

# The Ray Hotel

233 NE 2nd Avenue, Delray Beach, FL 33444

## Landscape Changes:

Streetscape Trees along NE 2nd Ave and NE 2nd Street, and 2nd Floor Planters

M E N I N



**Gonzalez Architects**

### GONZALEZ ARCHITECTS

14 NE 1st Avenue, Suite 507  
Miami, FL 33132  
305.455.4216

Registration Seal  
AA 0002305  
AR 0008134

**CLASS II APPLICATION**  
**June 14, 2021**



LEGAL DESCRIPTION:  
LOTS 1 THROUGH 12, BLOCK 82, SUBDIVISION  
OF BLOCK 82, DELRAY BEACH, FLORIDA,  
ACCORDING TO THE PLAT THEREOF, RECORDED  
IN PLAT BOOK 12, PAGE 30, OF THE PUBLIC  
RECORDS OF PALM BEACH COUNTY, FLORIDA.

0 15 30 60  
1"=30'  
FEET

NGVD29

JOB No. 20-0902  
Sheet No. 1 OF 1

WrightPSM, LLC  
PROFESSIONAL SURVEYING AND MAPPING  
1248 SE 12TH AVE DEERFIELD BEACH, FL 33441  
info@wrightpsm.com (772) 538-1858 www.wrightpsm.com  
CERTIFICATE OF AUTHORIZATION NO. LB 8186

BOUNDARY AND TOPO SURVEY FOR  
GROVE ROSEBUD TWO, LLC

Scale 1" = 30'  
Drawn WJW  
Checked

Date of Survey 09/16/2020

By: F.B.BPG. FILE

Description: BOUNDARY AND TOPO SURVEY

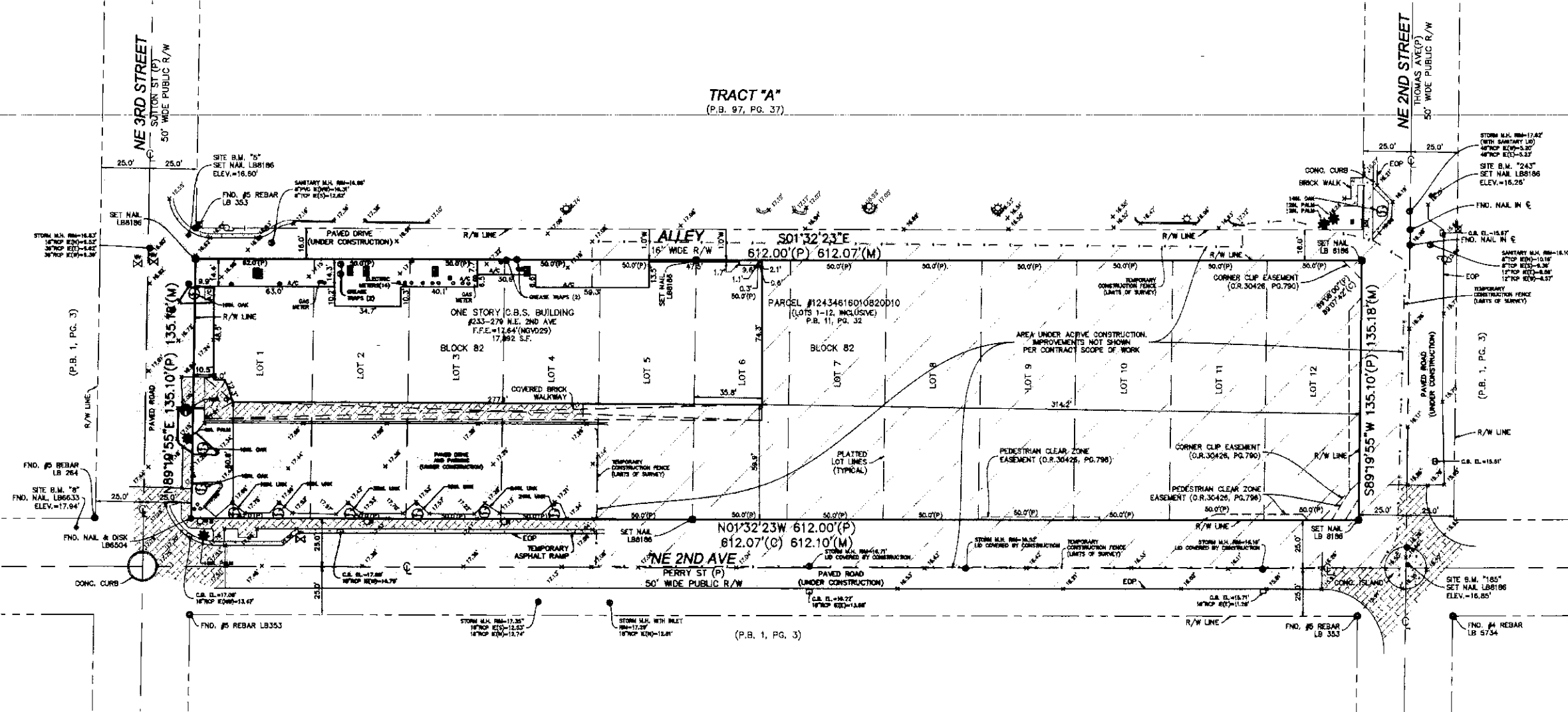
LAND TABULATIONS:  
PROPERTY AREA: 1.899 ACRES±  
BUILDING AREA: 17,892 S.F.±

FEMA FLOOD ZONE DETERMINATION  
FLOOD ZONE "X"  
PANEL # 12099C 0979F  
EFFECTIVE 10/05/2017  
COMMUNITY # 125102 - CITY OF DELRAY BEACH

ABBREVIATIONS LEGEND  
P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
I.P. = IRON PIPE  
I.R. = IRON ROD  
C.M. = CONCRETE MONUMENT  
FND. = FOUND  
TYP. = TYPICAL  
P.R.M. = PERMANENT REFERENCE MONUMENT  
P.C.P. = PERMANENT CONTROL POINT  
B.M. = BENCHMARK  
ELEV. = ELEVATION  
F.F.E. = FINISHED FLOOR ELEVATION  
NGVD29 = NATIONAL GEODETIC VERTICAL DATUM OF 1929  
NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988  
NAD83 = NORTH AMERICAN DATUM OF 1983  
S.F. = SQUARE FEET  
E.O.W. = EDGE OF WATER  
U.E. = UTILITY EASEMENT  
F.P.&L. = FLORIDA POWER AND LIGHT COMPANY  
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION  
C.B.S. = CONCRETE BLOCK CONSTRUCTION  
S/T = SEPTIC TANK  
D/F = DRAINFIELD  
P.W. = POWERPOLE  
M.H. = MANHOLE  
C.B. = CATCH BASIN  
F.H. = FIRE HYDRANT  
E.O.P. = EDGE OF PAVEMENT  
B.O.C. = BACK OF CURB  
R/W = RIGHT OF WAY  
C.L. = CENTERLINE  
P.L. = PROPERTY LINE  
P.D. = PLAT DATA  
L.D. = LEGAL DESCRIPTION DATA  
M.D. = MEASURED DATA  
C.D. = CALCULATED DATA  
S.E. = SECTION  
T.W. = TOWNSHIP  
R.C. = RANGE  
R.L. = RADIUS  
C.A. = CENTRAL ANGLE  
C.B. = CHORD  
N.B. = NON-RADIAL  
P.T. = POINT OF TANGENCY  
P.C. = POINT OF CURVATURE  
P.R.C. = POINT OF REVERSE CURVATURE  
P.C.C. = POINT OF COMPOUND CURVATURE  
STA. = STATION  
F.B. = FIELDBOOK  
P.B. = PLAT BOOK  
O.R. = OFFICIAL RECORDS BOOK  
P.G. = PAGE  
OAK = OAK TREE  
CP = CABBAGE PALM  
PALM = OTHER PALM TREE  
UNK = UNKNOWN TREE SPECIES

SYMBOLS LEGEND  
= WOOD UTILITY POLE  
= CONC. UTILITY POLE  
= LIGHT POLE  
= GUY WIRE ANCHOR  
= FIRE HYDRANT  
= WATER VALVE  
= GAS VALVE  
= SEWER VALVE  
= SEWER MANHOLE  
= DISABLED PARKING  
= DECIDUOUS TREE  
= PALM TREE  
= CABBAGE PALM

TRACT "A"  
(P.B. 97, PG. 37)



SURVEYOR'S NOTES:

1. BEARINGS SHOWN ARE REFERENCED TO SOUTH R/W LINE OF NE 3RD STREET, HAVING A BEARING N89°19'55"E AS MEASURED IN THE FIELD BY SATELLITE OBSERVATIONS, REFERENCED TO NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, USING F.D.O.T. PERMANENT REFERENCE NETWORK.
2. ELEVATIONS SHOWN ARE REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29). BENCHMARK USED: SITE B.M. "8", ELEV.=17.94', REFERENCED TO PALM BEACH COUNTY BENCHMARK "SRD".
3. DATUM SHIFT: NAVD88 - NGVD29 = 1.532', PER NATIONAL GEODETIC SERVICE VERTCON SOFTWARE.
4. ALL COORDINATES AND DIMENSIONS ARE U.S. SURVEY FEET (12 METERS = 39.37 FEET), UNLESS SHOWN OTHERWISE.
5. ONLY PERMANENT, ABOVE GROUND IMPROVEMENTS LOCATED.
6. THERE IS NO OBSERVED PHYSICAL EVIDENCE OF LAND USE INDICATING A CEMETERY, WASTE DUMP, OR LANDFILL ON PREMISES AT THE TIME OF FIELDWORK.
7. BY SURVEY CONTRACT SCOPE OF WORK, NO IMPROVEMENTS WERE LOCATED WITHIN THE ACTIVE CONSTRUCTION ZONE SHOWN. FEATURES IN THIS AREA ARE EXPECTED TO CHANGE AND ARE THEREFORE OMITTED FROM THE SURVEY.
8. NO TITLE SEARCH WAS PERFORMED BY THIS FIRM.
9. ACCURACY OF SURVEY CONTROL VERIFIED BY REDUNDANT MEASUREMENTS EXCEEDS THAT OF COMMERCIAL/HIGH RISK LINEAR (1 FOOT IN 10,000 FEET), AS PER FLORIDA RULE 6J-17.051.
10. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1:240 OR SMALLER.
11. TREES SHOWN HEREON WERE IDENTIFIED TO BEST OF FIELD SURVEYOR'S ABILITY, HOWEVER, IDENTIFICATIONS SHOULD BE VERIFIED BY ENVIRONMENTAL PROFESSIONALS WHERE NECESSARY.
12. ALL RECORDING INFO LISTED IS IN REFERENCE TO THE OFFICIAL RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE

