

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

Use	Bicycle Parking Requirements	Quantity Provided	Bicycle spaces required
HOTEL/MOTELS	1 space per 10 guest rooms	141/10 = 14.1	14.1
	1 space per 5,000 SF of meeting rooms, restaurants and shops.	19,581 SF/ 5,000 SF = 3.92	3.92
			18

Bicycle Parking	Existing	Removed	Required*	Proposed
Bicycle	09	0**	18	18

*Required bicycle parking count only accounts for the new development.
** Existing bicycle parking spaces are to be replaced and relocated in order to match proposed bicycle racks within the new development.

Total Site Area: 47,334 SF
W 135'-2" x L 350'-2"

Breakdown:
Ground Floor Area: 25,583 SF
Impervious Area*: 19,873 SF
Open Space (Landscaped) Area: 1,878 SF

*Impervious Area accounts for:
- Pavers Area: 14,784 SF
- Asphalt Area: 5,089 SF

Civic Space Calculations
Total Lot Area = 47,334 SF

First 20,000SF = 0% = 0 SF
Second 20,000SF = 5% = 1,000 SF
Remaining 7,334SF = 9% = 660 SF
Total Civic Space required 1,660 SF

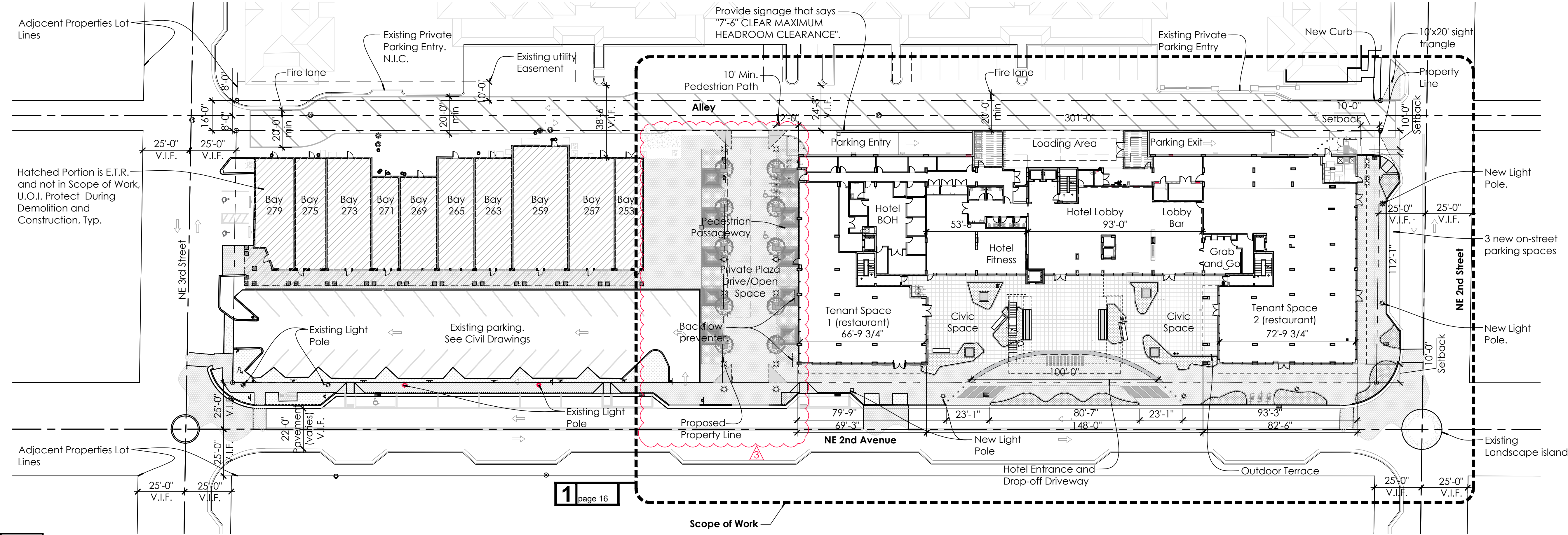
CIVIC SPACE PROPOSED: 4,098 SF
Total Civic Space Surplus: 2,438 SF

