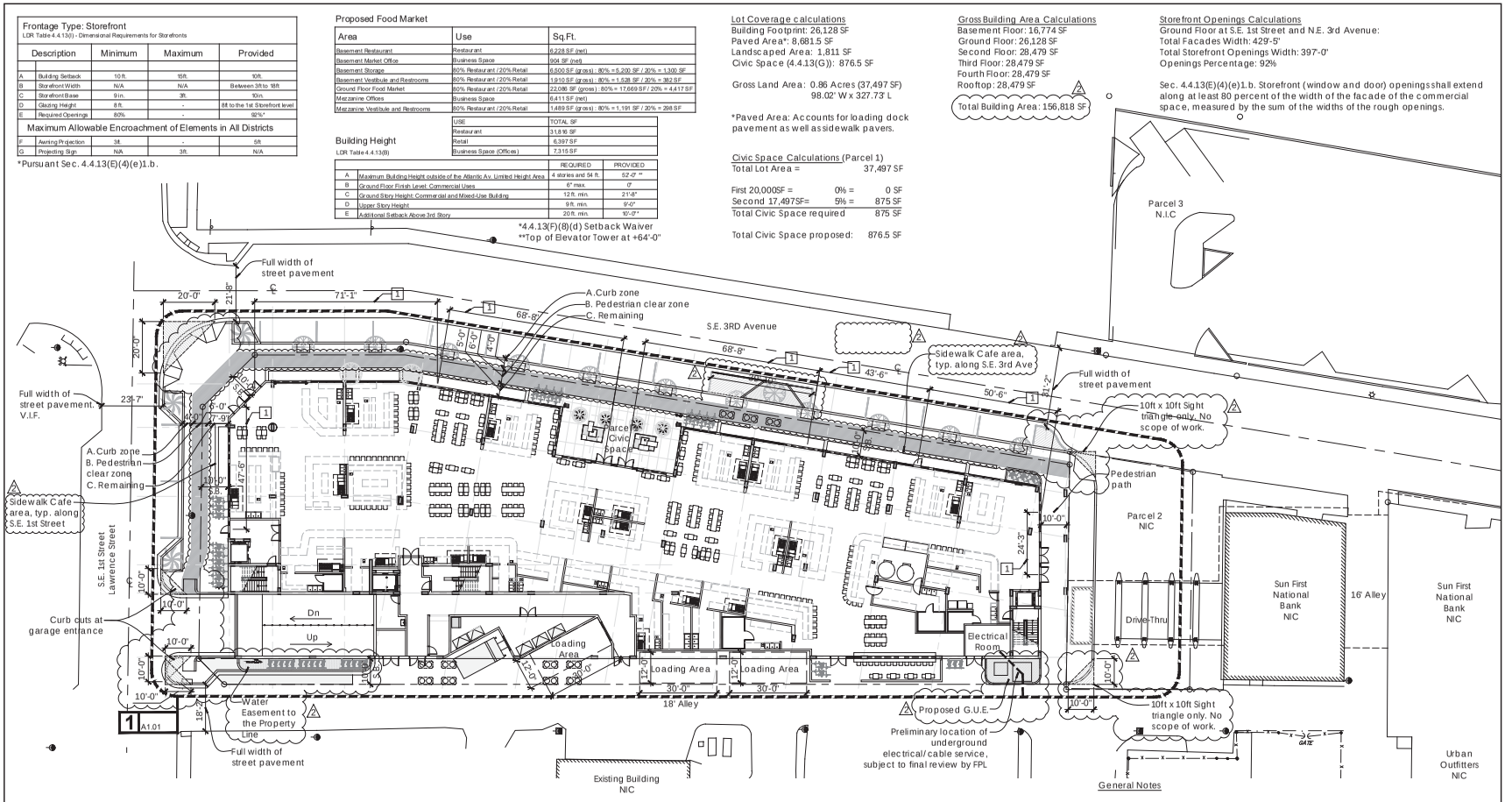


Frontage Type: Storefront LDR Table 4.4.13(I) - Dimensional Requirements for Storefronts				
	Description	Minimum	Maximum	Provided
A	Building Setback	10 ft.	15ft.	10ft.
B	Storefront Width	N/A	N/A	Between 3ft to 18ft
C	Storefront Base	9 in.	3ft.	10in.
D	Glazing Height	8 ft.	-	8ft to the 1st Storefront level
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	Restaurant	6,228 SF (net)
Basement Market Office	Business Space	904 SF (net)
Basement Storage	80% Restaurant / 20% Retail	6,500 SF (gross) ; 80% = 5,200 SF / 20% = 1,300 SF
Basement Vestibule and Restrooms	80% Restaurant / 20% Retail	1,910 SF (gross) ; 80% = 1,528 SF / 20% = 382 SF
Ground Floor Food Market	80% Restaurant / 20% Retail	22,086 SF (gross) ; 80% = 17,669 SF / 20% = 4,417 SF
Mezzanine Offices	Business Space	6,411 SF (net)
Mezzanine Vestibule and Restrooms	80% Restaurant / 20% Retail	1,489 SF (gross) ; 80% = 1,191 SF / 20% = 298 SF

USE	TOTAL SF
Restaurant	31,816 SF
Retail	6,397 SF
Business Space (Offices)	7,315 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: 26,128 SF
Paved Area*: 8,681.5 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: 16,774 SF
Ground Floor: 26,128 SF
Second Floor: 28,479 SF
Third Floor: 28,479 SF
Fourth Floor: 28,479 SF
Rooftop: 28,479 SF
Total Building Area: 156,818 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(L)
Minimum Number of Off-Street Parking Spaces Required in the CBD

Use	Square Feet	Parking Requirements	Parking spaces required
Restaurant	31,816 SF	6 spaces per 1,000 SF gross floor area	190.9
Retail	6,397 SF	1 space per 500 SF gross floor area	12.8
Business Space	7,315 SF	1 space per 500 SF net floor area	14.6
