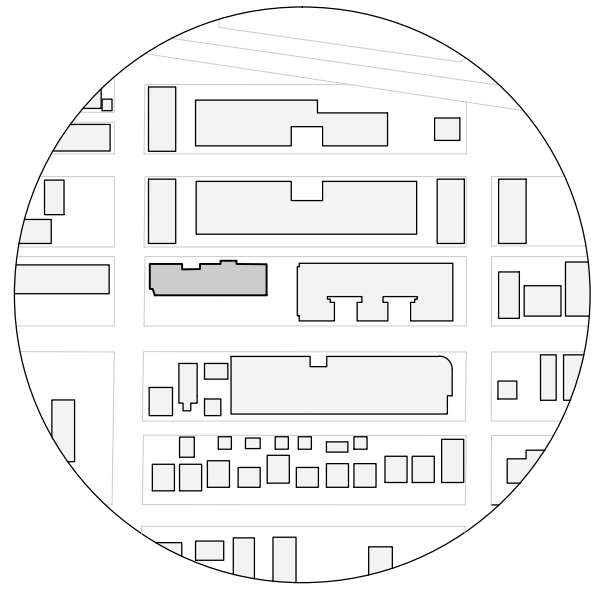
LANDSCAPE AREA

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Delray Beach, FL 33444



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Address

Phone

No.

Date

Description

1

03-29-2021

TAP Comments Revision 1

Drawing Title

Materials Plan
Ground Level

Scale

Scale 3/32" = 1' - 0"

Date

November 13th, 2020

Drawn By

ANL, MP, MG, SZ, DE

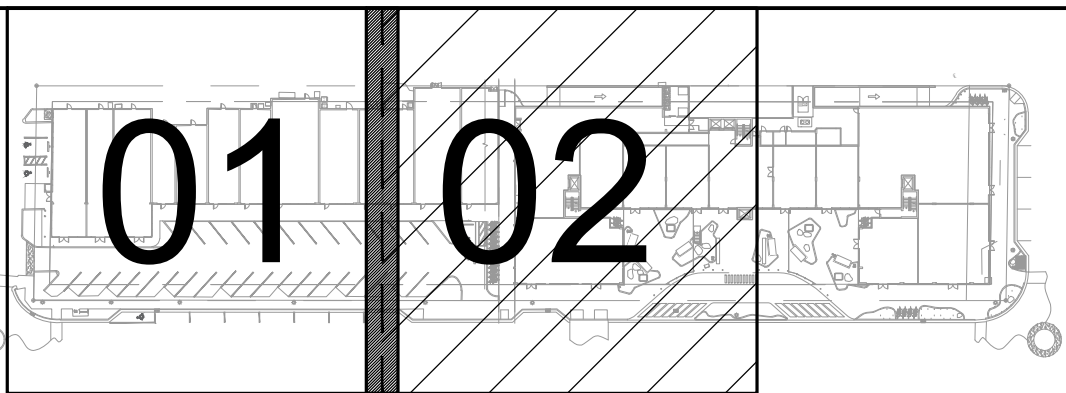
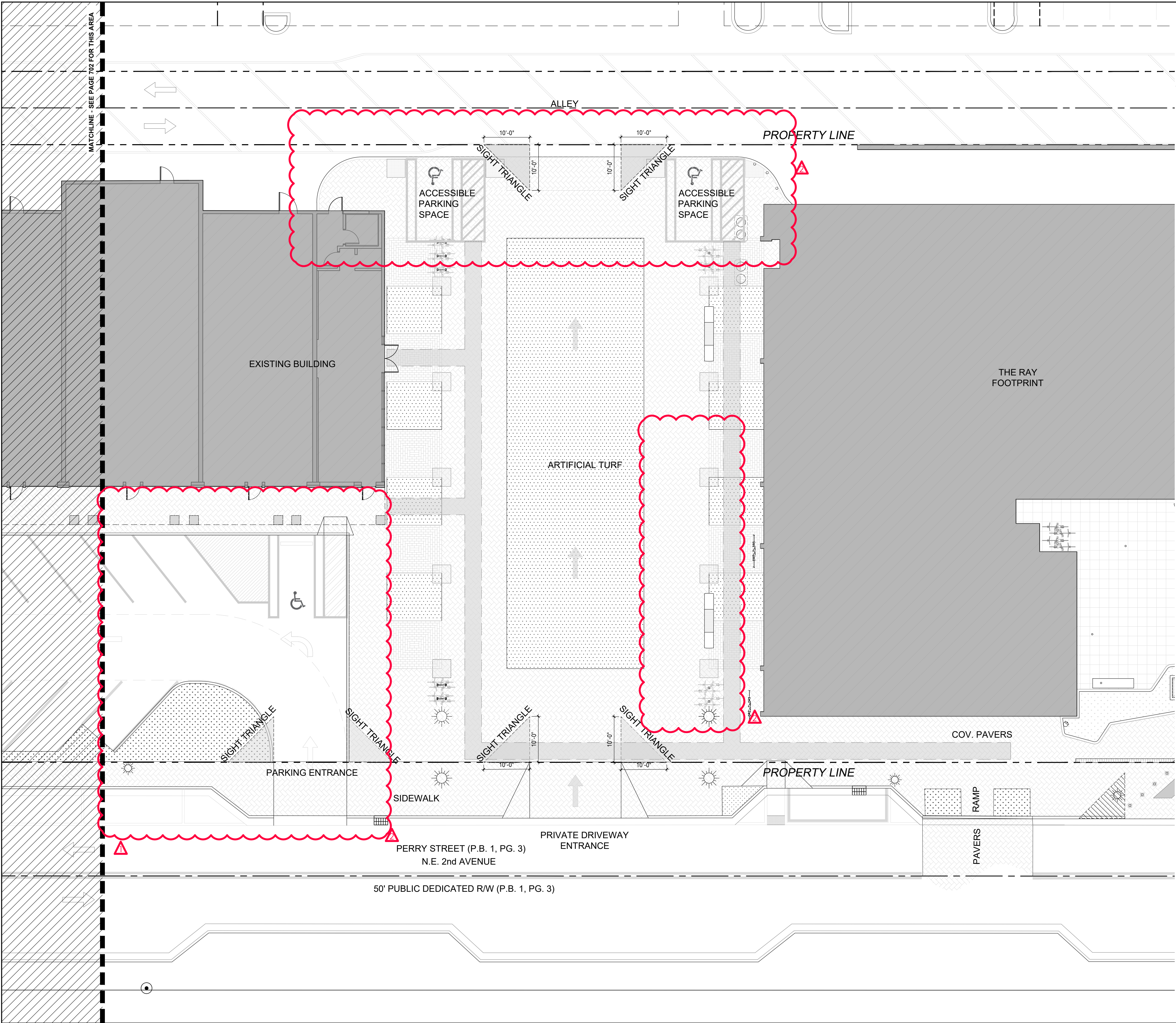
Project No.

19024

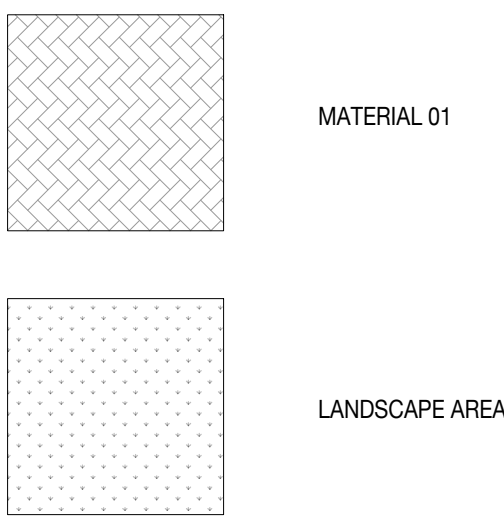
Drawing No.

L211

Class II Application - Not for Construction



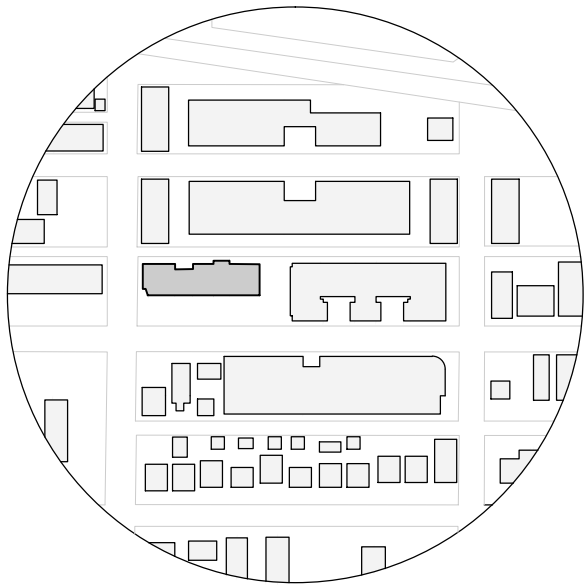
MATERIALS LEGEND



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No.	Date	Description
1	03-29-2021	TAR Comments Revision 1
2	04-20-2021	TAR Comments Revision 2

Drawing Title

Materials Plan
Ground Level

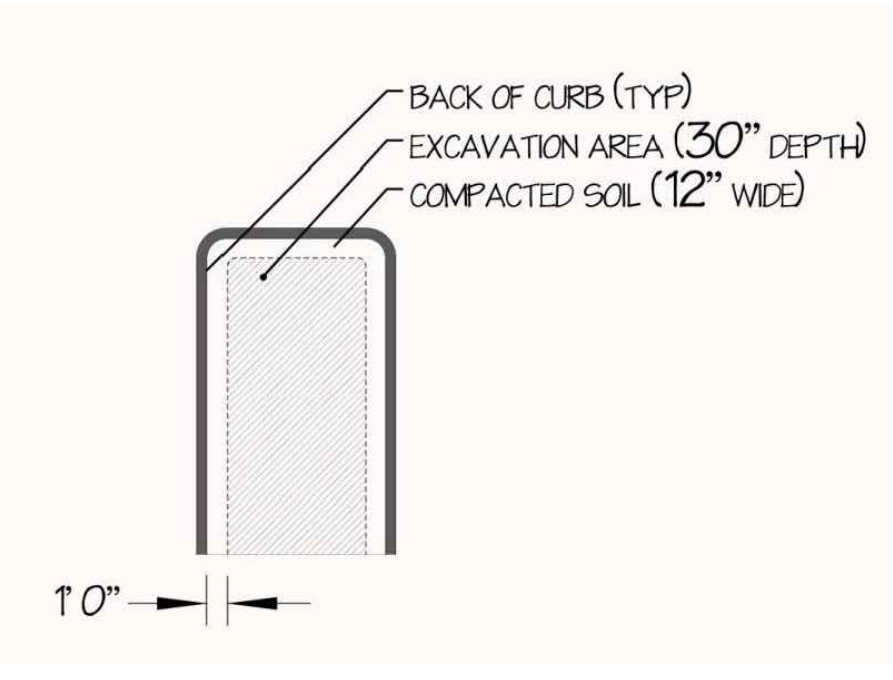
Scale
Date
Drawn By
Project No.
Drawing No.