F.A.R. Calculations
-Total Site Area: 47,334 SqFt
-Total Floor Area: 99,743 SqFt
-99,743SqFt/47,334 SqFt = 2.1

Proposed Hotel Gross Building Area Calculations
2nd Level Parking: 41,786 SF
1st Level Parking: 41,786 SF
Ground Floor: 25,583 SF
Second Floor: 24,676 SF
Third Floor: 22,038 SF
Fourth Floor: 22,038 SF + 2,327 SF
Rooftop: 22,038 SF
Total Building Area: 202,272 SF

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.	10in.
D Glazing Height	8 ft.	-	14'-8" (including 10in base)
E Required Openings	80%	-	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.



1 Site Plan
1"=30'-0"

Proposed Hotel Program

Area	Use	Sq.Ft.
Hotel Lobby		3,693 SF (gross)
Hotel BOH		3,881 SF (gross)
Hotel Fitness		2,068 SF (gross)
Hotel Rooms	Hotel Rooms	141 Units
Tenant Space 1	Restaurant	3,754 SF (gross)
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)
Circulation		1,288 SF (gross)
Utilities		999 SF (gross)
Enclosed Rooftop Dining	Restaurant	2,537 SF (gross)
Open Pergola Rooftop Dining	Restaurant	944 SF (gross)

Combined Sq.Ft. by Use

USE	TOTAL SF
Hotel Shops & Meeting Room	3,650 SF
Restaurant	15,931 SF
Retail Space	N/A
Hotel Rooms	141 Units

Use	No. of Units/Square Feet.	Parking Requirements	Parking spaces required
HOTEL ROOMS	141 Units	0.7 spaces per guest room	98.7
HOTEL SHOPS & MEETING ROOM	3,650 SF	1 space per 800SF of meeting rooms	4.56
COMMERCIAL/RETAIL	N/A	N/A	0
RESTAURANT	15,931 SF	6 spaces per 1,000 SF of gross floor area	95.6
			198.86

*** 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	
Hotel (Rooms + Meeting space)	103.26	(80%)=82.61	(80%)=82.61	(100%)=103.26	(80%)=82.61	(100%)=103.26	
Commercial/Retail	N/A	N/A	N/A	N/A	N/A	N/A	
Restaurant	95.6	(10%)=9.56	(50%)=47.8	(100%)=95.6	(50%)=47.8	(100%)=95.6	
Medical Office	N/A	N/A	N/A	N/A	N/A	N/A	
Business Space	N/A	N/A	N/A	N/A	N/A	N/A	
TOTALS	198.86	92	130	199*	130	199	

*** 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 **199** parking spaces, which is the highest sum of the vertical columns.

Location of Parking	Number of 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	223 spaces	
Total Spaces Required	199	
Number of Alternative Fuel spaces (3% of total)	7	
Number of Handicap Spaces	4	
Number of Compact Spaces	81	

General Notes

-See Enlarged Civic Space/Pedestrian path on page 25
-Building shall be certified by USGB LEED Silver standards.
-Relocation of utility pole in the Alley to be coordinated with FPL and the adjacent property owners to the East of the Alley.

MENIN

The
RAY

233 NE 2nd Avenue
Delray Beach, FL 33444

Amendment to SPRAB Approval

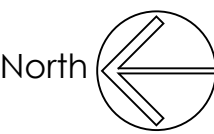
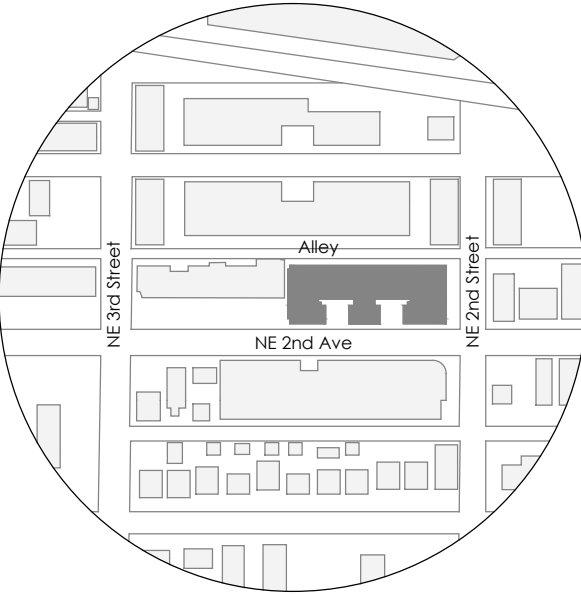
Class IV Site Plan Certification
02/14/2018