TOTALS			218.3

* 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 Restaurant	2 spaces per 1,000 SF of gross floor area	38,213 SF /1,000SF x 2 = 76.4	76
Business Space	1 space per 2,000 SF of net floor area	7,315 SF/2,000SF = 3.7	4
		TOTALS	80

* 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 204 parking spaces.
The proposed project is providing 206 parking spaces.

USE	REQUIRED	WEEKDAY NIGHT MIDNIGHT TO 6 A.M.	WEEKDAY DAY 9 A.M. TO 4 P.M.	WEEKDAY EVENING 6 P.M. TO MIDNIGHT	WEEKEND DAY 9 A.M. TO 4 P.M.	WEEKEND EVENING 6 P.M. TO MIDNIGHT
Restaurant	190.9	(10%)=19.1	(50%)=95.5	(100%)=190.9	(50%)=95.5	(100%)=190.9
Retail	12.8	(5%)=.64	(70%)=8.9	(80%)=11.5	(100%)=12.8	(70%)=8.9
Business Space	14.6	(5%)=.73	(100%)=14.6	(10%)=1.5	(10%)=1.5	(5%)=.73
Residential (Parking Agreement)	10	N/A	(60%)=6	N/A	(80%)=8	N/A
TOTALS	218.3	21	125	204	118	201

Location of Parking	Number of Spaces
2nd Level	52
3rd Level	52
4th Level	52
Rooftop Level	51
On-Street Spaces Removed	01
Total Spaces Provided	**206** (207-1 on-street removed = 206)
Total Spaces Required	**204**
Number of Alternative Fuel Spaces (3% of total)	6
Number of Accessible Spaces	7 (2 to be Van Accessible)
Number of Compact Spaces (30% max allowed)	59 (29%)

Off Street Loading		
Use Category	Loading Spaces Required	Loading Spaces Required
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 trap

1 Overall Proposed Site/ Ground Floor Plan
1" = 20'-0"

MENIN

THE DELRAY CITY MARKET

SE 3rd Avenue and SE 1st Street
Delray Beach, FL 33483

August 03, 2018

1 10/15/2018 Revision 2

ST1.01

Overall Proposed Site/ Ground Floor Plan
Scale 1" = 20'-0"

González Architects

Class V Application : Not For Construction