Scale 3/32" = 1' - 0"
November 13th, 2020
AN, MP, MG, SZ, DE
19024

L212

PLANTING NOTES

1. PLANT MATERIAL IS TO BE HEALTHY SPECIMENS FREE FROM DISEASE OR DAMAGE, AND IS TO BE MAINTAINED IN EXCELLENT CONDITION WHILE ON THE JOBSITE. LANDSCAPE ARCHITECT SHALL INSPECT PLANT MATERIAL UPON ARRIVAL TO JOBSITE AND WILL REJECT PLANT MATERIAL THAT DOES NOT MEET THE STANDARDS DESCRIBED WITHIN THE CONTRACT DOCUMENTS.
2. THE LANDSCAPE ARCHITECT WILL PERIODICALLY INSPECT PLANT MATERIAL STOCKPILED AND/OR PLANTED ON SITE DURING THE COURSE OF CONSTRUCTION. PLANT MATERIAL NOT MEETING THE STANDARDS CONTAINED WITHIN CONTRACT DOCUMENTS SHALL BE REPLACED AT NO COST TO THE OWNER.
3. PROVIDE MATCHING SIZES AND FORMS FOR EACH PLANT OF THE SAME SPECIES UNLESS OTHERWISE INDICATED.
4. CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF DISCREPANCIES, GRAPHICALLY SHOWN QUANTITIES SHALL TAKE PRECEDENCE.
5. ALL NEWLY INSTALLED LANDSCAPE MATERIAL INCLUDING TREES AND PALMS SHALL BE FLORIDA GRADE NO. 1 OR BETTER IN ACCORDANCE WITH THE FDACS GRADES AND STANDARDS MANUAL FOR NURSERY PLANTS (2015 OR CURRENT PUBLICATION).
6. REFER TO PLANTING DETAILS FOR PLANTING, STAKING AND GUYING REQUIREMENTS. COORDINATE GUYING AND STAKING OF CHARACTER PLANTS WITH LANDSCAPE ARCHITECT. CONTRACTOR TO REMOVE AND DISPOSE OF ALL STAKING, GUYING, TREE WRAP, NURSERY TAPE ETC. AT THE END OF THE GUARANTEE PERIOD.
7. THE CONTRACTOR SHALL PRUNE EXISTING AND/OR NEW TREES ONLY PER LANDSCAPE ARCHITECT DIRECTION.
8. THE CONTRACTOR SHALL STAKE THE LOCATIONS OF ALL TREES AND B&B SHRUBS FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL, PRIOR TO INSTALLATION.
9. ALL ROOT-WRAPPING MATERIALS THAT ARE NOT BIO-DEGRADABLE SHALL BE REMOVED FROM THE ROOT BALL. ROOT BALLS SHALL BE FREE OF WEEDS.
10. SPECIFIED PLANT MATERIAL SIZES SHALL BE CONSIDERED MINIMUM SIZES.
11. FINISH GRADE OF PLANTING BEDS SHALL BE ONE (1) INCH BELOW ADJACENT FLATWORK, UNLESS SPECIFIED OTHERWISE.
12. MULCH OR PLANTING BED DRESSING SHALL BE PLACED IN ALL PLANTING AREAS AS SPECIFIED. MULCH OR PLANTING BED DRESSING SHALL NOT BE PLACED WITHIN SIX (6) INCHES OF TREE TRUNKS. MULCHING SHOULD BE REPEATED ANNUALLY DURING THE AUTUMN TO A THREE (3) INCH DEPTH.
13. ALL PLANT MATERIAL SHOULD RECEIVE AN ORGANIC FERTILIZER IN LIMITED APPLICATION FOLLOWING INSTALLATION. TYPE AND APPLICATION RATE AND METHOD OF APPLICATION TO BE SPECIFIED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT.
14. EXCESS FERTILIZER SHALL BE DISPOSED OF PROPERLY OFF-SITE. IT SHALL NOT BE DISPOSED OF IN STORM DRAINS AND/OR DRYWELLS.
15. STOCKPILED PLANT MATERIAL TO BE PLACED IN THE SHADE AND PROPERLY HAND-WATERED UNTIL PLANTED.
16. MINI-NUGGET TYPE DECORATIVE BARK MULCH WILL BE USED TO RETURN NUTRIENTS TO THE SOIL, REDUCE MAINTENANCE AND MINIMIZE EVAPORATION FOR AREAS APPROXIMATE TO THE RESIDENCE. LARGER SHREDDED BARK MULCH WILL BE USED FOR STEEP AREAS SO SLOUGHING IS LESS LIKELY TO OCCUR.
17. PRESERVE & PROTECT ALL EXISTING VEGETATION INDICATED TO REMAIN AT ALL TIMES.
18. SIX (6) INCH PLANT MIX SHALL BE PROVIDED FOR ALL LAWN, TURF, AND NATIVE PLANTING ZONES. 18 INCH PLANT MIX SHALL BE PROVIDED FOR ALL PERENNIAL PLANTING BEDS UNLESS OTHERWISE NOTED.
19. LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL NEW TREES AND PALMS FOR A PERIOD OF 1-YEAR FROM DATE OF INITIAL ACCEPTANCE.
20. EXISTING NATIVE SOIL WITHIN ALL LANDSCAPE ISLANDS, INTERIOR LANDSCAPE STRIPS AND PERIMETER LANDSCAPE STRIPS, ADJACENT TO VEHICULAR USE AREAS, SHALL BE EXCAVATED DOWN TO A DEPTH OF 30 INCHES BELOW EXISTING GRADE, EXCEPT FOR A 12-INCH BUFFER FROM THE INSIDE OF CURB OR PAVEMENT (SEE DIAGRAM BELOW). A SUITABLE PLANTING SOIL MIXTURE OF 50/50, 60/40 (SAND/TOPSOIL) OR AS OTHERWISE INDICATED BY THE REGISTERED LANDSCAPE ARCHITECT, SHALL EITHER BE BACKFILLED IN PLACE OF THE NATIVE SOIL OR EFFICIENTLY MIXED WITH THE NATIVE SOIL TO CREATE AN OPTIMUM ENVIRONMENT FOR SUCCESSFUL ROOT DEVELOPMENT. IF NATIVE SOIL IS TO BE MIXED, IT SHALL FIRST BE SCREENED TO REMOVE ROCKS AND DEBRIS LARGER THAN ONE-HALF INCH IN DIAMETER PRIOR TO MIXING. ALL PROPERTIES UNDER THIS SECTION SHALL BE REQUIRED TO HAVE AN OPEN LANDSCAPE BED INSPECTION PRIOR TO BACKFILLING TO INSURE THE 30-INCH DEPTH HAS BEEN MET.LDR 4.6.16 (H)(3)(N).



PLANTING SCHEDULE - GROUND LEVEL

ABR.	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	ORIGIN
TREES					
BSI	3	BURSERIA SIMARUBA	GUMBO LIMBO	FIELD GROWN, 20' HEIGHT X 20' CANOPY	FLORIDA
LIN	14	LAGERSTROMIA INDICA	CRAPE MYRTLE	FIELD GROWN 3", 20' HEIGHT X 15' CANOPY	SOUTHEAST ASIA
PALMS					
ABR.	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	ORIGIN
AAL	2	ARCHONTOPHOENIX ALEXANDRAE	ALEXANDER PALM	FIELD GROWN, 25-35' HEIGHT	FLORIDA
SHRUBS & GROUNDCOVERS					
CN	894	CLUSIA NANA	DWARF CLUSIA	3 GAL. 18" O.C.	FLORIDA
PC	14	BOUGAINVILLEA 'SILHOUETTE'	BOUGAINVILLEA	3 GAL. 36" O.C.	
AT	3826 SQ. FT.	ARTIFICIAL TURF			
CONTRACTOR TO PROVIDE LANDSCAPE ARCHITECT WITH \$6,000 WHOLESALE PLANT ALLOWANCE FOR GREEN WALL WATER PLANTS, ORCHIDS, AND ACCENTS					

PLANTING SCHEDULE - GROUND LEVEL - THE RAY

ABR.	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	ORIGIN
PALMS					
AAL	3	ARCHONTOPHOENIX ALEXANDRAE	ALEXANDER PALM	FIELD GROWN, 25-35' HEIGHT	AUSTRALIA
DAL	7	DICTYOSPERMA ALBUM	HURRICANE PALM	FIELD GROWN, 20-25' HEIGHT, 60 G.	FLORIDA
TRA	7	THRINAX RADIATA	THATCH PALM	6' CT, 12' OA	SOUTH EAST ASIA
WRO	6	WASHINGTONIA ROBUSTA	WASHINGTONIA PALM	FIELD GROWN, 40' CLEAR TRUNK	MEXICO
TREES					
BSI	13	BURSERIA SIMARUBA	GUMBO LIMBO	FIELD GROWN, 20' HEIGHT X 20' CANOPY	FLORIDA
LIN	5	LAGERSTROEMIA INDICA	CRAPE MYRTLE	60 GAL, MULTI TRUNK, 10' MIN. HEIGHT	SOUTH EAST ASIA
CRO	4	CLUSIA ROSEA	AUTOGRAPH TREE	60 GAL, MULTI TRUNK, 10' MIN. HEIGHT	FLORIDA
CUV	2	COCCOLOBA UVIFERA	SEA GRAPE	200 GAL, MULTI TRUNK, 20' OA,	FLORIDA
LJA	2	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	100 GAL, MULTI TRUNK	SOUTH EAST ASIA
PRA	5	PIMENTA RACEMOSA	BAY RUM	45 GAL, MULTI TRUNK, 8' MIN. HEIGHT	CARIBBEAN
PRU	5	PLUMERIA RUBRA	FRANGIPANI	65 GAL, MULTI TRUNK, 8' MIN. HEIGHT	SOUTH AMERICA
BAMBOO					
BCH	1	BAMBUSA CHUNGII	BLUE BAMBOO	FIELD GROWN, 30' HEIGHT	SOUTH EAST ASIA
PNI	1	PHYLLOSTACHYS NIGRA	BLACK BAMBOO	FIELD GROWN, 30' HEIGHT	SOUTH EAST ASIA
SHRUBS & GROUNDCOVERS					
AN	6	ASPLENIUM NIDUS	BIRD'S NEST FERN	7 GAL. AS SHOWN	SOUTH EAST ASIA
AP	29	ALPINIA PURPURATA	PINK GINGER	3 GAL. 36" O.C.	SOUTH AMERICA
BG	42	BOUGAINVILLEA 'SILHOUETTE'	BOUGAINVILLEA	3 GAL. 36" O.C.	SOUTH AMERICA
CN	183	CLUSIA NANA	DWARF CLUSIA	3 GAL. 18" O.C.	FLORIDA
DM	6	DIOON MEJIAE	DIOON	15 GAL.	CENTRAL AMERICA
FP	26	FICUS PUMILA	CREEPING VINE	1 GAL.	EAST ASIA
LM	194	LIRIOPE MUSCARI	BLUE LILYTURF	1 GAL. 18" O.C.	FLORIDA
PB	73	PHILODENDRON BURLE MARX	PHILODENDRON	3 GAL. 18" O.C.	SOUTH EAST ASIA
MS	51	MICROSORUM SCOLOPENDRIUM	WART FERN	3 GAL. 18" O.C.	SOUTH AFRICA
PS	48	PENNISETUM SETACEUM 'RUBRUM'	PURPLE FOUNTAIN GRASS	3 GAL. 36" O.C.	AFRICA
CONTRACTOR TO PROVIDE LANDSCAPE ARCHITECT WITH \$6,000 WHOLESALE PLANT ALLOWANCE FOR GREEN WALL WATER PLANTS, ORCHIDS, AND ACCENTS					

LANDSCAPE LEGEND

MUNICIPALITY: City of Delray Beach

ZONING CLASS: CBDLOT AREA: 82,762ACRES: 1.9000

OPEN SPACE

ORDINANCE/CODE SECTION: DELRAY BEACH LDR 4.6.16

A. Total Lot Area

Lot area: 82,720 S.F.

B. Structures, parking, walkways, drives, etc

73,679 S.F.

C. Total pervious lot area

9,041 S.F.

D. Area of shrubs

Pervious area: 9,041Multiplier: 30%

2,7122,712

E. Area of shrubs and ground covers provided

2,712 S.F.

F. Native vegetation required

Required green space: 2,712Multiplier: 25%

678678

G. Native vegetation provided

678 S.F.

H. Total paved vehicular use area

10,235 S.F.

I. Total interior landscape area required

Total vehicular use area 10,235Multiplier: 10%

1,0241,024

J. Total interior

11,304 S.F.

K. Total interior shade trees

Interior landscape 1,024Multiplier: 125 S.F.

810

L. Total interior shade trees provided

10 Tree

M. Total linear feet surrounding parking or vehicular use areas

470 L.F.

N. Total number of perimeter trees required

Vehicular use areas 470Multiplier: 30

1623

O. Total number of perimeter trees provided

23 Trees

* Includes palms at 2 palms : 1 tree and Coconut and Royal palms at 1:1 per Sec. 4. 6.16 (E)(6).

*Includes existing trees to remain on the northern portion of the site.

P. Total number of existing trees to be saved on site

9 Trees

Q. Total number of native trees required

Total interior shade trees: 8Total perimeter trees: 16Multiplier: 50%

1216

R. Total number of native trees provided

16 Trees

S. Total number of trees on plan provided

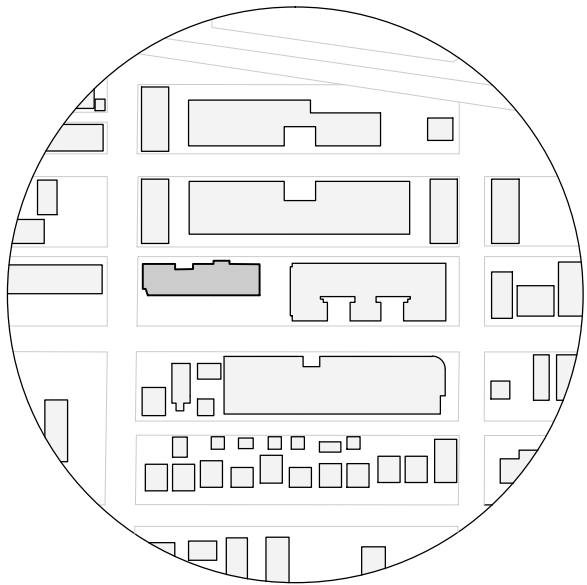
53 Trees

M E N I N

SHOPS AT

The RAY

253-275 NE 2nd Avenue
Delray Beach, FL 33444



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LA 6667007
14 NE 1st Avenue, Suite 507
Miami, FL 33132
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7294 NW 1st Court
Miami, FL 33150
T +1 (644) 437 4695

No. Date Description
1 03-29-2021 IAR-Comments Revision 1
2 04-20-2021 IAR-Comments Revision 2