Class IV Amendment 12/04/2019

Resubmittal #1: 02/26/2020

Resubmittal #2: 07/23/2020

Resubmittal #3: 08/11/2020

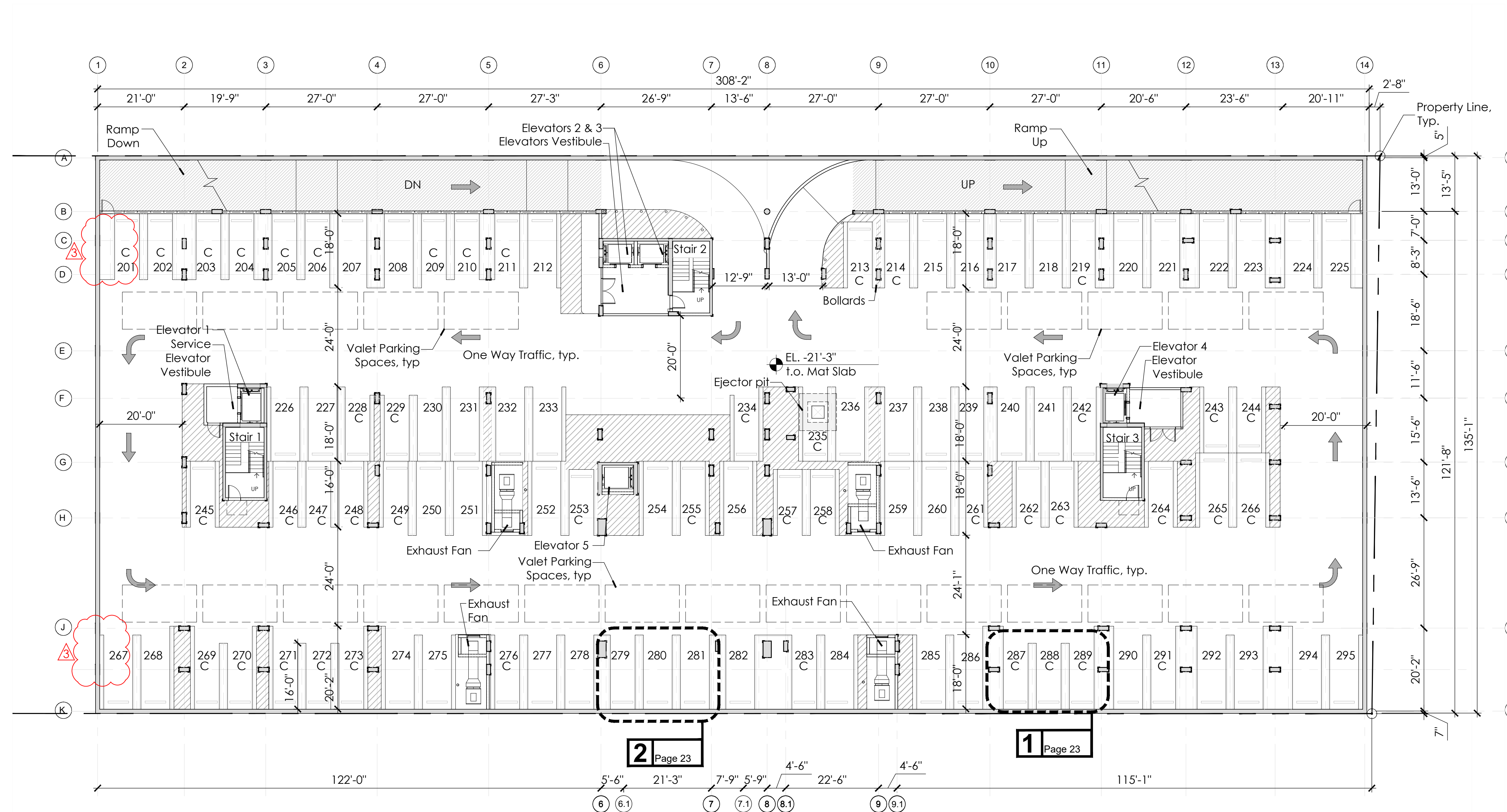


Proposed Site Plan

Scale
1"=30'-0"