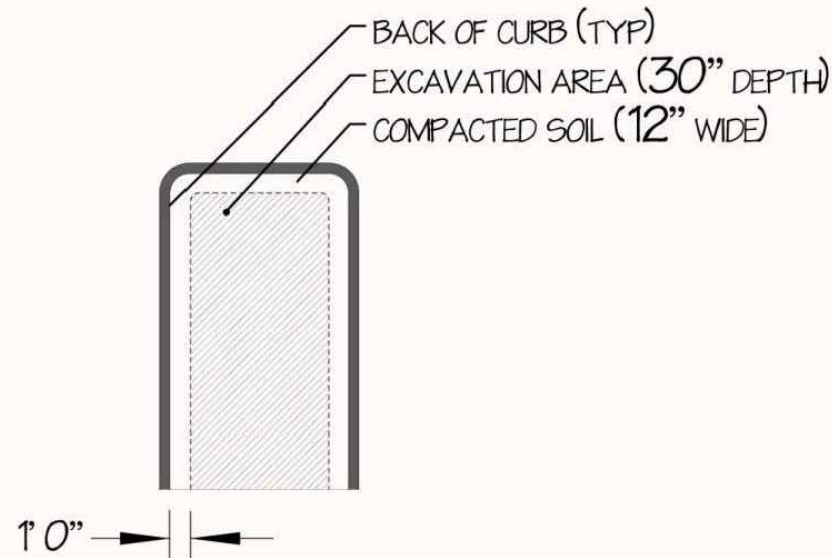
I, WILLIAM J. WRIGHT, DO HEREBY CERTIFY THAT I AM A DULY LICENSED AND PRACTICING PROFESSIONAL SURVEYOR AND MAPPER IN THE STATE OF FLORIDA; ALSO THAT THE SKETCH OF THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 5J-17 OF FLORIDA ADMINISTRATIVE CODE, AND THAT UNDER MY SUPERVISION DID MAKE AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, AND THAT SAID SURVEY WAS PHYSICALLY MADE ON THE GROUND PER RECORD DESCRIPTION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WILLIAM J. WRIGHT, P.S.M.  
LICENSE NO. 6868, STATE OF FLORIDA  
ELECTRONIC VERSION OF THIS SURVEY SIGNED AND SEALED BY  
WILLIAM J. WRIGHT, P.S.M., ON DATE SHOWN, USING AN SHA-1 AUTHENTICATION CODE.  
THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.  
PAPER COPIES OF THIS SURVEY NOT VALID WITHOUT  
ORIGINAL INK SIGNATURE AND RAISED SEAL.



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
PALMS					
AAL	3	ARCHONTOPHOENIX ALEXANDRAE	ALEXANDER PALM	FIELD GROWN, 25-35' HEIGHT	AUSTRALIA
DAL	7	DICTYOSPERMA ALBUM	HURRICAINE 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					
BCH	13	BAMBUSA CHUNGII	BLUE BAMBOO	FIELD GROWN, 30' HEIGHT	SOUTH EAST ASIA
LIN	14	PHYLLSTACHYS NIGRA	BLACK BAMBOO	FIELD GROWN, 30' 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	PHYLLSTACHYS 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 GLABRA	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
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 - ROOF

PALMS					
ABR.	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	ORIGIN
RMA	8	RAVENALA MADAGASCARIENSIS	TRAVELER'S PALM	FIELD GROWN, 5' CT	MADAGASCAR
TRA	6	THRINAX RADIATA	THATCH PALM	FIELD GROWN, 5' CT	FLORIDA
TREES					
CER	13	CONOCARPUS ERECTUS	SILVER BUTTONWOOD	30 GAL, 2.5" DBH, 12' HEIGHT	FLORIDA
CRO	26	CLUSIA ROSEA	AUTOGRAPH TREE	30 GAL, 2.5" DBH, 12' HEIGHT	FLORIDA
TREES IN POTS					
CGR	8	CAESALPINIA GRANADILLO	BRIDAL VEIL	65 GAL, 4" DBH, 14' MIN. HEIGHT	FLORIDA
PRU	3	PLUMERIA RUBRA 'TRICOLOR'	FRANGIPANI 'TRICOLOR'	100 GAL, 4" DBH, 14' MIN. HEIGHT	CENTRAL AMERICA
SHRUBS & GROUNDCOVERS					
BG	141	BOUGAINVILLEA GLABRA	BOUGAINVILLEA	3 GAL. 36 O.C.	FLORIDA
CI	98	CHRUSOBALANUS ICACO	COCOPLUM	3 GAL. 36" O.C.	FLORIDA
MD	21	MONSTERA DELICIOSA	MONSTERA	3 GAL. 36" O.C.	CENTRAL AMERICA
PB	149	PHILODENDRON BURLE MARX	PHILODENDRON	3 GAL. 18" O.C.	BRAZIL
BAMBOO					
BTE	24	BAMBUSA CHUNGI	BLUE BAMBOO	30 GAL.	CHINA
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				REQUIRED/ ALLOWED		PROVIDED	
ZONING CLASS: CBD		LOT AREA: 47,334	ACRES: 1.0866				
OPEN SPACE				REQUIRED/ ALLOWED	PROVIDED		
ORDINANCE/CODE SECTION: DELRAY BEACH LDR 4.6.16							
A.	Total Lot Area	Lot area: 47,334	S.F.				
B.	Structures, parking, walkways, drives, etc	45,821	S.F.				
C.	Total pervious lot area	1,513	S.F.				
D.	Area of shrubs			454	1,513		
	Pervious area:	1,513					
	Multiplier:	30%					
E.	Area of shrubs and ground covers provided	1,513	S.F.				
F.	Native vegetation required			113	113		
	Required green space:	454					
	Multiplier:	25%					
G.	Native vegetation provided	113	S.F.				
H.	Total paved vehicular use area	3,320	S.F.				
I.	Total interior landscape area required			332	1,513		
	Total vehicular use area	3,320					
	Multiplier:	10%					
J.	Total interior	1,513	S.F.				
K.	Total interior shade trees	Interior landscape Multiplier: 125	332 S.F.	3	9		
L.	Total interior shade trees provided	9	Tree				
M.	Total linear feet surrounding parking or vehicular use areas	245	L.F.				
N.	Total number of perimeter trees required	Vehicular use areas Multiplier: 30	245 L.F.	8	14		
O.	Total number of perimeter trees provided	14	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	1	Trees				
Q.	Total number of native trees required	Total interior shade trees required: Total perimeter trees required: Multiplier: 50%	3 8 50%	5	19		
R.	Total number of native trees provided	26	Trees & Palms				
S.	Total number of trees on plan provided	49	Trees & Palms				

M E N I N



233 NE 2nd Avenue  
Delray Beach, FL 33444



Civil Engineer  
Morris-Depew Associates, Inc.  
2891 Center Pointe Drive, Unit 100  
Fort Myers, FL 33916  
239.337.9993

Landscape Architect  
LAND

2610 North Miami Avenue  
Miami, FL 33127  
414.439.4895

Structural Engineer  
C&A Engineers, Inc.  
9240 S.W. 72th Street, Suite 100  
Miami, FL 33173  
786.953.7599

Pool Consultant  
Aquatic Design Group, Inc.  
2226 Faraday Avenue  
Carlsbad, CA 92008  
760.438.8400

Waterproofing Consultant  
Arnold & Associates, Inc.  
14275 Midway Road, Suite 170  
Addison, TX 75001  
469.585.4152

Mechanical/Electrical/Plumbing Engineer  
Franjie Engineers, Inc.  
10610 N.W. 27th Street  
Miami, FL 33172  
305.592.1360

Lighting Consultant  
Paul Morgan Visuals, Inc.  
455 NE 5th Avenue, Suite 0343  
Delray Beach, FL 33483  
561.330.4982

Audio / Visual Consultant  
M Kalmanson AV  
13100 Lake Valley Drive  
Rancho Cucamonga, CA 91739  
805.512.4744

Acoustical Consultant  
Menlo Scientific Acoustics, Inc.  
101 S Topanga Canyon Boulevard, #1610  
Topanga, CA 90290  
310.455.2221

FPL Consultant  
Brannon & Gillespie, LLC  
631 US Highway 1, Suite 301  
North Palm Beach, FL 33408  
561.346.3209

Registration Seal  
LA 6667007  
2610 North Miami Avenue, Miami, FL 33127  
T +1 (305) 322-1896

Issued/Revised

No.	Date	Description
07	07.22.20	Revision 7
08	04.07.21	Revision 8
09	06.02.21	Revision 9

Drawing Title

Planting Schedule &  
Notes

Scale  
Date  
December 02, 2019  
Drawn By  
DE  
Project No.  
14015.02  
Drawing No.

L700



# CURRENT AS BUILT CONDITION

## PLANTING NOTES

- 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.
- 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.
- PROVIDE MATCHING SIZES AND FORMS FOR EACH PLANT OF THE SAME SPECIES UNLESS OTHERWISE INDICATED.
- CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF DISCREPANCIES, GRAPHICALLY SHOWN QUANTITIES SHALL TAKE PRECEDENCE.
- 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).
- 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.
- THE CONTRACTOR SHALL PRUNE EXISTING AND/OR NEW TREES ONLY PER LANDSCAPE ARCHITECT DIRECTION.
- THE CONTRACTOR SHALL STAKE THE LOCATIONS OF ALL TREES AND B&B SHRUBS FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL, PRIOR TO INSTALLATION.
- ALL ROOT-WRAPPING MATERIALS THAT ARE NOT BIO-DEGRADABLE SHALL BE REMOVED FROM THE ROOT BALL. ROOT BALLS SHALL BE FREE OF WEEDS.
- SPECIFIED PLANT MATERIAL SIZES SHALL BE CONSIDERED MINIMUM SIZES.
- FINISH GRADE OF PLANTING BEDS SHALL BE ONE (1) INCH BELOW ADJACENT FLATWORK, UNLESS SPECIFIED OTHERWISE.
- 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.
- 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.
- EXCESS FERTILIZER SHALL BE DISPOSED OF PROPERLY OFF-SITE. IT SHALL NOT BE DISPOSED OF IN STORM DRAINS AND/OR DRYWELLS.
- STOCKPILED PLANT MATERIAL TO BE PLACED IN THE SHADE AND PROPERLY HAND-WATERED UNTIL PLANTED.
- 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.
- PRESERVE & PROTECT ALL EXISTING VEGETATION INDICATED TO REMAIN AT ALL TIMES.
- 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.
- LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL NEW TREES AND PALMS FOR A PERIOD OF 1-YEAR FROM DATE OF INITIAL ACCEPTANCE.
- 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
<b>PALMS</b>					
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
VMO	4	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	FIELD GROWN, 30' CLEAR TRUNK	SOUTH EAST ASIA
WRO	-	WASHINGTONIA ROBUSTA	WASHINGTONIA PALM	FIELD GROWN, 40' CLEAR TRUNK	MEXICO
<b>TREES</b>					
BSI	11	BURSERA SIMARUBA	GUMBO LIMBO	FIELD GROWN, 20' HEIGHT X 20' CANOPY	FLORIDA
LIN	14	LAGERSTROEMIA INDICA	CRAPE MYRTLE	60 GAL, MULTI TRUNK, 8' 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
<b>BAMBOO</b>					
BCH	1	BAMBUSA CHUNGII	BLUE BAMBOO	FIELD GROWN, 30' HEIGHT	SOUTH EAST ASIA
PNI	1	PHYLLSTACHYS NIGRA	BLACK BAMBOO	FIELD GROWN, 30' HEIGHT	SOUTH EAST ASIA
<b>SHRUBS &amp; GROUNDCOVERS</b>					
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 GLABRA	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
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 - ROOF