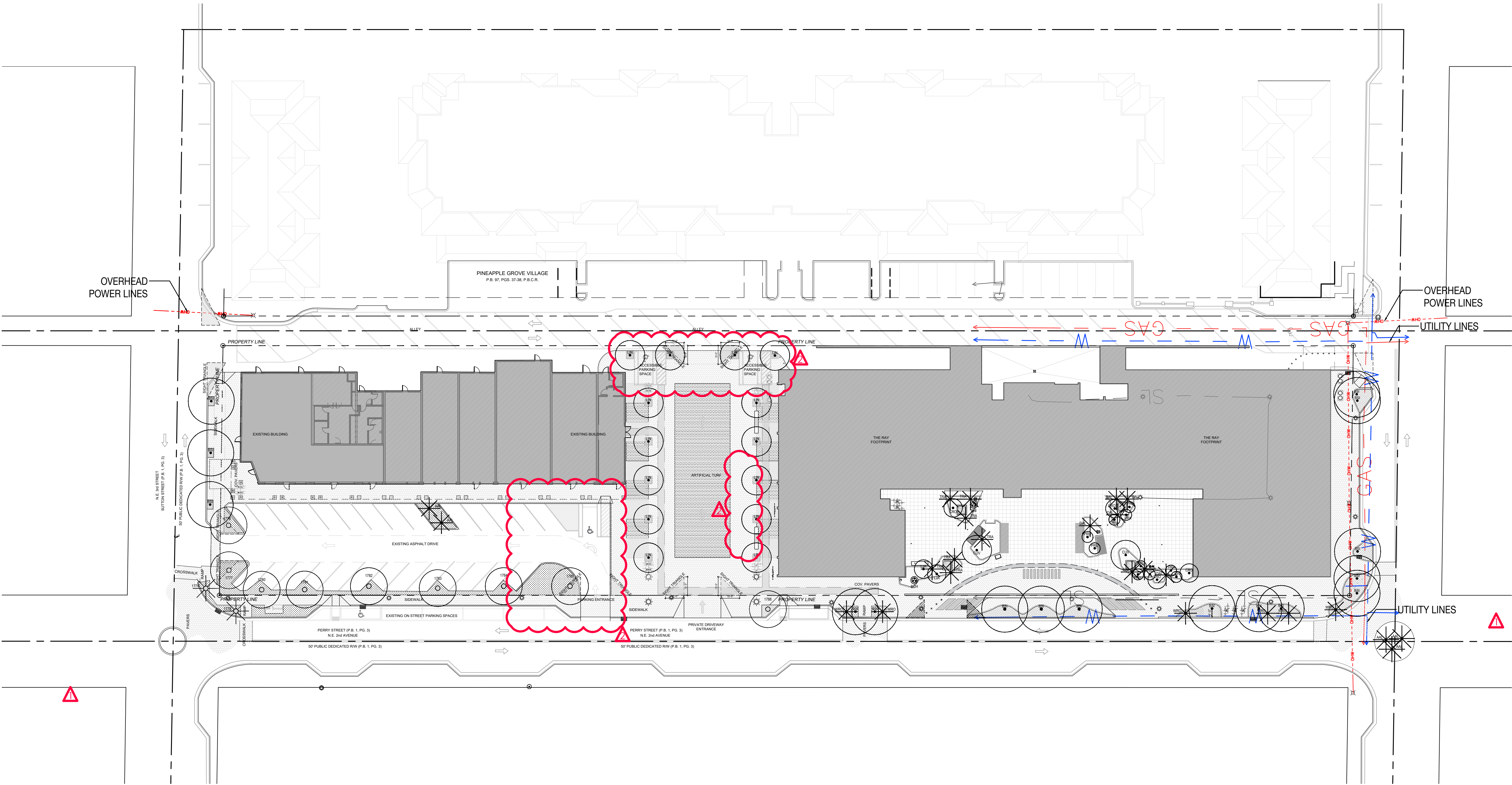
Drawing Title

Planting Schedule &
Notes

Scale
Date November 13th, 2020
Drawn By AN, MP, MG, SZ, DE
Project No. 19024
Drawing No.

L700

Class II Application - Not for Construction




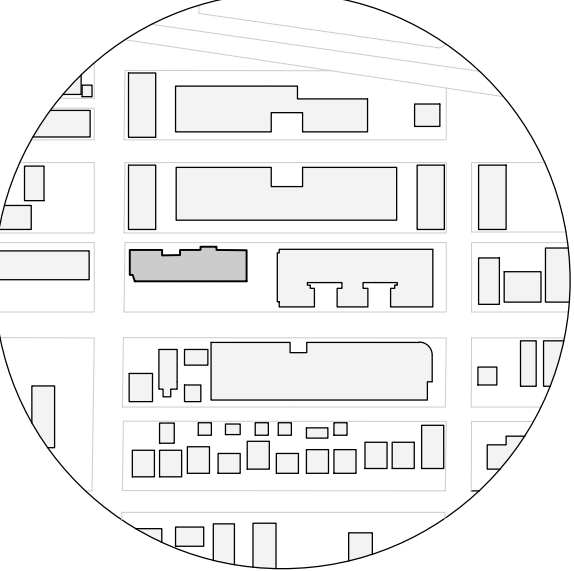
MENIN


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 **González Architects**
Hospitality



 NORTH

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No.	Date	Description
1	03-29-2021	TAP Comments Revision 1
2	04-20-2021	TAP Comments Revision 2

Drawing Title

Tree & Palm Site Plan
Ground Level

Scale 1"=30'-0"

Date November 13th, 2020

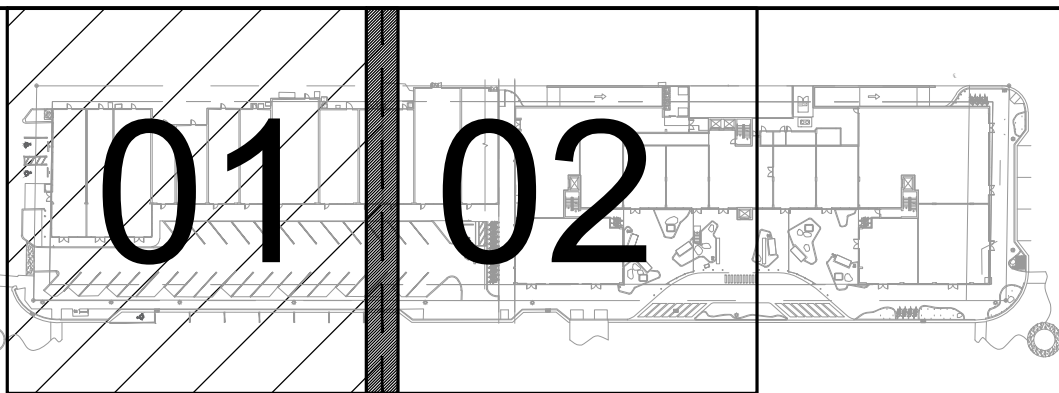
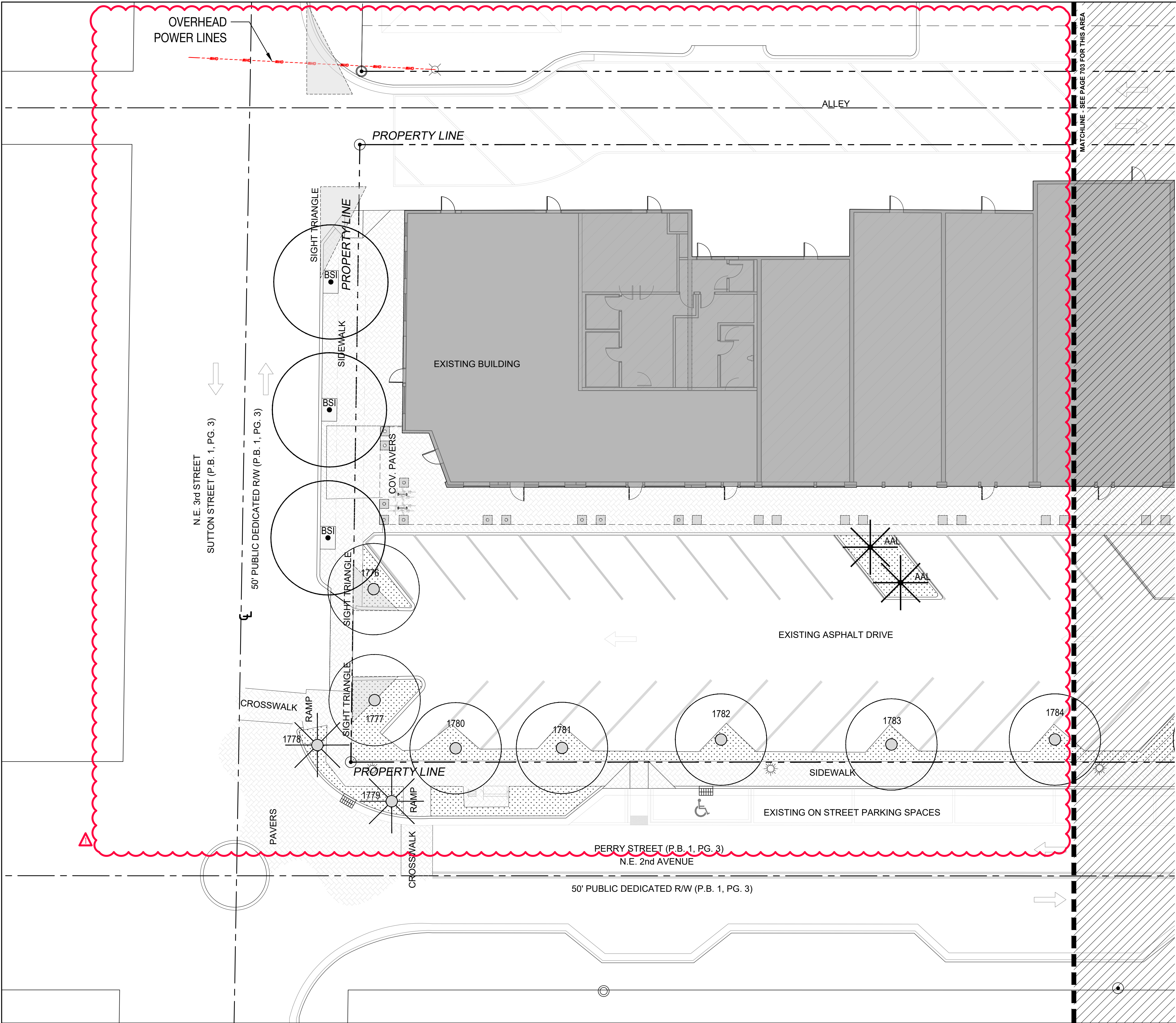
Drawn By AN, MP, MG, SZ, DE

Project No. 19024

Drawing No.

L710

Class II Application - Not for Construction



PLANTING LEGEND

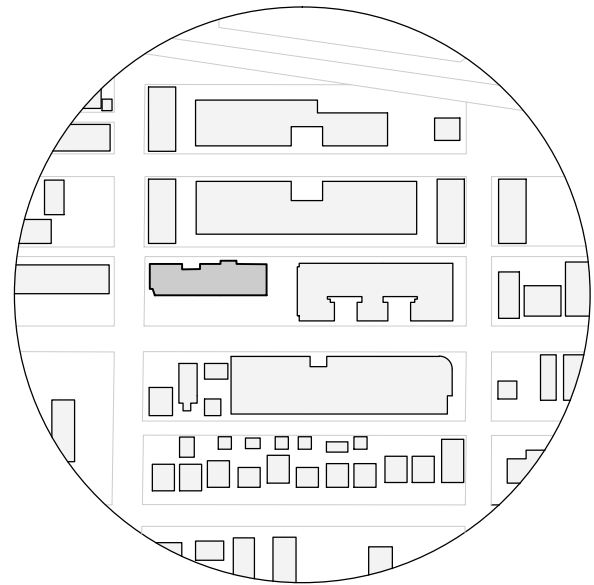
- EXISTING PALM
- EXISTING TREE
- PROPOSED TRANSPLANTED PALM LOCATION
- PROPOSED TRANSPLANTED TREE LOCATION
- PROPOSED PALM
- PROPOSED TREE

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No.	Date	Description
1	03-29-2021	TAP Comments Revision 1

Drawing Title

Tree & Palm Plan
Ground Level

Scale
Scale 3/32" = 1' - 0"