10

González Architects



1 Parking Level 2 - Enlarged Floor Plan
1/16"=1'-0"

Location of Parking	Number of 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

M E N I N



233 NE 2nd Avenue
Delray Beach, FL 33444

Amendment to SPRAB Approval

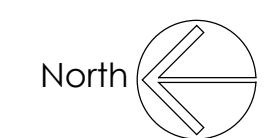
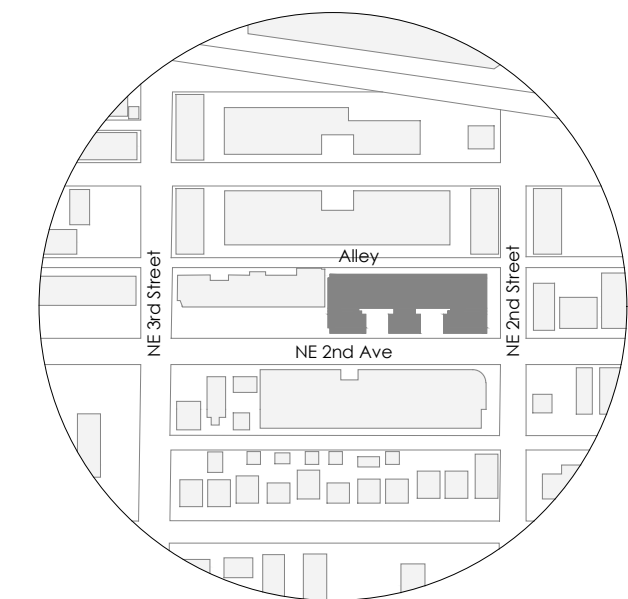
Class IV Site Plan Certification
02/14/2018