<b>PALMS</b>					
ABR.	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	ORIGIN
RMA	8	RAVENALA MADAGASCARIENSIS	TRAVELER'S PALM	FIELD GROWN, 5' CT	MADAGASCAR
TRA	6	THRINAX RADIATA	THATCH PALM	FIELD GROWN, 5' CT	FLORIDA
<b>TREES</b>					
CER	13	CONOCARPUS ERECTUS	SILVER BUTTONWOOD	30 GAL, 2.5" DBH, 12' HEIGHT	FLORIDA
CRO	23	CLUSIA ROSEA	AUTOGRAPH TREE	30 GAL, 2.5" DBH, 12' HEIGHT	FLORIDA
<b>TREES IN POTS</b>					
CGR	8	CAESALPINIA GRANADILLO	BRIDAL VEIL	65 GAL, 4" DBH, 14' MIN. HEIGHT	FLORIDA
PRU	3	PLUMERIA RUBRA 'TRICOLOR'	FRANGIPANI 'TRICOLOR'	100 GAL, 4" DBH, 14' MIN. HEIGHT	CENTRAL AMERICA
<b>SHRUBS &amp; GROUNDCOVERS</b>					
BG	141	BOUGAINVILLEA GLABRA	BOUGAINVILLEA	3 GAL. 36 O.C.	
CI	98	CHRUSOBALANUS ICACO	COCOPLUM	3 GAL. 36" O.C.	
FM	281	FICUS MICROCARPA	GREEN ISLAND FICUS	3 GAL. 24" O.C.	
MD	21	MONSTERA DELICIOSA	MONSTERA	3 GAL. 36" O.C.	CENTRAL AMERICA
SR	22	SERENOA REPENS	SILVER SAW PALMETTO	7 GAL. 48" O.C.	
PB	149	PHILODENDRON BURLE MARX	PHILODENDRON	3 GAL. 18" O.C.	BRAZIL
<b>BAMBOO</b>					
BTE	35	BAMBUSA TEXTILES	BEAUTIFUL BAMBOO	30 GAL.	CHINA
CONTRACTOR TO PROVIDE LANDSCAPE ARCHITECT WITH \$6,000 WHOLESALE PLANT ALLOWANCE FOR GREEN WALL WATER PLANTS, ORCHIDS, AND ACCENTS					

## LANDSCAPE LEGEND

MUNICIPALITY: <u>City of Delray Beach</u>			
ZONING CLASS: <b>CBD</b>			
LOT AREA: <u>47,334</u>		ACRES: <u>1.0866</u>	
OPEN SPACE		REQUIRED/ ALLOWED	PROVIDED
ORDINANCE/CODE SECTION: <u>DELRAY BEACH LDR 4.6.16</u>			
A.	Total Lot Area		
	Lot area: <u>47,334</u> S.F.		
B.	Structures, parking, walkways, drives, etc		
	<u>45,821</u> S.F.		
C.	Total pervious lot area		
	<u>1,513</u> S.F.		
D.	Area of shrubs	454	1,513
	Pervious area: <u>1,513</u>		
	Multiplier: <u>30%</u>		
E.	Area of shrubs and ground covers provided		
	<u>1,513</u> S.F.		
F.	Native vegetation required	113	113
	Required green space: <u>454</u>		
	Multiplier: <u>25%</u>		
G.	Native vegetation provided		
	<u>113</u> S.F.		
H.	Total paved vehicular use area		
	<u>3,320</u> S.F.		
I.	Total interior landscape area required	332	1,513
	Total vehicular use area <u>3,320</u>		
	Multiplier: <u>10%</u>		
J.	Total interior		
	<u>1,513</u> S.F.		

K.	Total interior shade trees	REQUIRED/ ALLOWED	PROVIDED
	Interior landscape	3	9
	Multiplier: <u>125</u> S.F.		
L.	Total interior shade trees provided		
	<u>9</u> Tree		
M.	Total linear feet surrounding parking or vehicular use areas		
	<u>245</u> L.F.		
N.	Total number of perimeter trees required	8	13
	Vehicular use areas <u>245</u> L.F.		
	Multiplier: <u>30</u>		
O.	Total number of perimeter trees provided		
	<u>13</u> 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		
	<u>1</u> Trees		
Q.	Total number of native trees required	5	17
	Total interior shade trees required: <u>3</u>		
	Total perimeter trees required: <u>8</u>		
	Multiplier: <u>50%</u>		
R.	Total number of native trees provided		
	<u>17</u> Trees		
S.	Total number of trees on plan provided		
	<u>43</u> Trees		

M E N I N

the  
RAY

233 NE 2nd Avenue  
Delray Beach, FL 33444

**González Architects**  
Hospitality

Civil Engineer  
Morris-Dewep Associates, Inc.  
2891 Center Pointe Drive, Unit 100  
Fort Myers, FL 33914  
239.337.3993

Landscape Architect  
LAND  
2610 North Miami Avenue  
Miami, FL 33127  
614.439.4895

Structural Engineer  
C&A engineers, Inc.  
9240 S.W. 72th Street, Suite 100  
Miami, FL 33173  
786.953.7599

Pool Consultant  
Aquatic Design Group, Inc.  
2224 Faraday Avenue  
Carlsbad, CA 92008  
760.438.8400

Watershed Consulting  
Arnold & Associates, Inc.  
14275 Midway Road, Suite 170  
Addicks, TX 75001  
409.585.4152

Mechanical/Electrical/Plumbing Engineer  
Franye Engineers, Inc.  
10610 N.W. 27th Street  
Miami, FL 33172  
305.592.1360

Lighting Consultant  
Paul Morgan Visuals, Inc.  
435 NE 5th Avenue, Suite D343  
Delray Beach, FL 33483  
561.330.4982

Audio / Visual Consultant  
M Kaimanson AV  
13103 Lake Valley Drive  
Rancho Cucamonga, CA 91739  
909.512.4744

Acoustical Consultant  
Menlo Scientific Acoustics, Inc.  
101 S. Topanga Canyon Boulevard, #1010  
Topanga, CA 90290  
310.455.2221

PEL Consultant  
Brannon & Gillespie, LLC  
631 US Highway 1, Suite 300  
North Palm Beach, FL 33408  
561.346.3239

Registration Seal  
LA 6467007  
2610 North Miami Avenue, Miami, FL 33127  
1+1 (305) 322-2894

Issued/Revised	No.	Date	Description
	03	10.24.20	Revision 3
	04	01.12.21	Revision 4
	05	04.14.21	Revision 5

Drawing Title

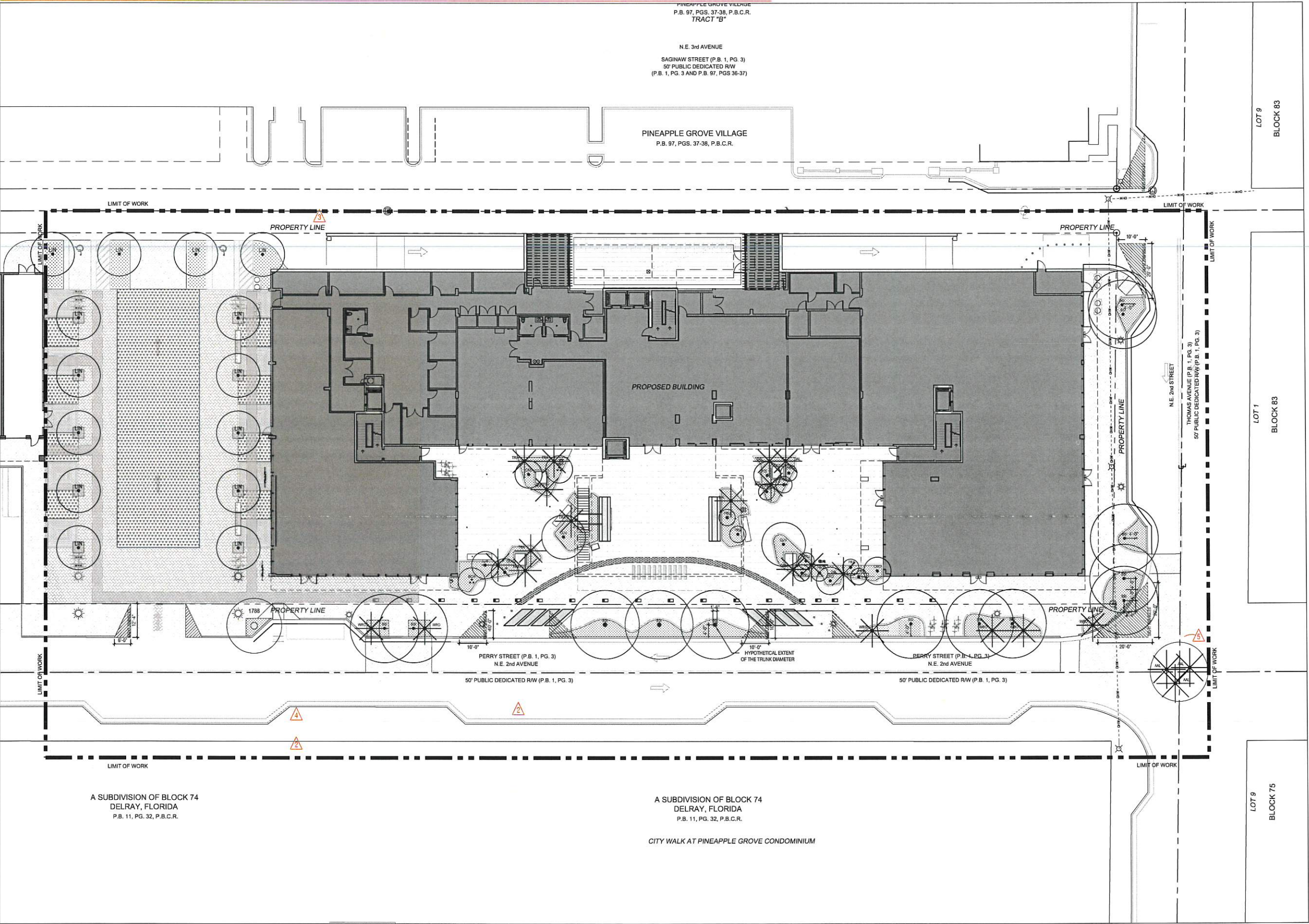
As built Planting  
Schedule & Notes

Scale  
Date  
December 02, 2019  
Drawn By  
DE  
Project No.  
16014.02  
Drawing No.