Date
November 13th, 2020

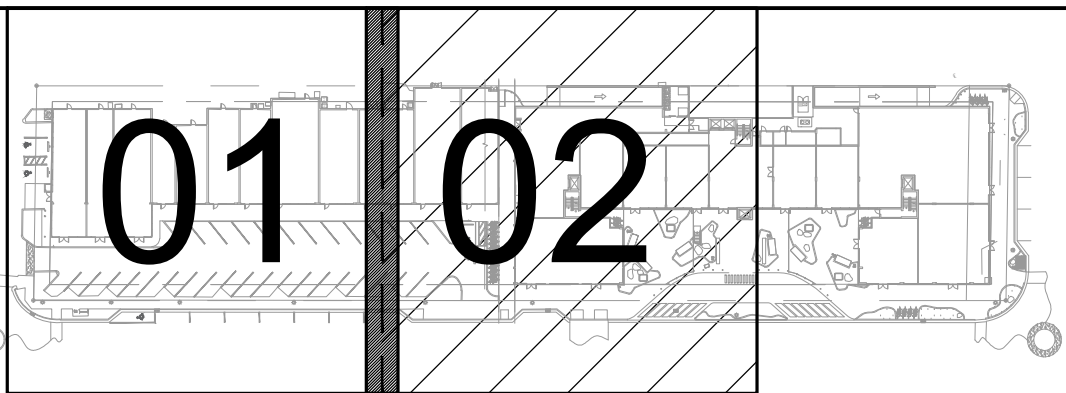
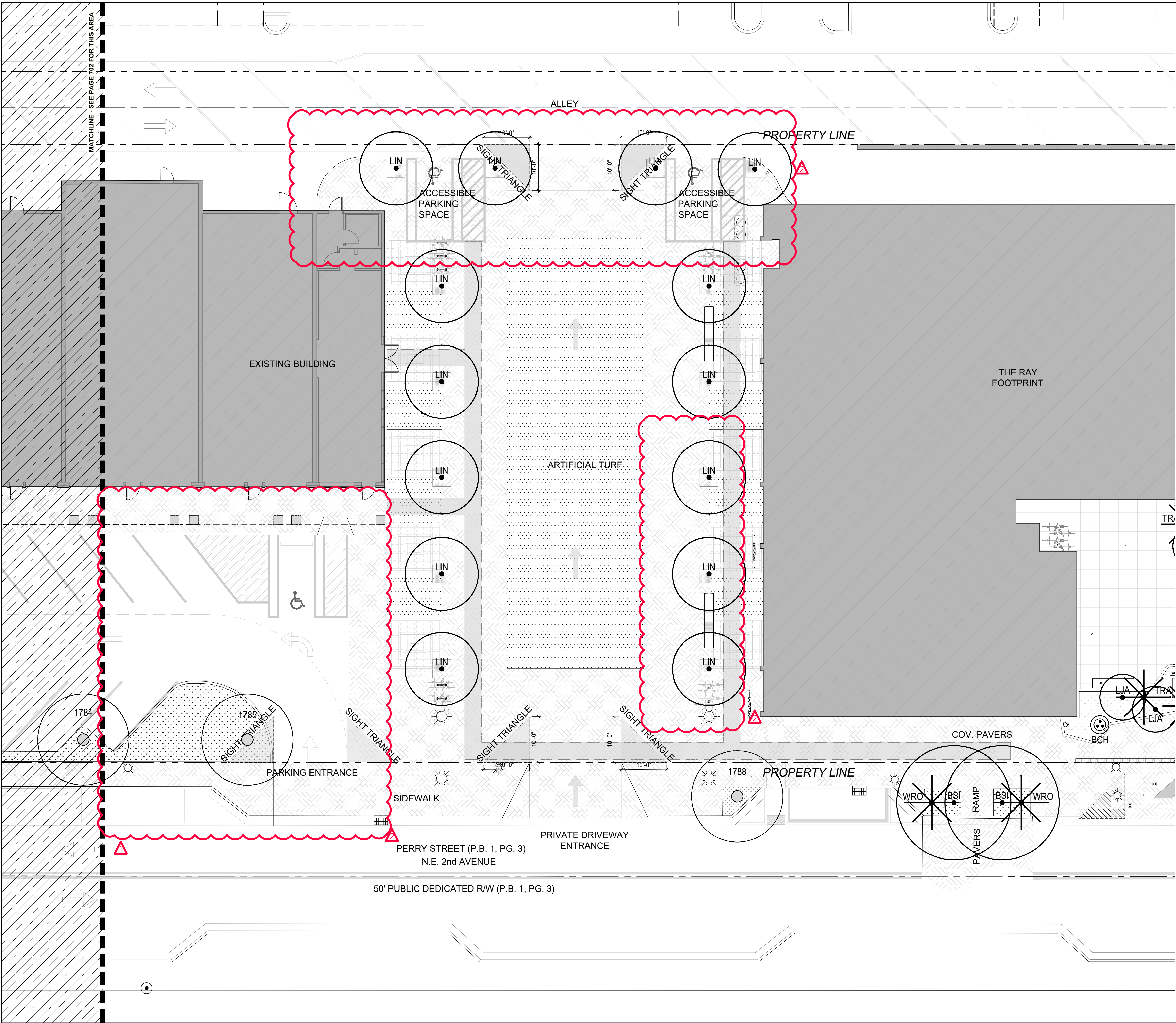
Drawn By
AN, MP, MG, SZ, DE

Project No.
19024

Drawing No.

L711

Class II Application - Not for Construction



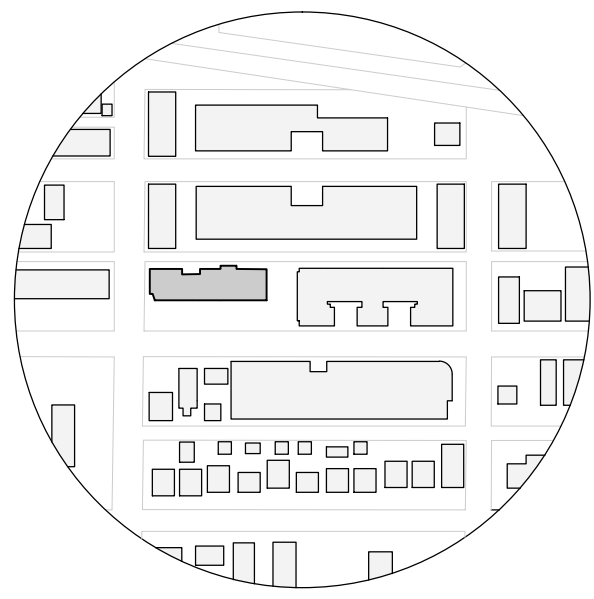
PLANTING LEGEND

- EXISTING PALM
- EXISTING TREE
- PROPOSED TRANSPLANTED PALM LOCATION
- PROPOSED TRANSPLANTED TREE LOCATION
- PROPOSED PALM
- PROPOSED TREE

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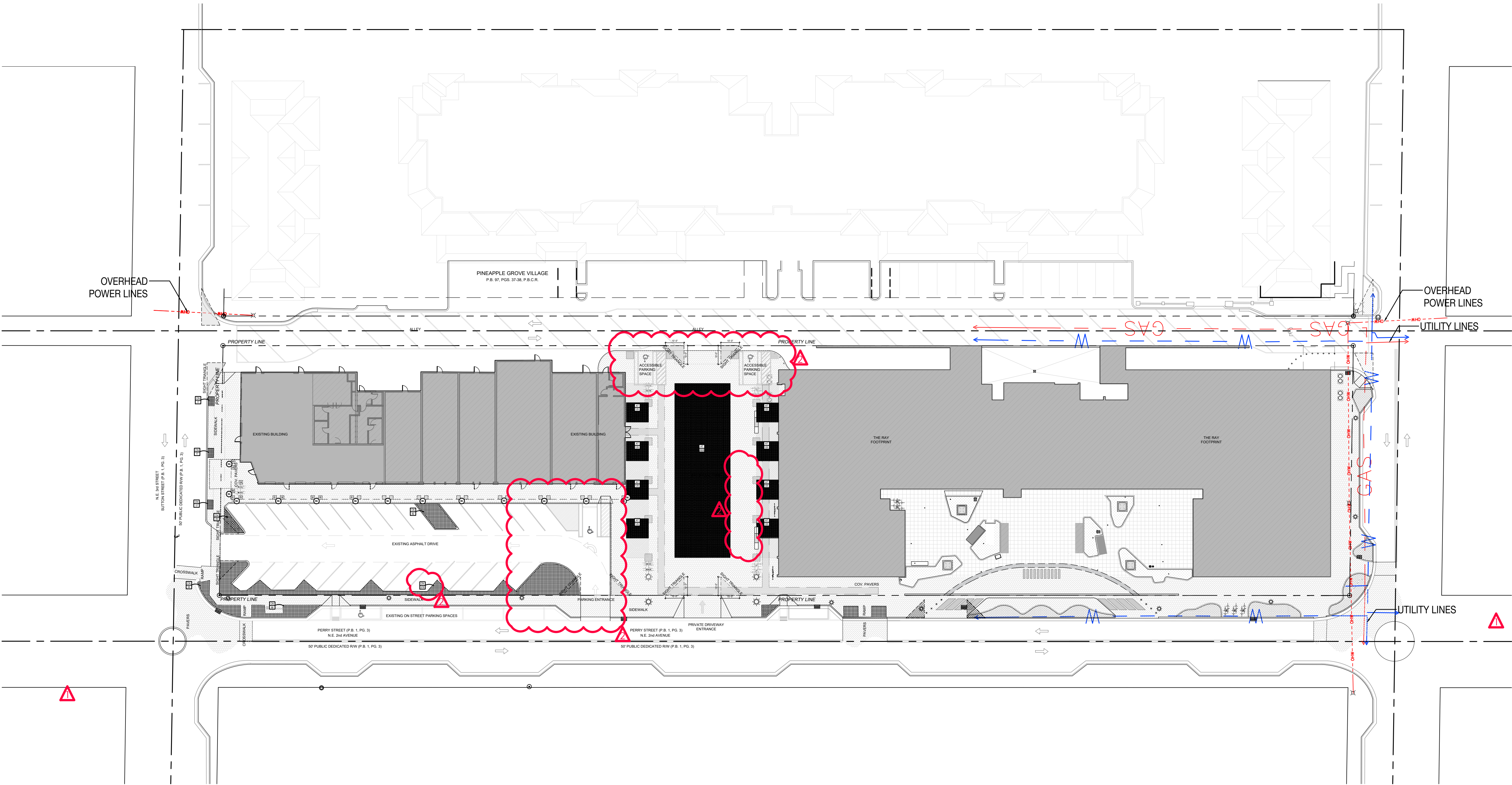
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No.	Date	Description
1	03-29-2021	TAR Comments Revision 1
2	04-20-2021	TAR Comments Revision 2

Drawing Title
**Tree & Palm Plan
Ground Level**

Scale	Scale 3/32" = 1' - 0"
Date	November 13th, 2020
Drawn By	AN, MP, MG, SZ, DE
Project No.	19024
Drawing No.	L712

Class II Application - Not for Construction



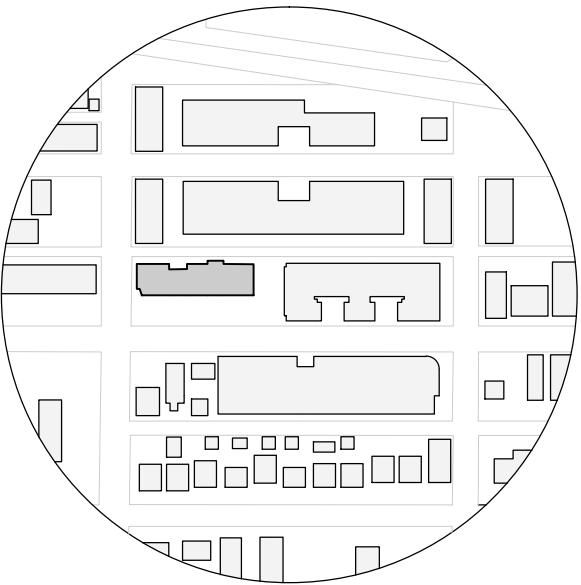
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No.	Date	Description
1	03-29-2021	TAP Comments Revision 1
2	04-20-2021	TAP Comments Revision 2