Class IV Amendment 12/04/2019

Resubmittal #1: 02/26/2020

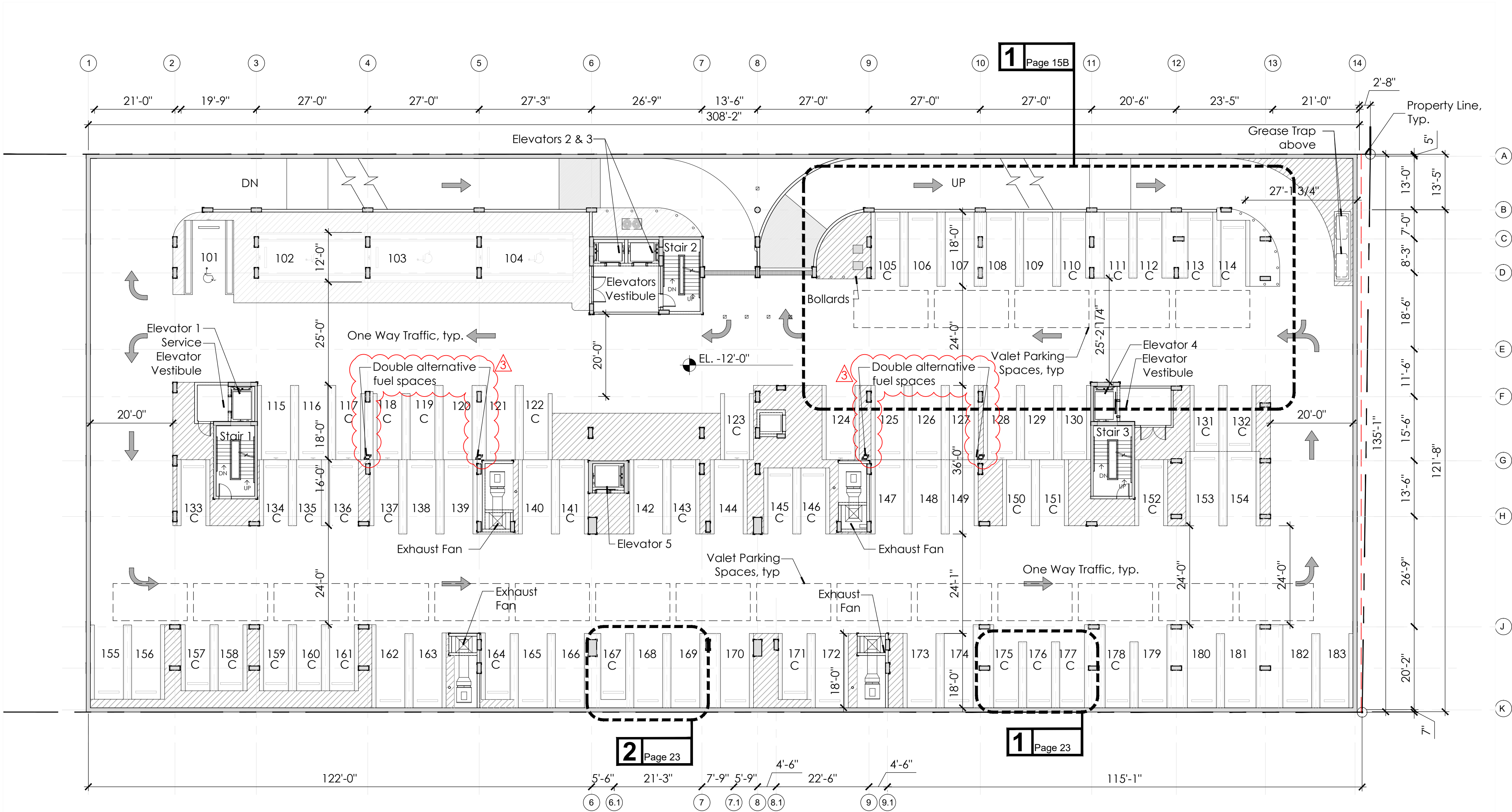
Resubmittal #2: 07/23/2020

△ Resubmittal #3: 08/11/2020



Enlarged Floor Plan
Parking 2nd Level

Scale
1/16"=1'-0"



1 Parking Level 1 - Enlarged Floor Plan
1/16"=1'-0"

Location of Parking	Number of 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

MENIN

The
RAY

233 NE 2nd Avenue
Delray Beach, FL 33444

Amendment to SPRAB Approval

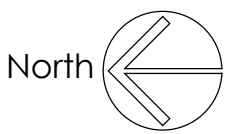
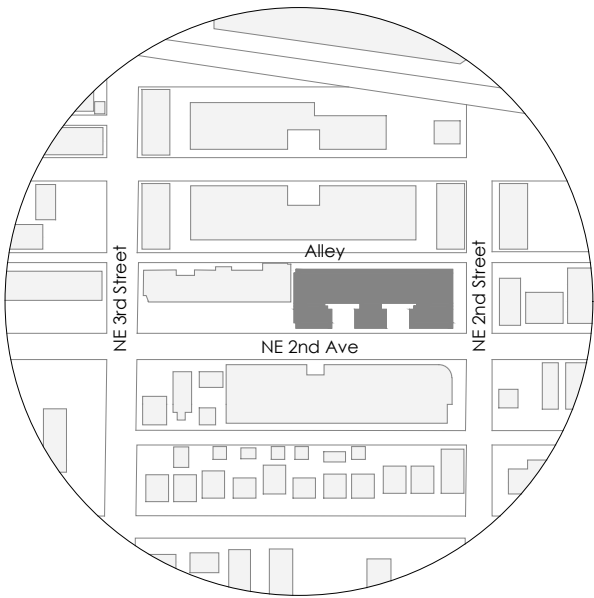
Class IV Site Plan Certification
02/14/2018

Class IV Amendment 12/04/2019

Resubmittal #1: 02/26/2020

Resubmittal #2: 07/23/2020

△ Resubmittal #3: 08/11/2020



Enlarged Floor Plan
Parking 1st Level

Scale
1/16"=1'-0"

15

González Architects