L700-1



PREVIOUSLY APPROVED SPRAB PLANTING PLAN



M E N I N

*The*  
**RAY**

233 NE 2nd Avenue  
Delray Beach, FL 33444

**González Architects**  
**Hospitality**

- Civil Engineer**  
Morris-Depew Associates, Inc.  
2891 Center Pointe Drive, Unit 100  
Fort Myers, FL 33914  
239.337.3993
- Landscape Architect**  
**LAND**  
2310 North Miami Avenue  
Miami, FL 33127  
614.437.4895
- Structural Engineer**  
C&A Engineers, Inc.  
9240 S.W. 72nd Street, Suite 100  
Miami, FL 33173  
786.953.7599
- Pool Consultant**  
Aquatic Design Group, Inc.  
2226 Faraday Avenue  
Carlsbad, CA 92008  
760.438.8600
- Waterproofing Consultant**  
Arnold & Associates, Inc.  
14275 Midway Road, Suite 170  
Addicks, TX 75001  
409.565.4125
- Mechanical/Electrical/Plumbing Engineer**  
Franye Engineers, Inc.  
10610 N.W. 27th Street  
Miami, FL 33172  
305.592.1360
- Lighting Consultant**  
Paul Morgan Visuals, Inc.  
455 NE 5th Avenue, Suite 0343  
Delray Beach, FL 33483  
561.330.4982
- Audio / Visual Consultant**  
M Kalmanson AV  
13100 Lake Vero Way Drive  
Rancho Cucamonga, CA 91739  
805.912.4744
- Acoustics Consultant**  
Menlo Scientific Acoustics, Inc.  
101 S. Topanga Canyon Boulevard, #1610  
Topanga, CA 90290  
310.455.2221
- FFL Consultant**  
Brannon & Gillespie, LLC  
431 US Highway 1, Suite 307  
North Palm Beach, FL 33408  
561.244.3209

**Registration Seal**  
LA 6667007  
2810 North Miami Avenue, Miami, FL 33127  
1+1 (203) 322-0996

Issued/Revised	
No.	Description
03	10.24.20 Revision 3
04	01.12.21 Revision 4
05	06.14.21 Revision 5

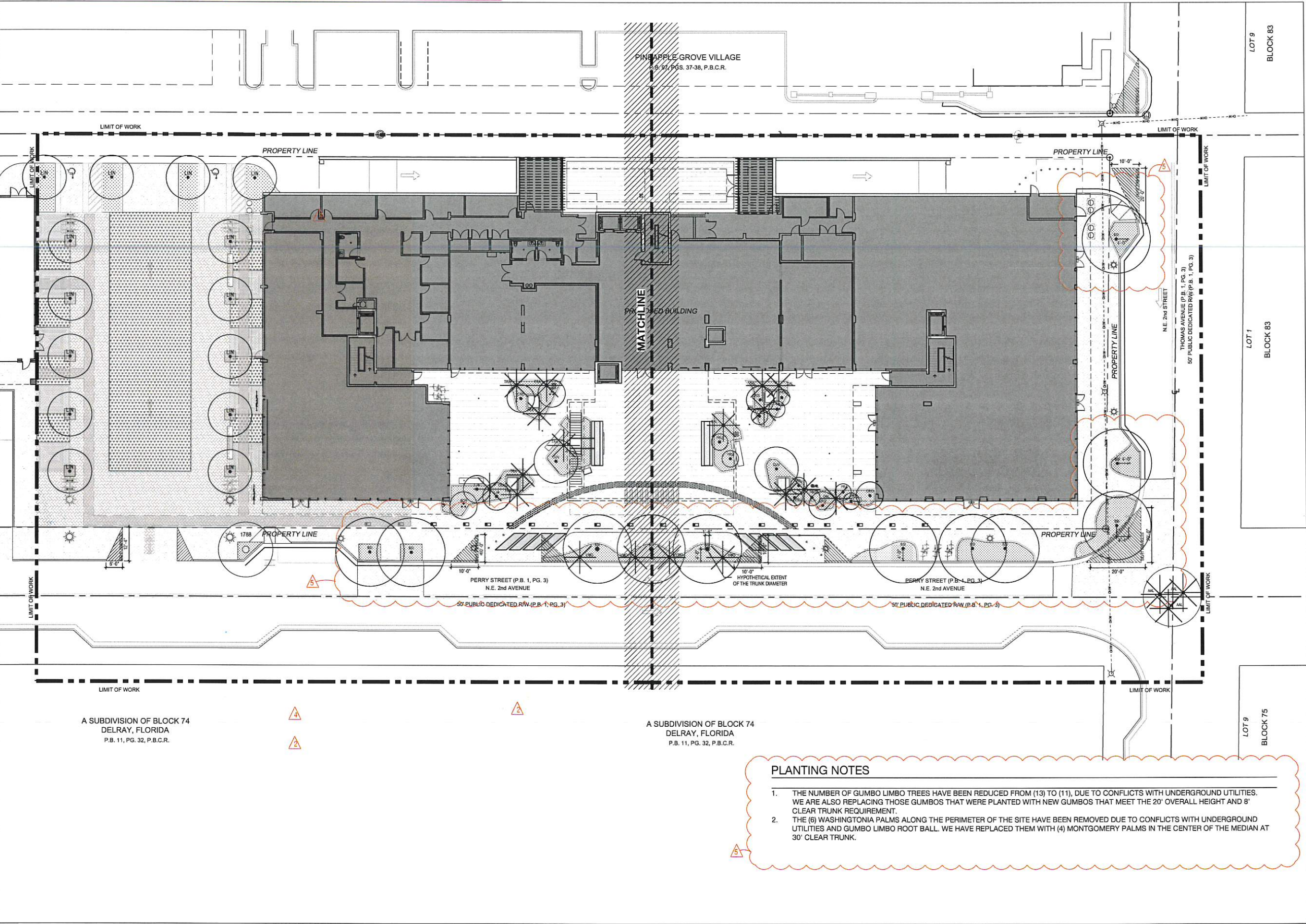
Drawing Title  
**Tree & Palm Site Plan**  
**Ground Level**

Scale  
Scale 1/16" = 1' - 0"  
Date  
December 02, 2019  
Drawn By  
DE  
Project No.  
16015.02  
Drawing No.

**L701**



CURRENT AS BUILT CONDITION



PLANTING NOTES

1. THE NUMBER OF GUMBO LIMBO TREES HAVE BEEN REDUCED FROM (13) TO (11), DUE TO CONFLICTS WITH UNDERGROUND UTILITIES. WE ARE ALSO REPLACING THOSE GUMBOS THAT WERE PLANTED WITH NEW GUMBOS THAT MEET THE 20' OVERALL HEIGHT AND 8' CLEAR TRUNK REQUIREMENT.
2. THE (6) WASHINGTONIA PALMS ALONG THE PERIMETER OF THE SITE HAVE BEEN REMOVED DUE TO CONFLICTS WITH UNDERGROUND UTILITIES AND GUMBO LIMBO ROOT BALL. WE HAVE REPLACED THEM WITH (4) MONTGOMERY PALMS IN THE CENTER OF THE MEDIAN AT 30' CLEAR TRUNK.

MENIN

*The*  
**RAY**

233 NE 2nd Avenue  
Delray Beach, FL 33444

**González Architects**  
**Hospitality**

Civil Engineer  
Morris-Depew Associates, Inc.  
2891 Center Pointe Drive, Unit 100  
Fort Myers, FL 33914  
239.337.3793

Landscaping Architect  
**LAND**  
2410 North Miami Avenue  
Miami, FL 33127  
614.439.4895

Structural Engineer  
**C&A Engineers, Inc.**  
9240 S.W. 72nd Street, Suite 100  
Miami, FL 33173  
786.953.7599

Pool Consultant  
**Aquatic Design Group, Inc.**  
2226 Faraday Avenue  
Carlsbad, CA 92008  
760.438.8400

Waterproofing Consultant  
**Arnold & Associates, Inc.**  
14275 Midway Road, Suite 170  
Addicks, TX 75001  
409.585.4152

Mechanical/Electrical/Plumbing Engineer  
**Franyie Engineers, Inc.**  
10610 N.W. 27th Street  
Miami, FL 33172  
305.592.1360

Lighting Consultant  
**Paul Morgan Visuals, Inc.**  
451 NE 9th Avenue, Suite D343  
Delray Beach, FL 33483  
561.330.4982

Audio / Visual Consultant  
**M Kalmanson AV**  
13100 Lane Valley Drive  
Rancho Cucamonga, CA 91739  
909.512.4744

Acoustical Consultant  
**Menio Scientific Acoustics, Inc.**  
101 S. Topanga Canyon Boulevard, #1610  
Topanga, CA 90290  
310.455.2221

FL Consultant  
**Brannon & Gillespie, LLC**  
431 US Highway 1, Suite 301  
North Palm Beach, FL 33408  
561.344.3209

**NORTH**  
Registration Seal  
LA 6647007  
Address  
2410 North Miami Avenue, Miami, FL 33127  
T: (305) 322.5976

Issued/Revised		
No.	Date	Description
03	10.26.20	Revision 3
04	01.12.21	Revision 4
05	06.14.21	Revision 5

Drawing Title

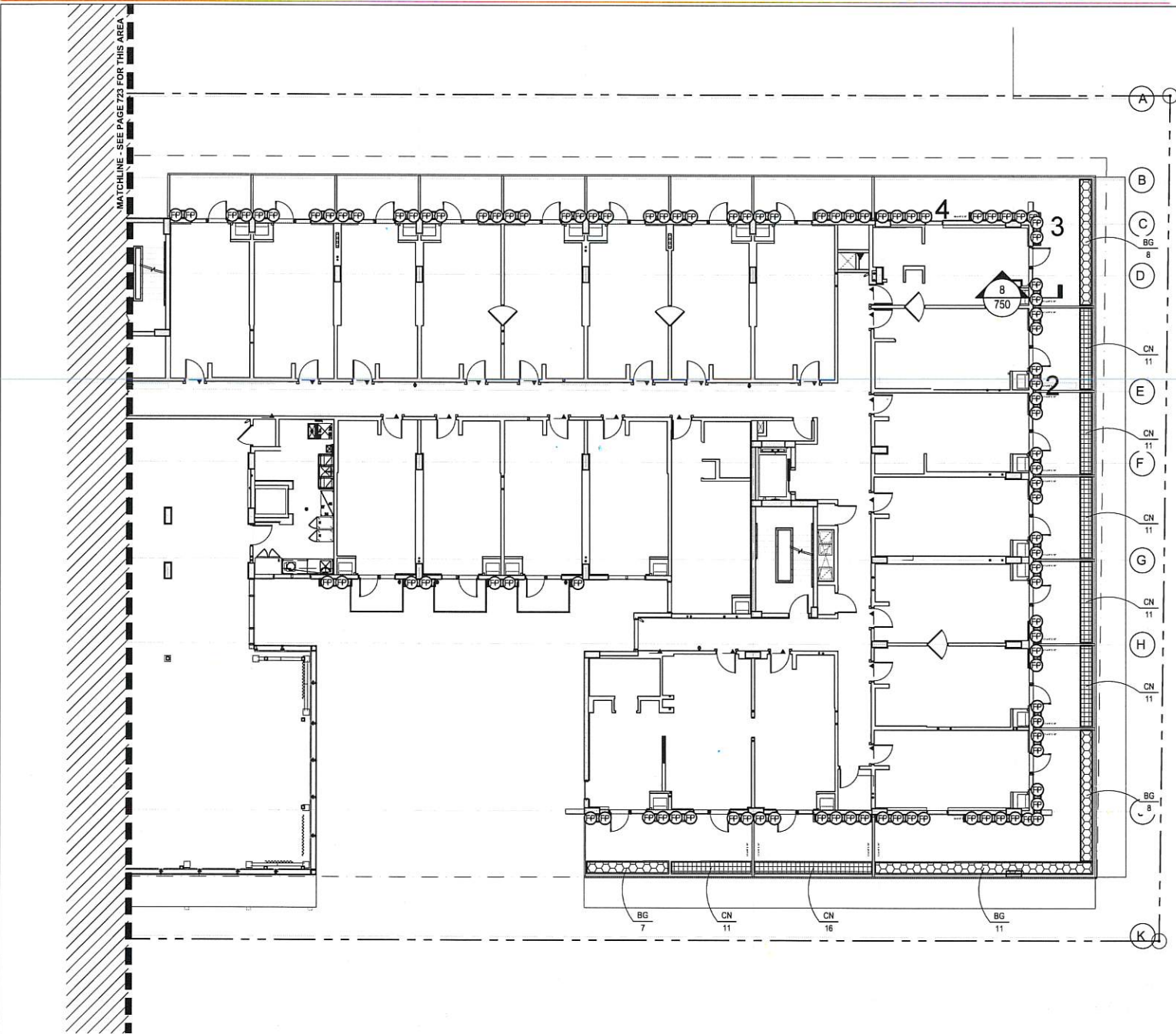
As built Tree & Palm  
Site Plan- Ground Level

Scale 1/16" = 1' - 0"  
Date December 02, 2019  
Drawn By DE  
Project No. 16015.02  
Drawing No.