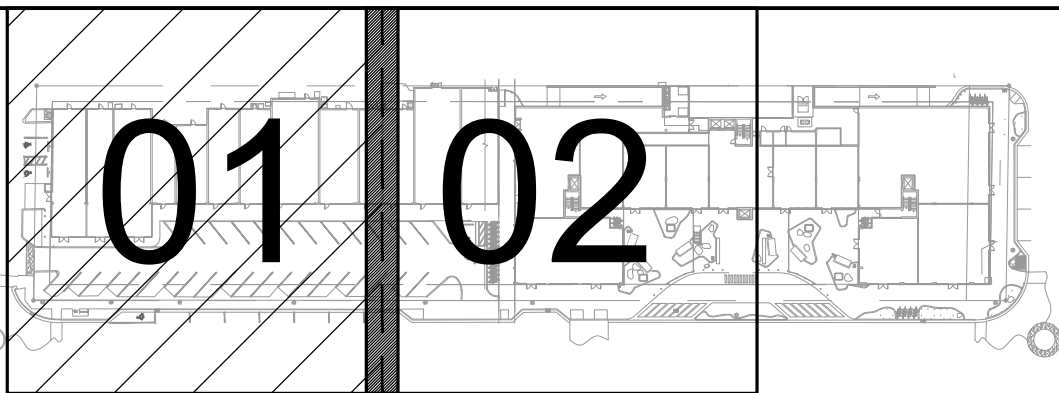
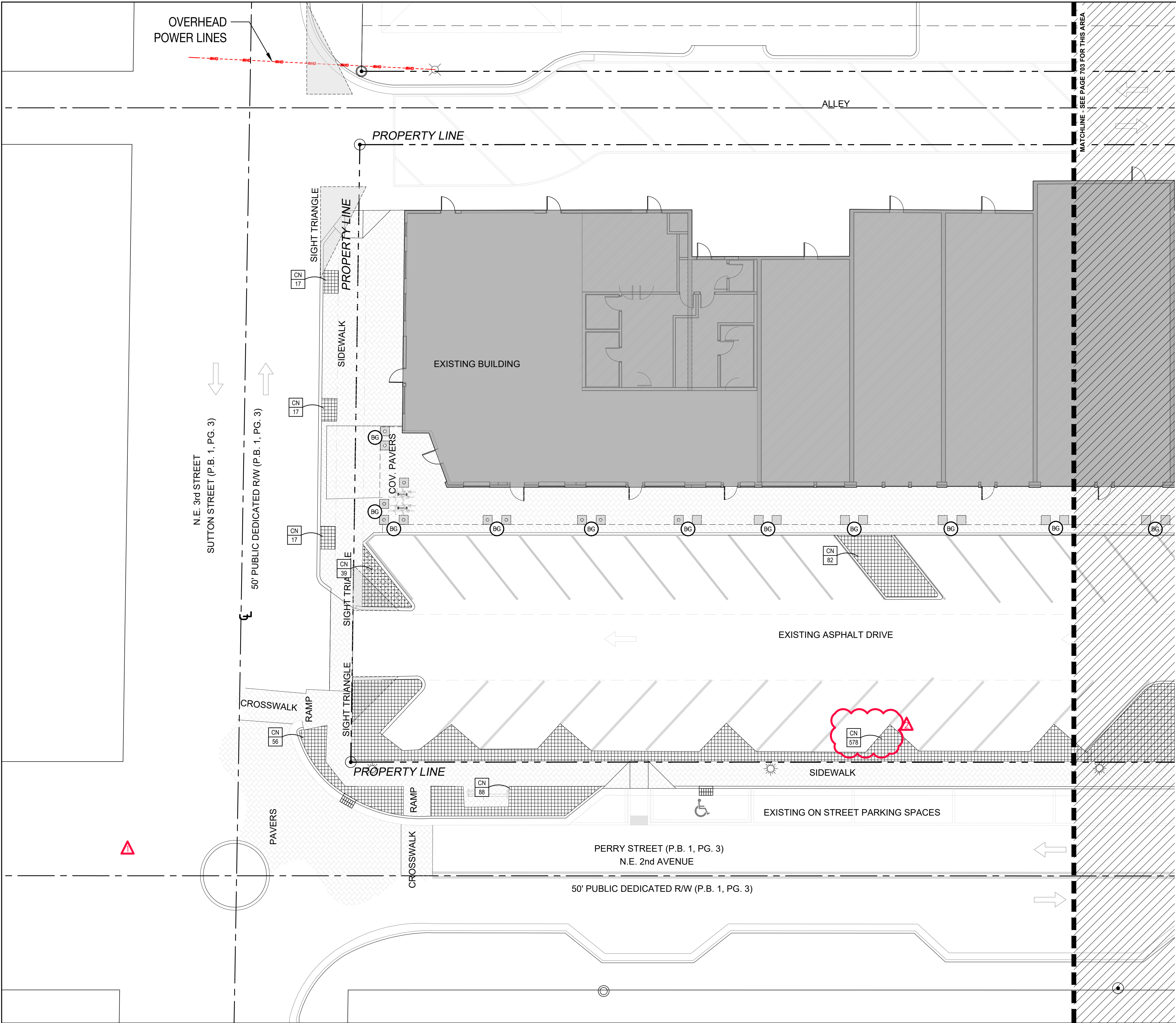
Drawing Title

Understory Site Plan
Ground Level

Scale 1"=30'-0"
Date November 13th, 2020
Drawn By AN, MP, MG, SZ, DE
Project No. 19024
Drawing No.

L720

Class II Application - Not for Construction



PLANTING LEGEND

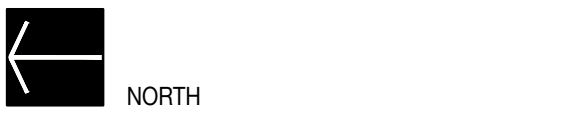
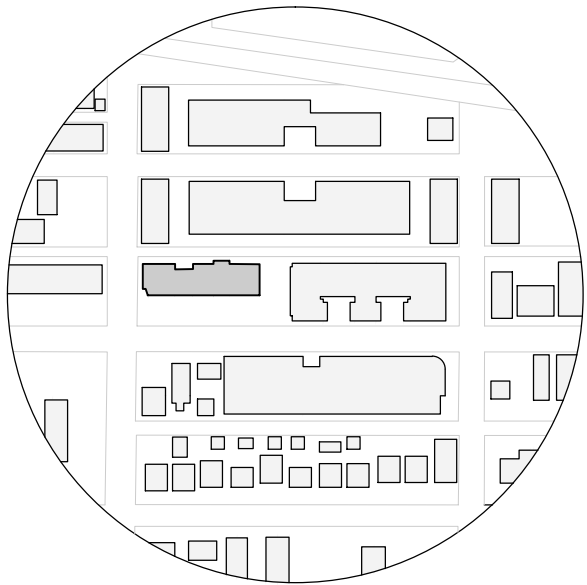
TYP #

PROPOSED GROUNDCOVER

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No.	Date	Description
1	03-29-2021	TAR Comments Revision 1
2	04-20-2021	TAR Comments Revision 2

Drawing Title

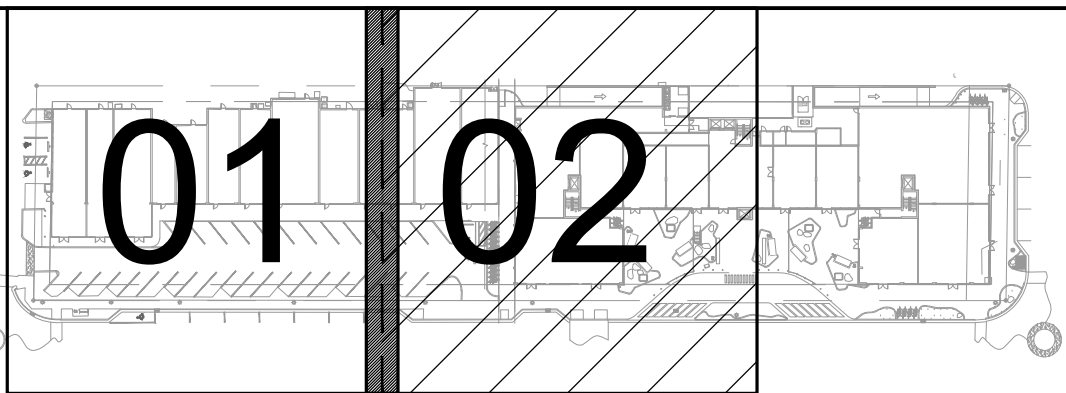
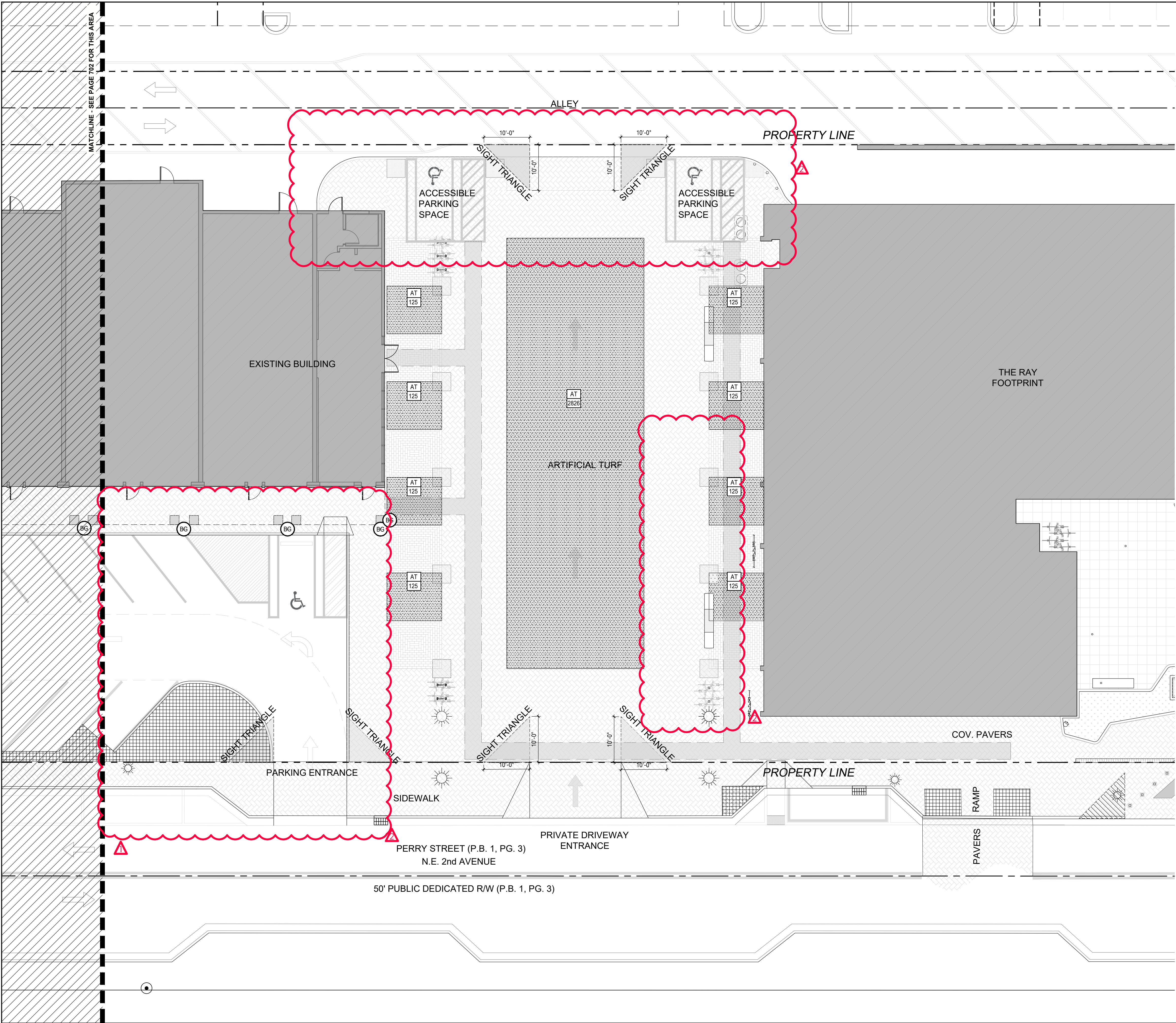
Understory Plan
Ground Level

Scale
Date
Drawn By
Project No.
Drawing No.

Scale 3/32" = 1' - 0"
November 13th, 2020
AN, MP, MG, SZ, DE
19024

L721

Class II Application - Not for Construction



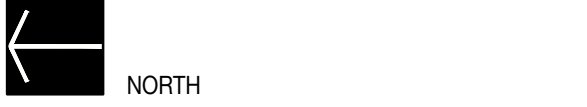
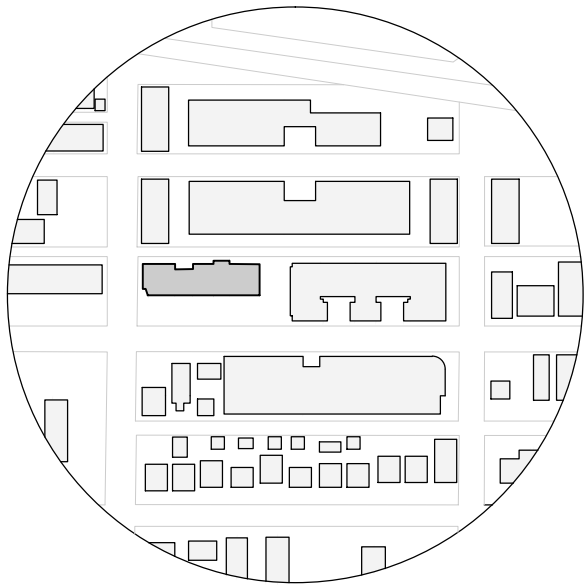
PLANTING LEGEND



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No.	Date	Description
1	03-29-2021	TAR Comments Revision 1
2	04-20-2021	TAR Comments Revision 2