**L701-1**



PREVIOUSLY APPROVED SPRAB PLANTING PLAN



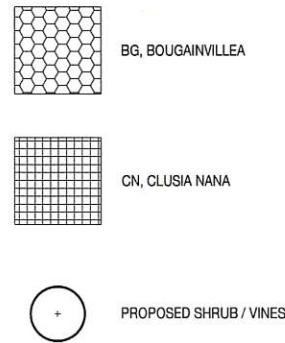
PLANTING SCHEDULE - 2ND FLOOR

ABR.	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	ORIGIN
SHRUBS & GROUNDCOVERS					
BG	98	BOUGAINVILLEA GLABRA	BOUGAINVILLEA	3 GAL. 36" O.C.	SOUTH AMERICA
CN	240	CLUSIA NANA	DWARF CLUSIA	3 GAL. 18" O.C.	-
FP	420	FICUS PUMILA	FICUS REPENS	3 GAL.	ASIA
CONTRACTOR TO PROVIDE LANDSCAPE ARCHITECT WITH \$6,000 WHOLESALE PLANT ALLOWANCE FOR GREEN WALL WATER PLANTS, ORCHIDS, AND ACCENTS					

NOTES

1. VINES IN PLANTERS ON SECOND FLOOR WILL BE TRAINED TO ASCEND THE FACADE. VINES IN PLANTERS ON THE SECOND FLOOR BALCONY WILL BE TRAINED TO CASCADE DOWN THE FACADE.

UNDERSTORY PLANTING LEGEND



M E N I N

The RAY

233 NE 2nd Avenue  
Delray Beach, FL 33444



Civil Engineer  
Morris-Depew Associates, Inc.  
2891 Central Express Drive, Unit 100  
Fort Myers, FL 33914  
239.337.3993

Landscape Architect  
2610 North Miami Avenue  
Miami, FL 33127  
314.437.4895

Structural Engineer  
C&A Engineers, Inc.  
9240 S.W. 72nd Street, Suite 100  
Miami, FL 33173  
786.933.7599

Pest Consultant  
Aquatic Design Group, Inc.  
2226 Faraday Avenue  
Carlsbad, CA 92008  
760.438.8400

Waterproofing Consultant  
Arnold & Associates, Inc.  
14275 Midway Road, Suite 170  
Addicks, TX 75001  
469.585.4152

Mechanical/Electrical/Plumbing Engineer  
Franyie Engineers, Inc.  
10610 N.W. 27th Street  
Miami, FL 33172  
305.592.1360

Lighting Consultant  
Paul Morgan Visuals, Inc.  
435 NE 5th Avenue, Suite 0343  
Delray Beach, FL 33483  
561.330.4982

Audio / Visual Consultant  
M Kaimerson AV  
13100 Lake Valley Drive  
Rancho Cucamonga, CA 91739  
909.512.4744

Acoustics Consultant  
Merlo Scientific Acoustics, Inc.  
101 S Topanga Canyon Boulevard, #1610  
Topanga, CA 90290  
310.455.2221

FPL Consultant  
Brannon & Gillespie, LLC  
431 US Highway 1, Suite 301  
North Palm Beach, FL 33408  
561.344.3209



No.	Date	Description
03	10.24.20	Revision 3
04	01.12.21	Revision 4
05	06.14.21	Revision 5

Drawing Title

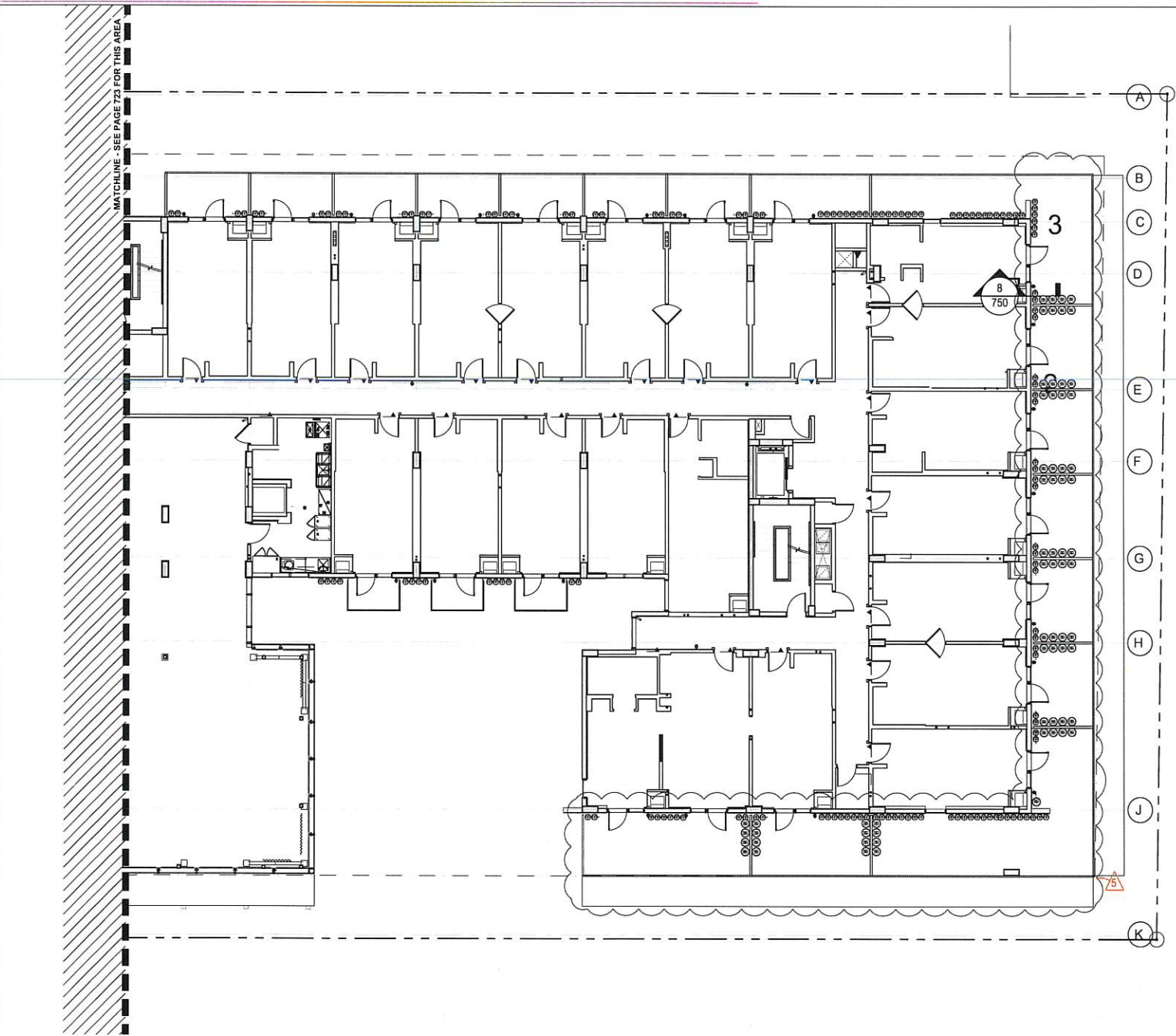
Understory Plan  
2nd Floor

Scale 3/32" = 1' - 0"  
Date December 02, 2019  
Drawn By DE  
Project No. 16015.02  
Drawing No.

L723



CURRENT AS BUILT CONDITION



PLANTING SCHEDULE - 2ND FLOOR

ABR.	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	ORIGIN
SHRUBS & GROUNDCOVERS					
BG	82	BOUGAINVILLEA GLABRA	BOUGAINVILLEA	3 GAL. 24" O.C.	SOUTH AMERICA
CN	-	CLUSIA NANA	DWARF CLUSIA	3 GAL. 18" O.C.	-
FP	420	FIGUS PUMILA	FIGUS REPENS	3 GAL.	ASIA
CONTRACTOR TO PROVIDE LANDSCAPE ARCHITECT WITH \$6,000 WHOLESALE PLANT ALLOWANCE FOR GREEN WALL, WATER PLANTS, ORCHIDS, AND ACCENTS					

PLANTING NOTES

- BOUGAINVILLEA HAS DECREASED FROM 98 TO 82 IN COUNT DUE TO THE NEW SIZES OF PROPOSED PLANTERS.
- CLUSIA NANA HAS BENE REMOVED.
- VINES IN PLANTERS ON SECOND FLOOR WILL BE TRAINED TO ASCEND THE FACADE. VINES IN PLANTERS ON THE SECOND FLOOR BALCONY WILL BE TRAINED TO CASCADE DOWN THE FACADE.