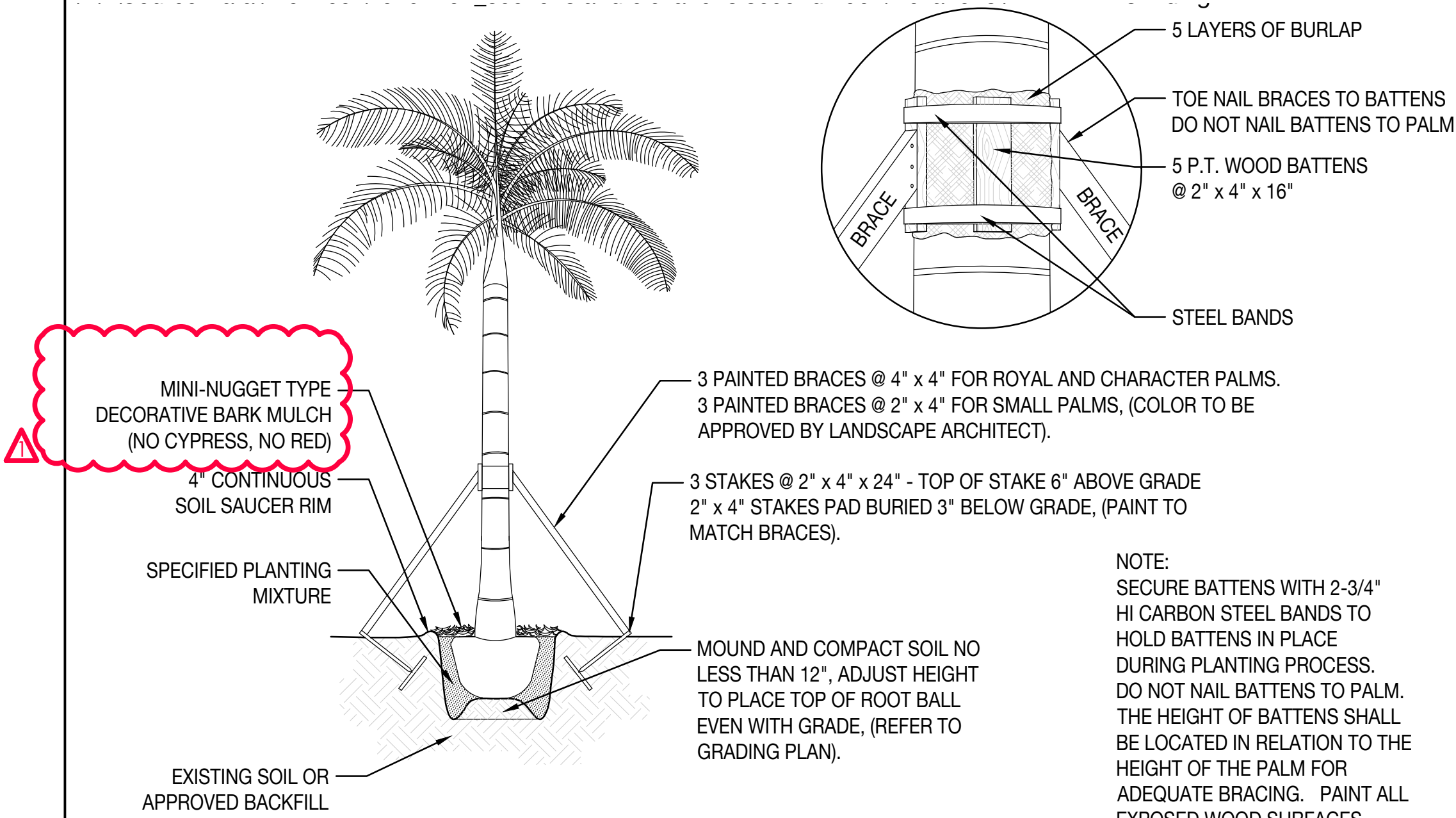
Drawing Title

Understory Plan
Ground Level

Scale
Date
Drawn By
Project No.
Drawing No.

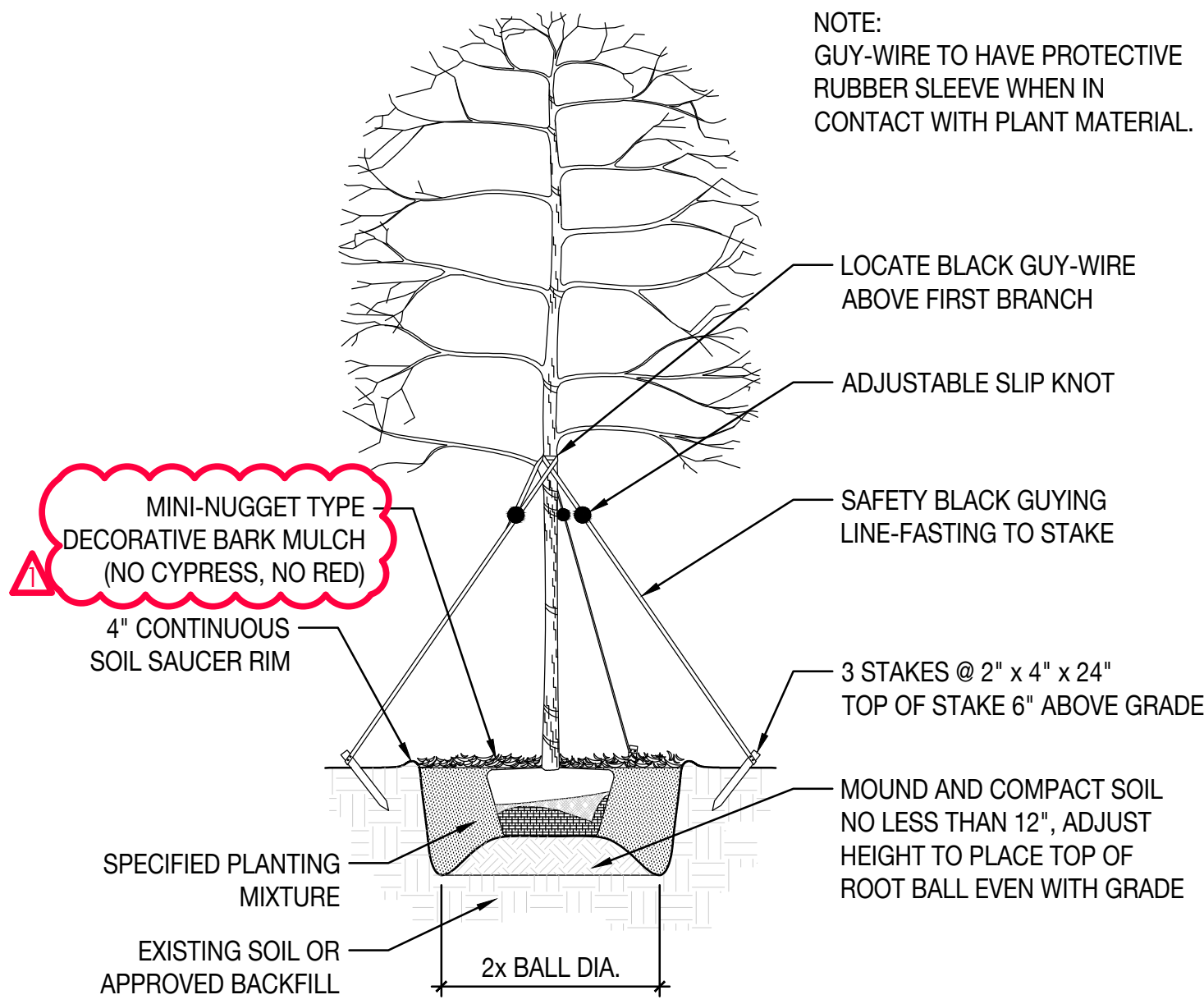
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November 13th, 2020
AN, MP, MG, SZ, DE
19024

L722



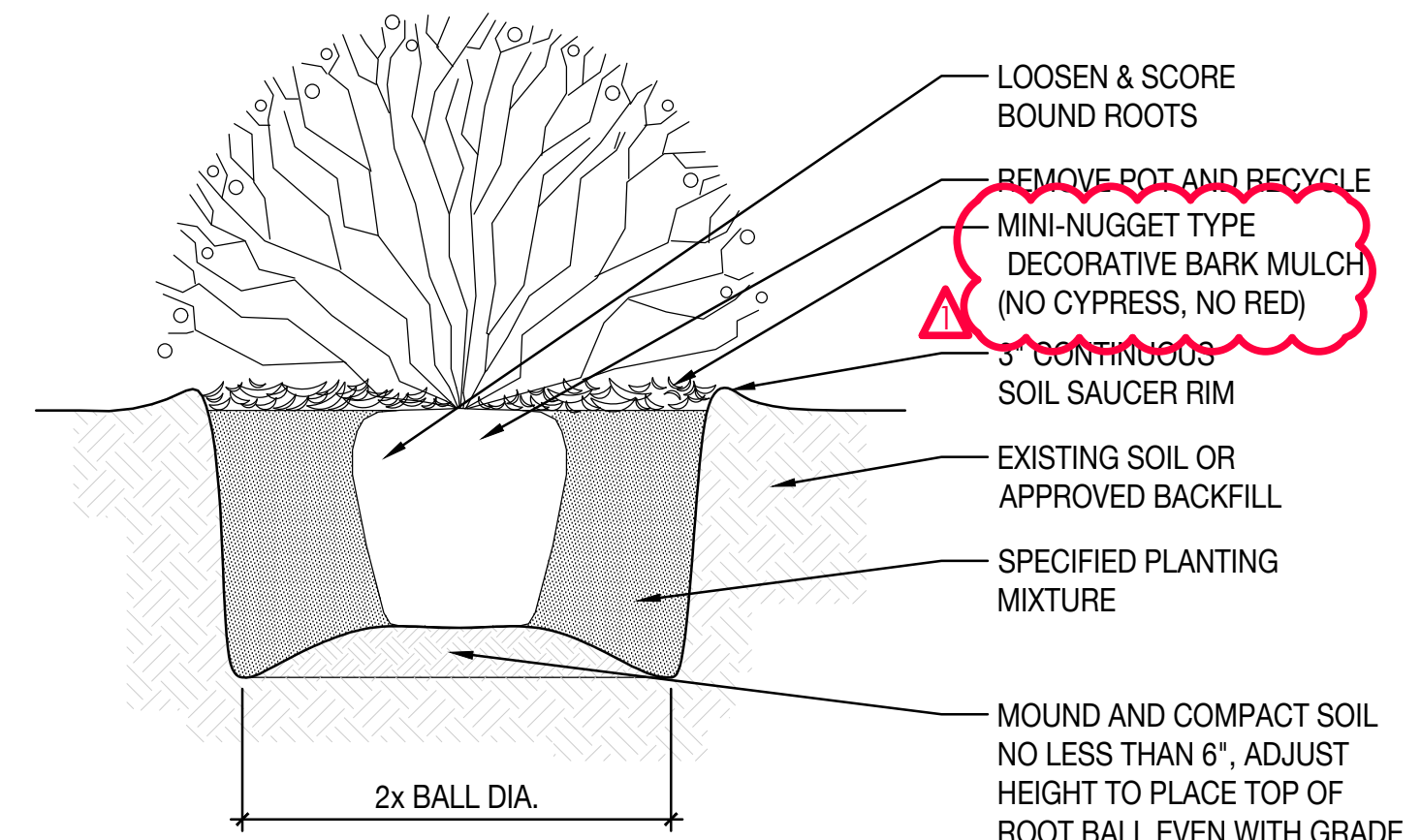
1 PALM PLANTING AND STAKING DETAIL

SCALE: 3/32" = 1'-0"



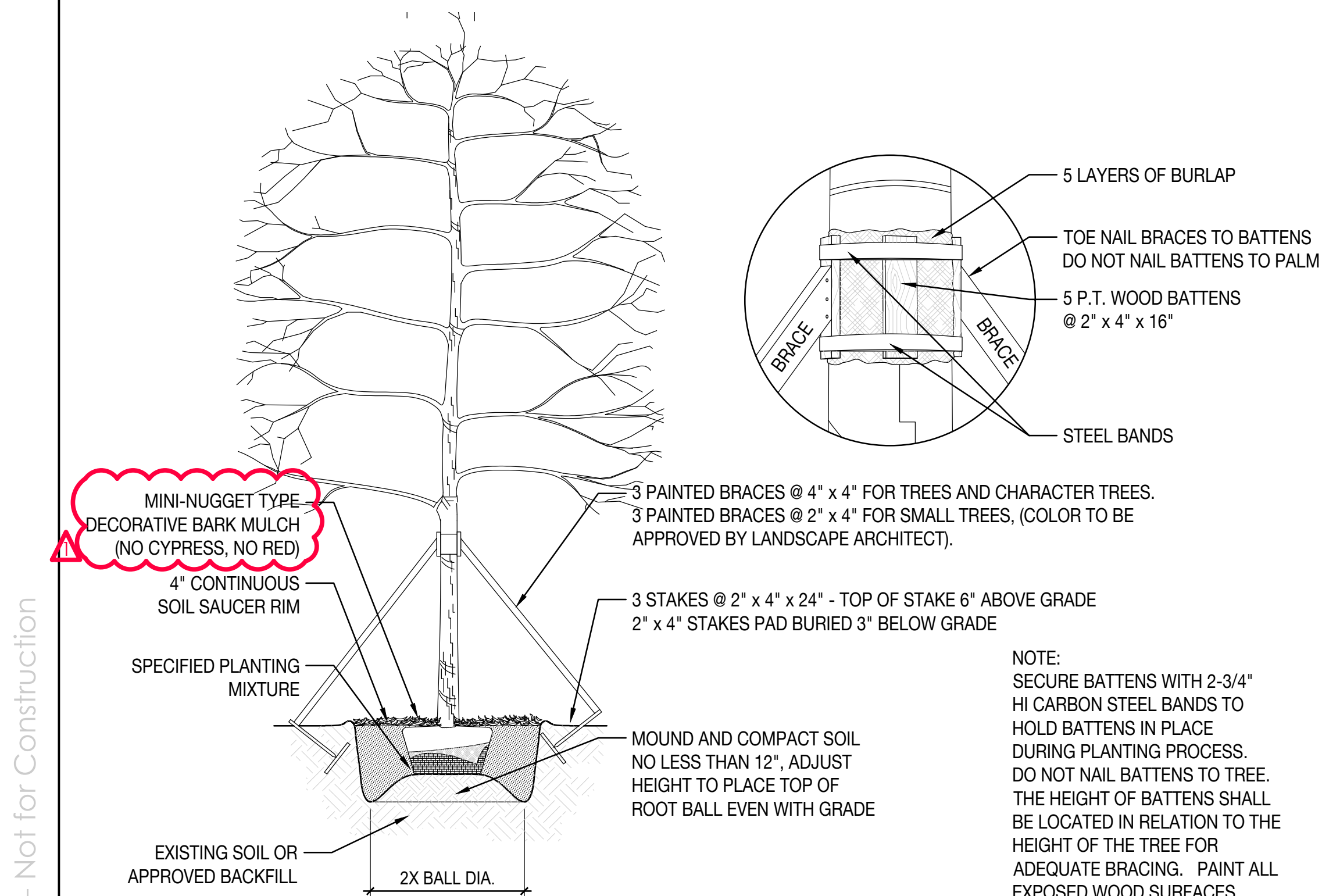
2 UNDERSTORY TREE PLANTING AND STAKING DETAIL

SCALE: 3/32" = 1'-0"



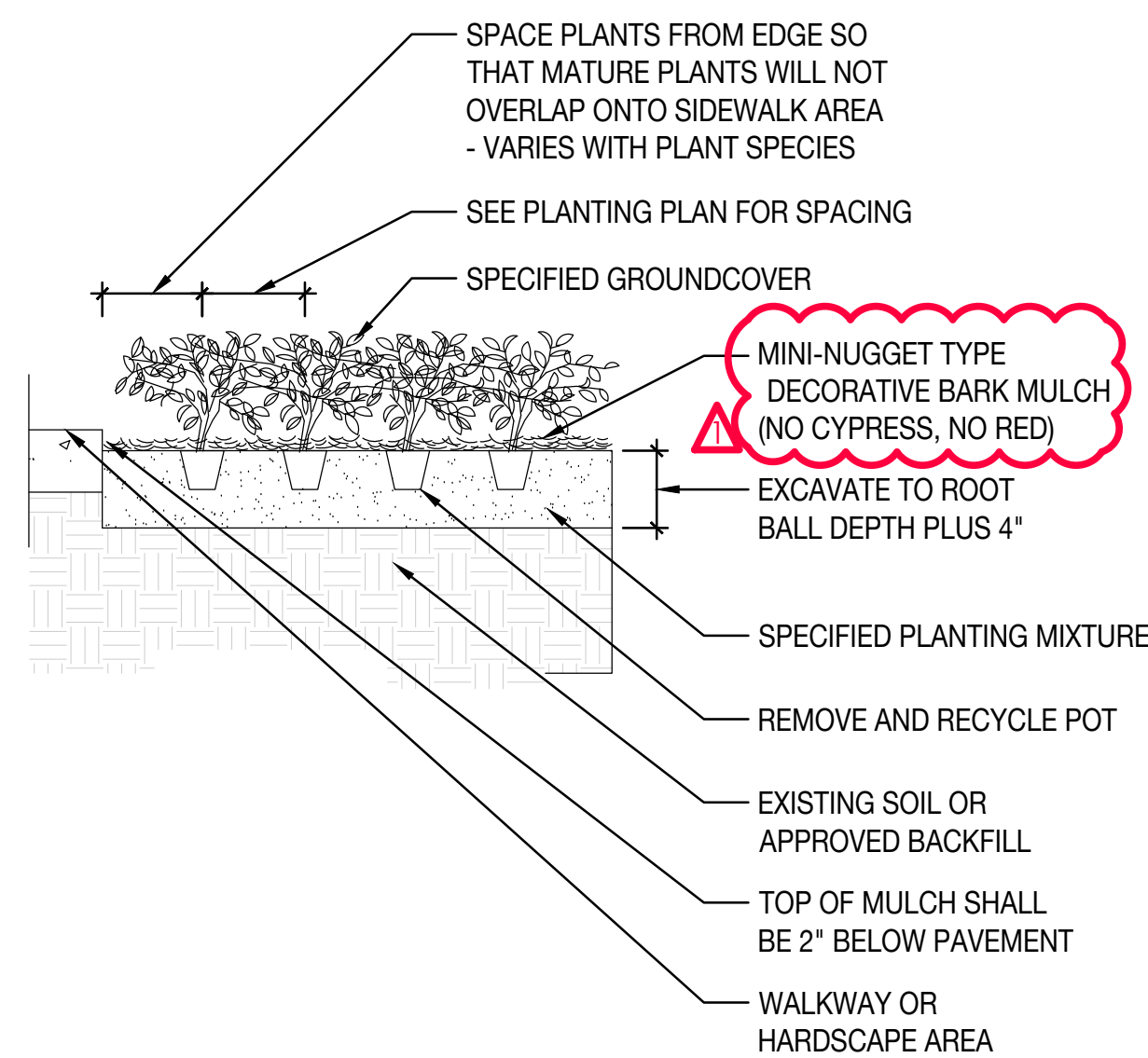
3 SHRUB PLANTING DETAIL

SCALE: 3/32" = 1'-0"



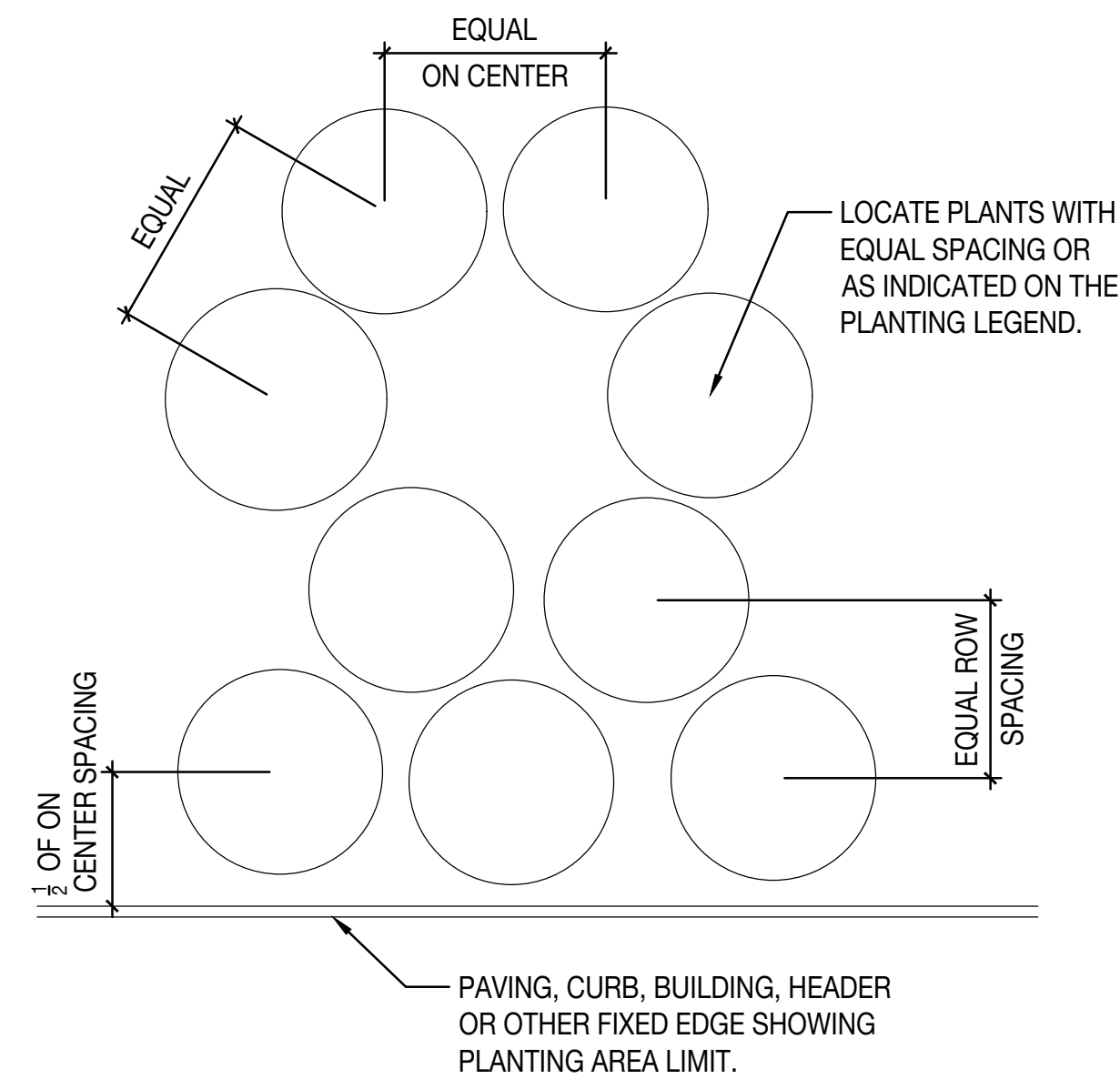
4 TREE PLANTING AND STAKING DETAIL

SCALE: 3/32" = 1'-0"



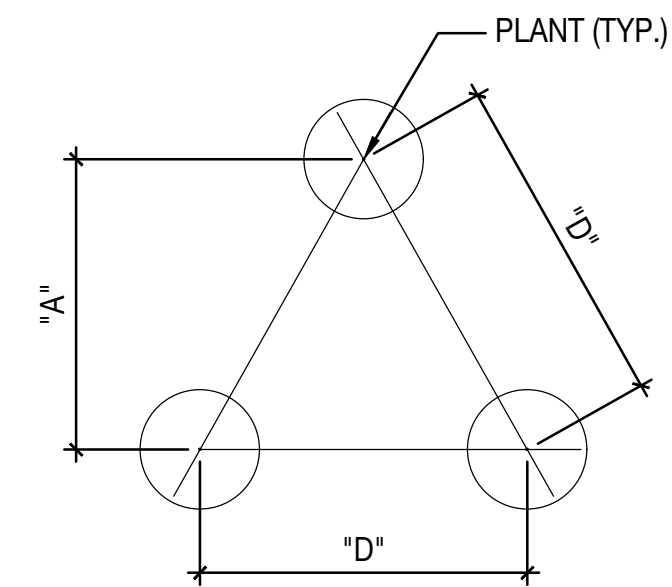
5 GROUND COVER PLANTING DETAIL

SCALE: 3/32" = 1'-0"



6 PLANT & SHRUB SPACING DETAIL

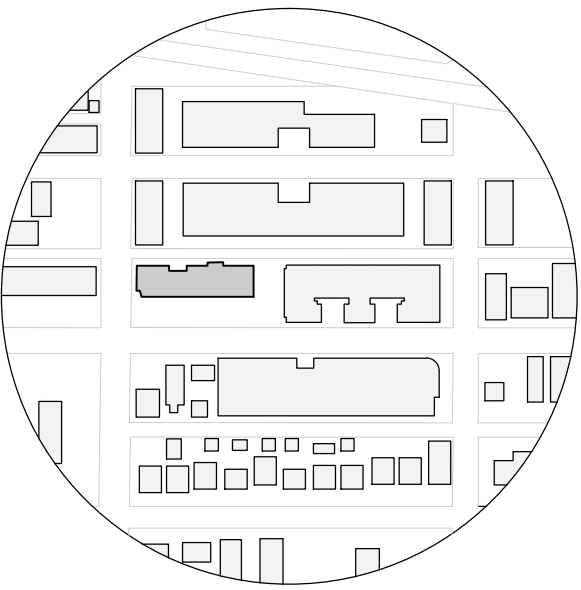
SCALE: 3/32" = 1'-0"