UNDERSTORY PLANTING LEGEND



M E N I N

The RAY

233 NE 2nd Avenue  
Delray Beach, FL 33444

González Architects  
Hospitality

Client Engineer  
Morris-Depew Associates, Inc.  
2891 Center Pointe Drive, Unit 100  
Fort Myers, FL 33914  
239.337.3993

Landscape Architect

2610 North Miami Avenue  
Miami, FL 33127  
614.437.4875

Structural Engineer

C&A Engineers, Inc.  
9240 S.W. 72nd Street, Suite 100  
Miami, FL 33173  
784.953.7599

Pools Consultant

Aquatic Design Group, Inc.  
2226 Faraday Avenue  
Carlsbad, CA 92008  
760.438.8400

Waterproofing Consultant

Arnold & Associates, Inc.  
14275 Midway Road, Suite 170  
Addicks, TX 75001  
469.585.4152

Mechanical/Electrical/Plumbing Engineer

Franyie Engineers, Inc.  
10610 N.W. 27th Street  
Miami, FL 33172  
305.592.1340

Lighting Consultant

Paul Morgan Visuals, Inc.  
455 NE 5th Avenue, Suite D343  
Delray Beach, FL 33483  
561.330.4982

Audiot / Visual Consultant

M Kalmanson AV  
13100 Lore Valley Drive  
Rancho Cucamonga, CA 91739  
805.512.4744

Acoustical Consultant

Merio Scientific Acoustics, Inc.  
101 S Topanga Canyon Boulevard, #1610  
Topanga, CA 90290  
310.455.2221

FE Consultant

Brannon & Gillespie, LLC  
431 US Highway 1, Suite 301  
North Palm Beach, FL 33408  
561.344.3209



Registration Seal  
LA 6667007  
Address  
2610 North Miami Avenue, Miami, FL 33127  
T +1 (305) 522 3894

Issued/Revised		
No.	Date	Description
03	10/24/20	Revision 3
04	01/12/21	Revision 4
05	06/14/21	Revision 5

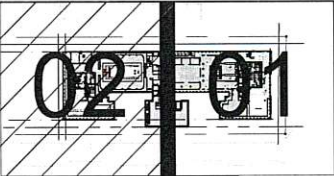
Drawing Title

As built  
Understory Plan  
2nd Floor

Scale 3/32" = 1' - 0"  
Date December 02, 2019  
Drawn By DE  
Project No. 14015.02  
Drawing No.

L723-1

PREVIOUSLY APPROVED SPRAB PLANTING PLAN



M E N I N

The  
RAY

233 NE 2nd Avenue  
Delray Beach, FL 33444



Civil Engineer  
Morris-Depew Associates, Inc.  
2881 Center Pointe Drive, Unit 100  
Fort Myers, FL 33916  
239.337.3993

Landscape Architect

LAND  
2610 North Miami Avenue  
Miami, FL 33127  
614.439.4895

Structural Engineer

C&A Engineers, Inc.  
9240 S.W. 72nd Street, Suite 100  
Miami, FL 33173  
784.953.7599

Pool Consultant

Aquatic Design Group, Inc.  
2226 Faraday Avenue  
Carlsbad, CA 92008  
760.438.8000

Waterproofing Consultant

Arnold & Associates, Inc.  
14275 Midway Road, Suite 170  
Addicks, TX 75001  
469.585.4152

Mechanical/Electrical/Plumbing Engineer

Franyie Engineers, Inc.  
10610 N.W. 27th Street  
Miami, FL 33172  
305.592.1360

Lighting Consultant

Paul Morgan Visuals, Inc.  
455 NE 9th Avenue, Suite 0343  
Delray Beach, FL 33483  
561.330.4982

Audio / Visual Consultant

M Kalmanson AV  
13100 Lake Valley Drive  
Rancho Cucamonga, CA 91739  
909.512.4944

Acoustical Consultant

Menlo Scientific Acoustics, Inc.  
101 S Topanga Canyon Boulevard, #1610  
Topanga, CA 90290  
310.455.2221

FPL Consultant

Brannon & Gillespie, LLC  
631 US Highway 1, Suite 301  
North Palm Beach, FL 33408  
561.346.3209



Registration Seal  
LA 6667007  
2610 North Miami Avenue, Miami, FL 33127  
T+1 (305) 322.1894

Issued/Revised		
No.	Date	Description
03	10.24.20	Revision 3
04	01.12.21	Revision 4
05	06.14.21	Revision 5

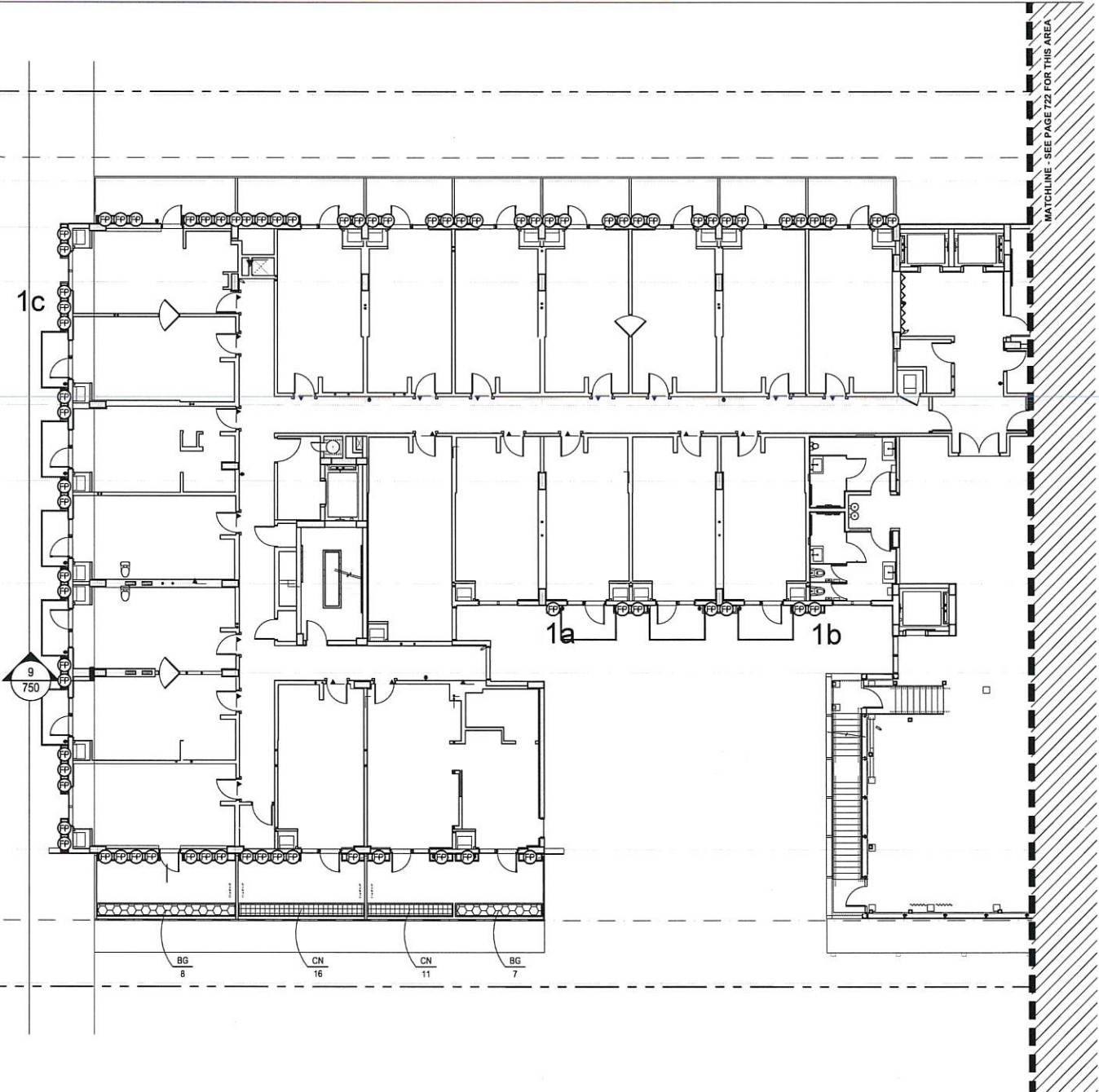
Drawing Title

Understory Plan  
2nd Floor

Scale  
Date  
Drawn By  
Project No.  
Drawing No.

Scale 3/32" = 1'-0"  
December 02, 2019  
DE  
16015.02

L724



PLANTING SCHEDULE - 2ND FLOOR

ABR.	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	ORIGIN
SHRUBS & GROUNDCOVERS					
BG	98	BOUGAINVILLEA GLABRA	BOUGAINVILLEA	7 GAL. 24" O.C.	SOUTH AMERICA
CN	240	CLUSIA NANA	DWARF CLUSIA	3 GAL. 18" O.C.	-
FP	420	FICUS PUMILA	FICUS REPENS	3 GAL.	ASIA
CONTRACTOR TO PROVIDE LANDSCAPE ARCHITECT WITH \$6,000 WHOLESALE PLANT ALLOWANCE FOR GREEN WALL, WATER PLANTS, ORCHIDS, AND ACCENTS					

NOTES

- VINES IN PLANTERS ON SECOND FLOOR WILL BE TRAINED TO ASCEND THE FACADE. VINES IN PLANTERS ON THE SECOND FLOOR BALCONY WILL BE TRAINED TO CASCADE DOWN THE FACADE.

UNDERSTORY PLANTING LEGEND



BG, BOUGAINVILLEA



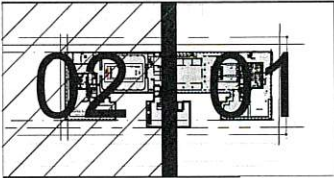
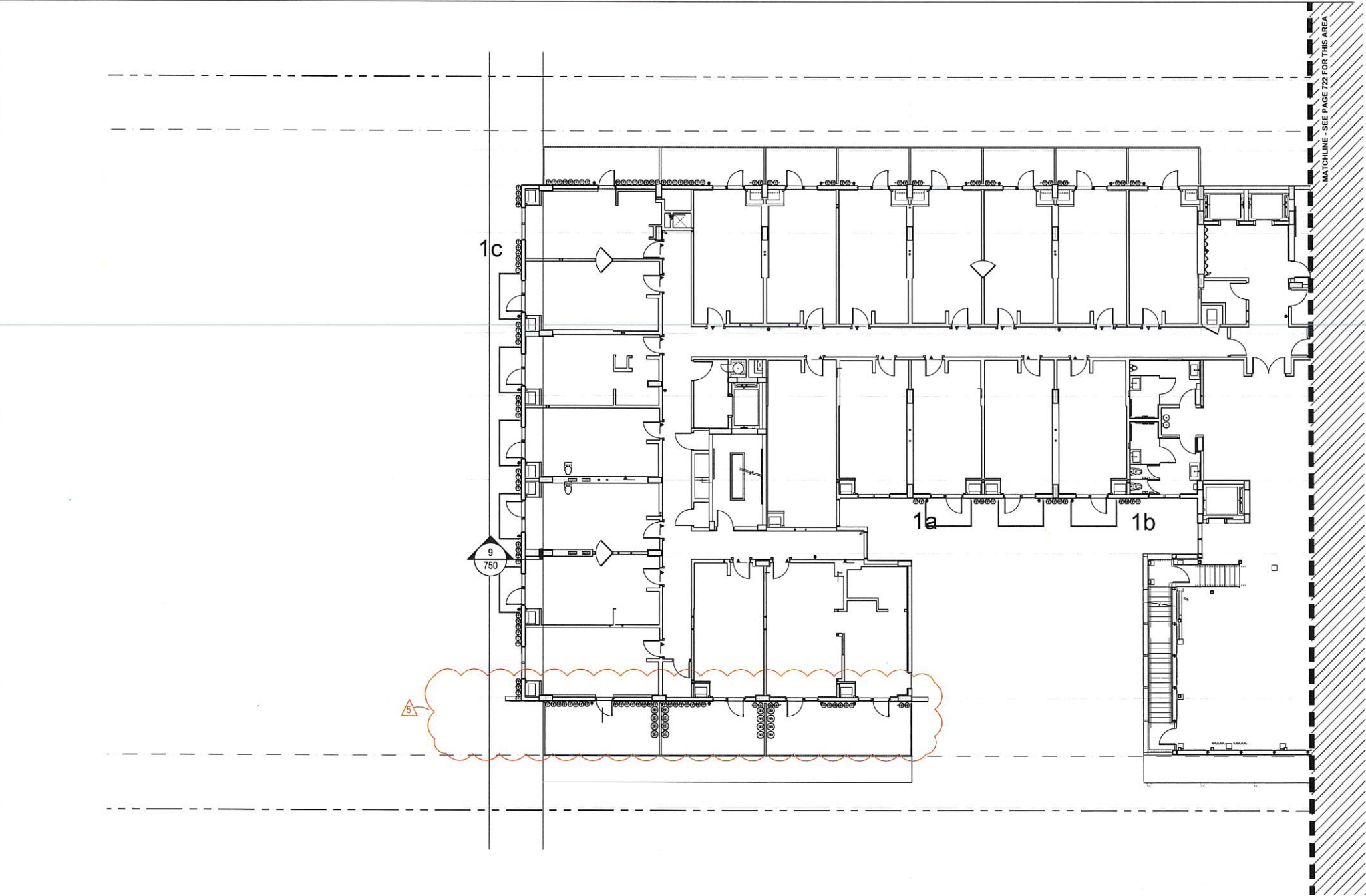
CN, CLUSIA NANA