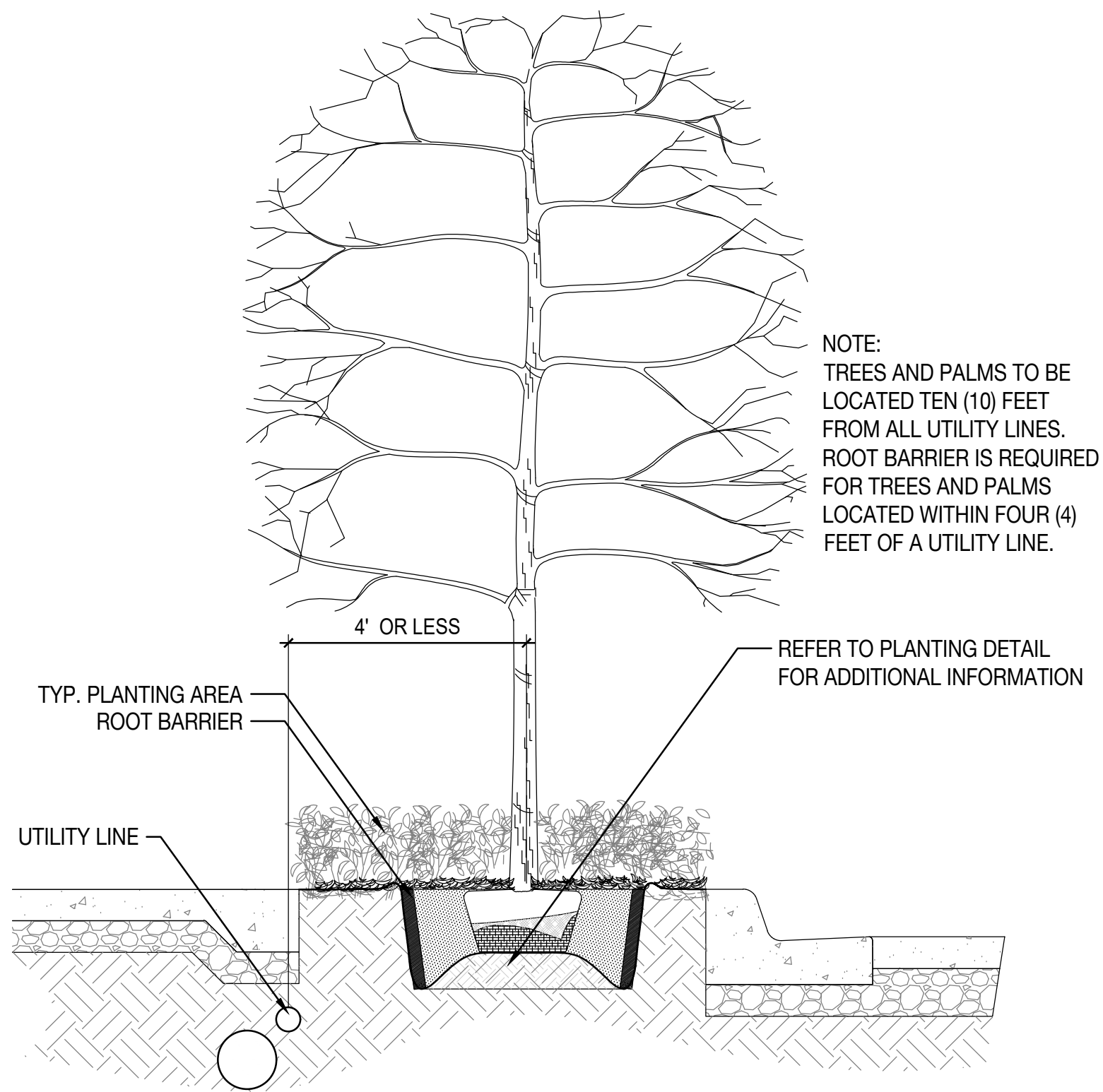


TRIANGULAR PLANT SPACING CHART FOR GROUNDCOVERS AND PERENNIALS

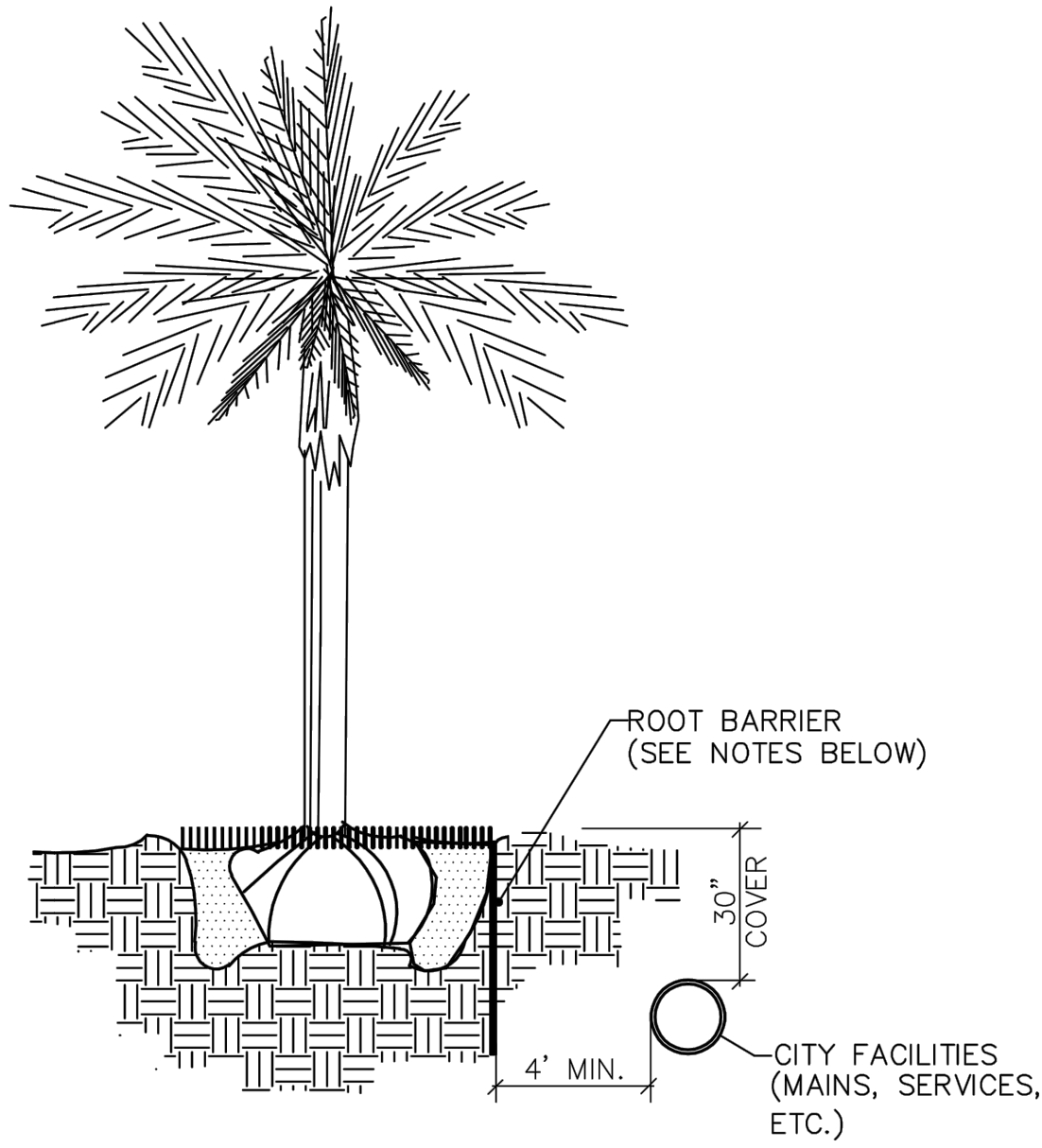
ROW	
"D"	A
18" O.C.	15" O.C.
24" O.C.	21" O.C.
36" O.C.	31" O.C.

GROUNDCOVER & PERENNIAL SPACING





1 STREET TREE DETAIL
SCALE: 3/32" = 1' - 0"



NOTES:

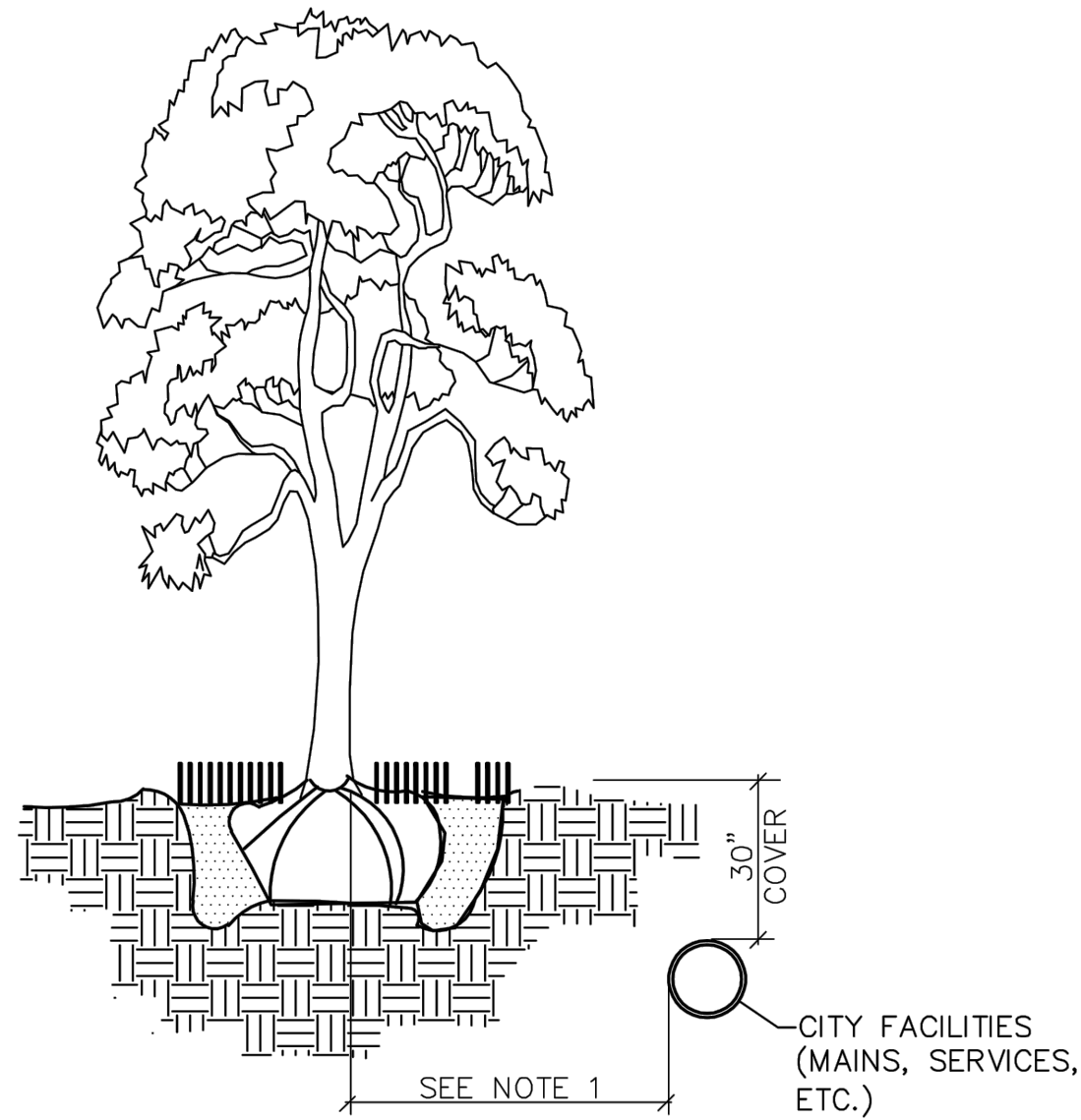
1. ALL ROOT BARRIERS SHALL BE 4' MINIMUM FROM ALL CITY FACILITIES.
2. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH CITY AND INSPECTED BY CITY PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
3. ROOT BARRIERS SHALL BE MINIMUM 36" DEEP. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS". FLEXIBLE BARRIERS SHALL BE 36" PANELS MANUFACTURED BY BIOBARRIER.
4. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.



CITY of DELRAY BEACH
ENVIRONMENTAL SERVICES DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

TYPICAL TREE WITH ROOT BARRIER

DATE: 10-26-2004
LD 1.1



NOTES:

1. THIS DISTANCE SHALL BE 10' MINIMUM FROM ALL CITY FACILITIES IF NO ROOT BARRIER IS USED.



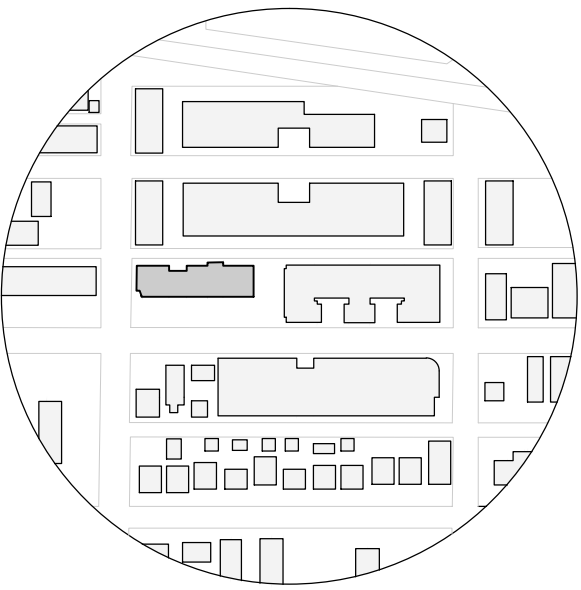
CITY of DELRAY BEACH
ENVIRONMENTAL SERVICES DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

TYPICAL TREE WITHOUT
ROOT BARRIER

DATE: 10-26-2004
LD 1.2

MENIN SHOPS AT the RAY

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LA 6667007 7294 NW 1st Court Miami, FL 33150 T +1 (614) 439 4895

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No. Date Description
1 05-29-2021 TAC Comments Revision 1

Drawing Title

Planting Details

Scale November 13th, 2020
Date
Drawn By AN, MP, MG, SZ, DE
Project No.
Drawing No.

L751