PROPOSED SHRUB / VINES



CURRENT AS BUILT CONDITION



M E N I N

The  
RAY

233 NE 2nd Avenue  
Delray Beach, FL 33444

**González Architects  
Hospitality**

- Client Engineer**  
Morris-Depew Associates, Inc.  
2891 Center Pointe Drive, Unit 100  
Fort Myers, FL 33916  
239.337.3993
- Landscape Architect**  
LAND  
2610 North Miami Avenue  
Miami, FL 33127  
614.437.4875
- Structural Engineer**  
C&A Engineers, Inc.  
9240 S.W. 72nd Street, Suite 100  
Miami, FL 33173  
784.953.7599
- Pools Consultant**  
Aquatic Design Group, Inc.  
2226 Faraday Avenue  
Carlsbad, CA 92008  
760.438.8400
- Waterproofing Consultant**  
Arnold & Associates, Inc.  
14275 Midway Road, Suite 170  
Addicks, TX 75001  
469.585.4152
- Mechanical/Electrical/Plumbing Engineer**  
Franyie Engineers, Inc.  
10610 N.W. 27th Street  
Miami, FL 33172  
305.592.1360
- Lighting Consultant**  
Paul Morgan Visuals, Inc.  
455 NE 5th Avenue, Suite 0343  
Delray Beach, FL 33483  
561.330.4982
- Audio / Visual Consultant**  
M Kalmanson AV  
13100 Lore Valley Drive  
Rancho Cucamonga, CA 91739  
885.512.4744
- Acoustical Consultant**  
Menlo Scientific Acoustics, Inc.  
101 S Topanga Canyon Boulevard, #1610  
Topanga, CA 90290  
310.455.2221
- FFL Consultant**  
Brannon & Gillespie, LLC  
431 US Highway 1, Suite 301  
North Palm Beach, FL 33408  
561.346.3209

PLANTING SCHEDULE - 2ND FLOOR

ABR.	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	ORIGIN
<b>SHRUBS &amp; GROUNDCOVERS</b>					
BG	82	BOUGAINVILLEA GLABRA	BOUGAINVILLEA	3 GAL. 24" O.C.	SOUTH AMERICA
CN	-	CLUSIA NANA	DWARF CLUSIA	3 GAL. 18" O.C.	-
FP	420	FICUS PUMILA	FICUS REPENS	3 GAL	ASIA
CONTRACTOR TO PROVIDE LANDSCAPE ARCHITECT WITH \$6,000 WHOLESALE PLANT ALLOWANCE FOR GREEN WALL WATER PLANTS, ORCHIDS, AND ACCENTS					

PLANTING NOTES

- BOUGAINVILLEA HAS DECREASED FROM 98 TO 82 IN COUNT DUE TO THE NEW SIZES OF PROPOSED PLANTERS.
- CLUSIA NANA HAS BENE REMOVED.
- VINES IN PLANTERS ON SECOND FLOOR WILL BE TRAINED TO ASCEND THE FACADE. VINES IN PLANTERS ON THE SECOND FLOOR BALCONY WILL BE TRAINED TO CASCADE DOWN THE FACADE.

UNDERSTORY PLANTING LEGEND



PROPOSED SHRUB / VINES

**Registration Seal**  
LA 6667007  
2610 North Miami Avenue, Miami, FL 33127  
T +1 (305) 322 3896

No.	Date	Description
03	10/24/20	Revision 3
04	01/12/21	Revision 4
05	06/14/21	Revision 5

Drawing Title

As built  
Understory Plan  
2nd Floor

Scale 3/32" = 1' - 0"  
Date December 02, 2019  
Drawn By DE  
Project No. 16015.02  
Drawing No.

L724-1



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	25 (32 spaces provided)

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

Total Site Area: 1.9 Acres (82,762 SF)  
W 135.16' x L 612.28'

Breakdown:  
Ground Floor Area\*: 37,985 SF  
Impervious Area: 41,681 SF  
(pavers and asphalt)  
Open Space Area: 3,096 SF  
(landscaped)

\*Existing Shopping Center: 12,402 SF footprint  
Proposed Hotel: 25,583 SF footprint

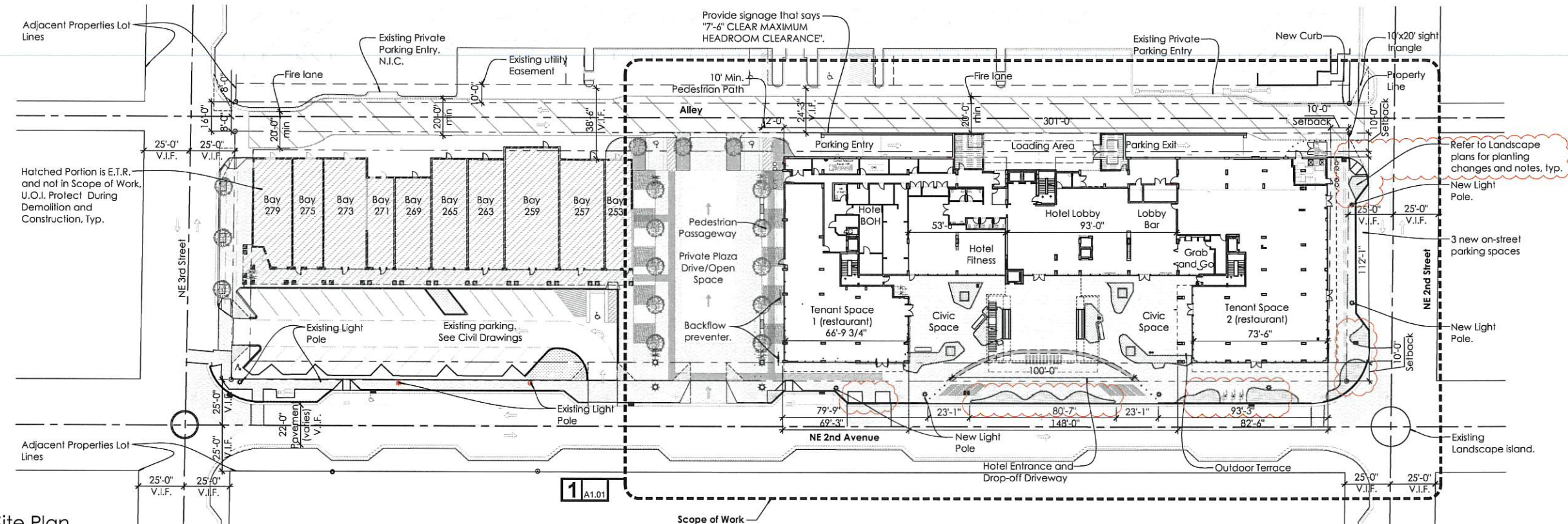
Civic Space Calculations  
Total Lot Area = 82,762 SF  
First 20,000SF = 0% = 0 SF  
Second 20,000SF = 5% = 1,000 SF  
Remaining 42,762SF = 7% = 2,993 SF  
**Total Civic Space required 3,993 SF**  
**Total Civic Space proposed: 4,098 SF**

F.A.R. Calculations  
-Total Site Area: 82,762 SqFt  
-Total Floor Area: 112,145 SqFt  
-112,145 SqFt/82,762 SqFt = 1.36

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  
Roof/Floor: 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.	10ft.	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"

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 263	Restaurant Space	1,238 SF (gross)	6 spaces per 1,000 sf. of gross floor area
Bay 259	Restaurant Space	1,180 SF (gross)	6 spaces per 1,000 sf. of gross floor area
Bay 257	Retail Space	2,061 SF (gross)	1 per 500 Sq Ft.
Bay 253	Retail Space	1,470 SF (gross)	1 per 500 Sq Ft.
Outdoor seating		896 SF (gross)	
Bay 263	Restaurant Space	338 SF (gross)	6 spaces per 1,000 sf. of gross floor area
Outdoor seating		125 SF (gross)	
Bay 259	Restaurant Space	180 SF (gross)	6 spaces per 1,000 sf. of gross floor area
Outdoor seating			

Proposed The Ray Hotel Program

Area	Use	Sq.Ft.	Parking Calculation
Hotel Lobby	Ancillary Use	3,693 SF (gross)	N/A
Hotel BOH		3,861 SF (gross)	
Hotel Fitness		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)	6 spaces per 1,000 sf. of gross floor area
Lobby Bar and Grab + Go		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		959 SF (gross)	
Enclosed Rooftop Dining	Restaurant	2,537 SF (gross)	6 spaces per 1,000 sf. of gross floor area
Open Pergola Rooftop Dining		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
			<b>249.92</b>

\* 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 5 P.M. TO MIDNIGHT	DAY 9 A.M. TO 4 P.M.	EVENING 5 P.M. TO MIDNIGHT
Retail	9.19	(5%)=0.46	(70%)=6.43	(90%)=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.

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 - No 2nd Street	3
On-Street Spaces Removed	2
<b>Total Spaces Provided</b>	<b>251 spaces</b>
<b>Total Spaces Required</b>	<b>249</b>
Number of Alternative Fuel spaces (3% of total)	8
Number of Handicap Spaces	7
Number of Compact Spaces	61

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

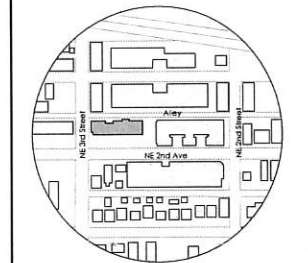
M E N I N

*the*  
**RAY**

233 NE 2nd Avenue  
Delray Beach, FL 33444

Class II Site Plan Modification  
06.14.2021

**González Architects**  
**Hospitality**



Registration Seal  
AA 0002305  
AR 0008-134  
Address  
14 NE 1st Avenue, Suite 507 Miami, FL 33132  
T +1 (305) 455-4216

No.	Date	Description

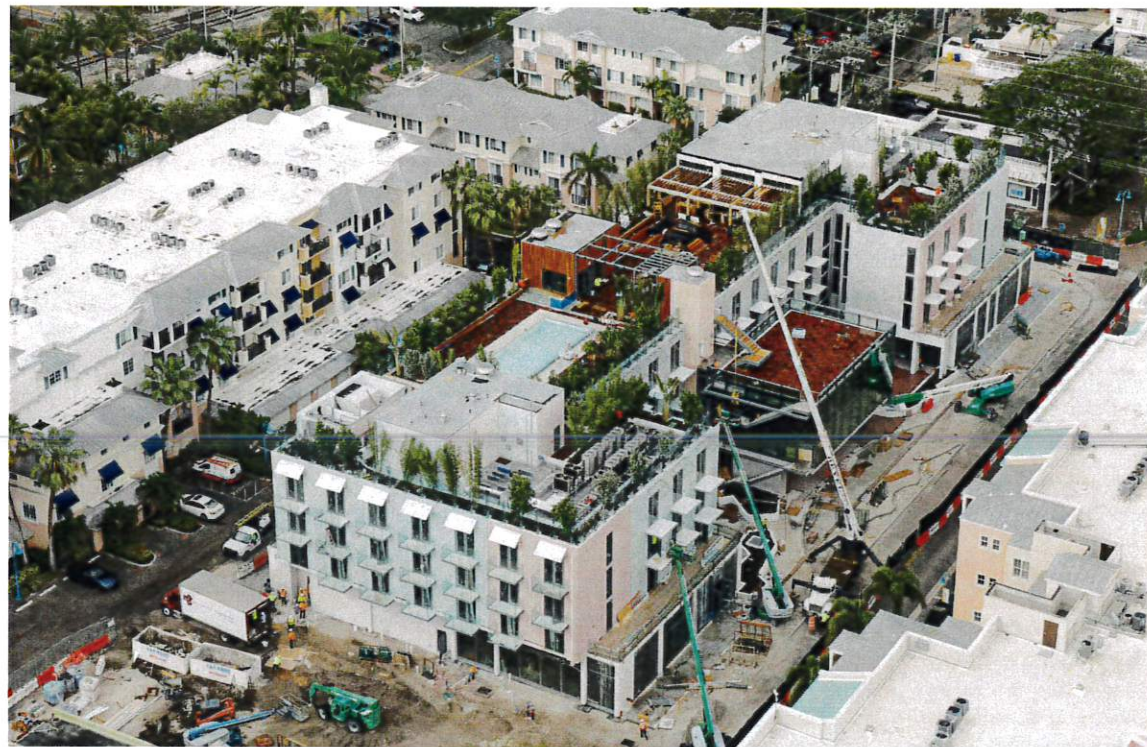
Drawing Title

Overall Site Plan

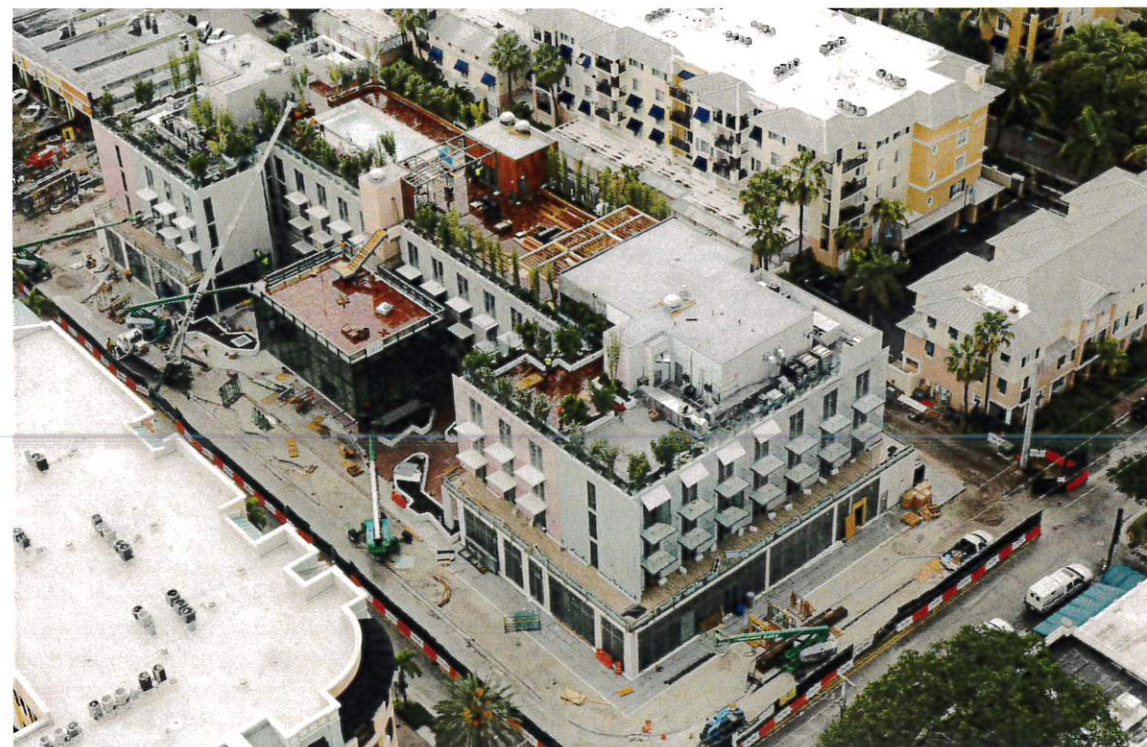
Scale	As Noted
Date	June 14, 2021
Drawn By	AN, MP, MQ, SE
Project No.	19024
Drawing No.	

ST1.01





1 NW View - NE 2nd Ave



2 SW View - NE 2nd Ave and NE 2nd Street



3 SE View - NE 2nd Street and Alley



4 NE View - Alley and Private Plaza

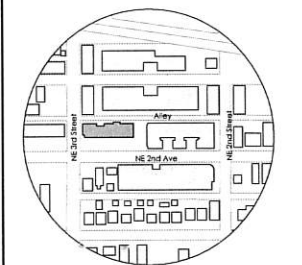
MENIN

*the*  
RAY

233 NE 2nd Avenue  
Delray Beach, FL 33444

Class II Site Plan Modification  
06.14.2021

**González Architects**  
Hospitality



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

No.	Date	Description

Drawing Title

Existing Conditions

Scale: As Noted  
Date: June 14, 2021  
Drawn By: ANI, MJP, MKQ, SZ  
Project No.: 19024  
Drawing No.:

ST3.01





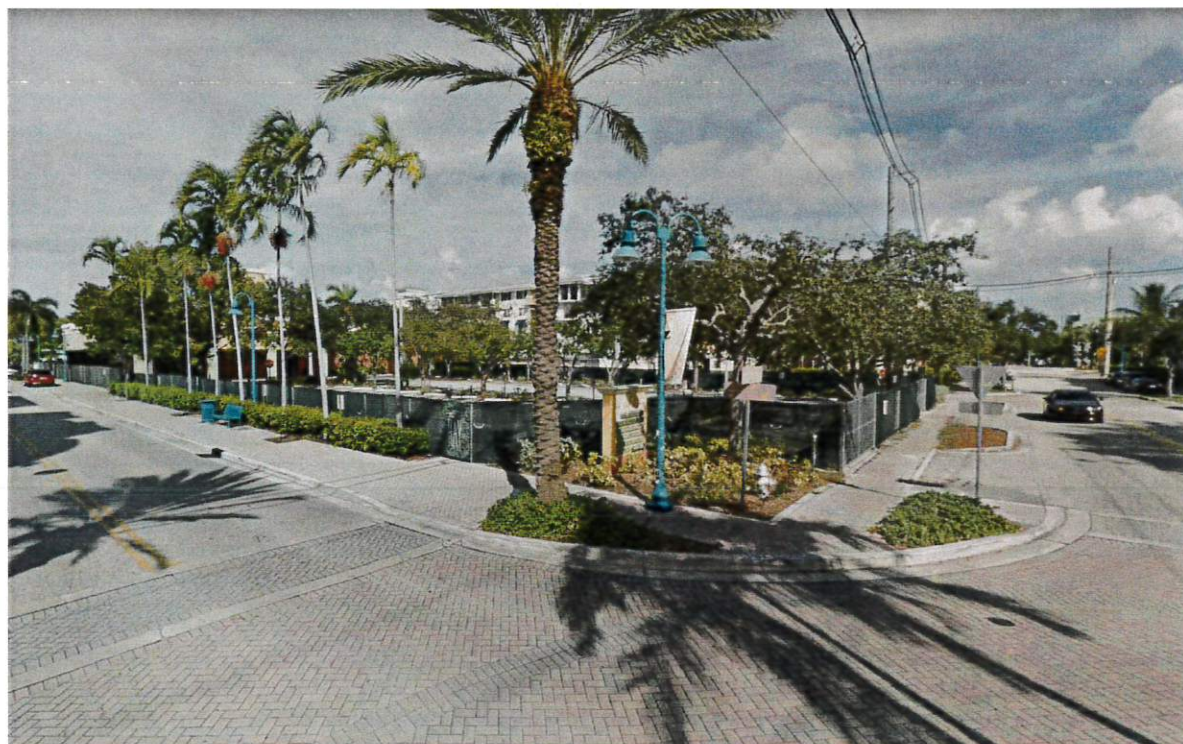
1 Corner of NE 2nd Ave view (looking at block in front of the property)



2 NE 2nd Ave view (looking at block in front of the property)



3 NE 2nd Street and NE 2nd Ave view (looking at block in front of the property)



4 NE 2nd Street and NE 2nd Ave view (looking into the property prior construction)

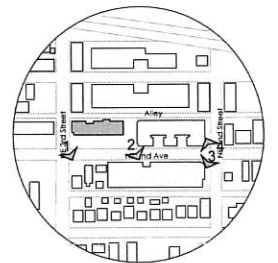
M E N I N

*the*  
RAY

233 NE 2nd Avenue  
Delray Beach, FL 33444

Class II Site Plan Modification  
06.14.2021

**González Architects**  
Hospitality



Registration Seal: AA 0002305  
AR 0008134  
Address: 14 NE 1st Avenue, Suite 507 Miami, FL 33132  
T +1 (305) 455 4218

Issued/Revised		
No.	Date	Description

Drawing Title

Existing Conditions

Scale	As Noted
Date	June 14, 2021
Drawn By	AN, MP, MQ, SZ
Project No.	19024
Drawing No.	

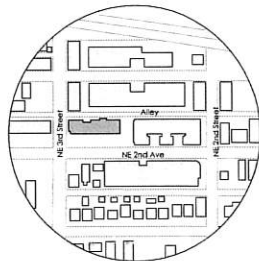
ST3.02





233 NE 2nd Avenue  
Delray Beach, FL 33444

Class II Site Plan Modification  
06.14.2021



Registration Seal  
AA 0002305  
AR 0008134

Address  
14 NE 1st Avenue, Suite 507 Miami, FL 33132  
T +1 (305) 435 4218

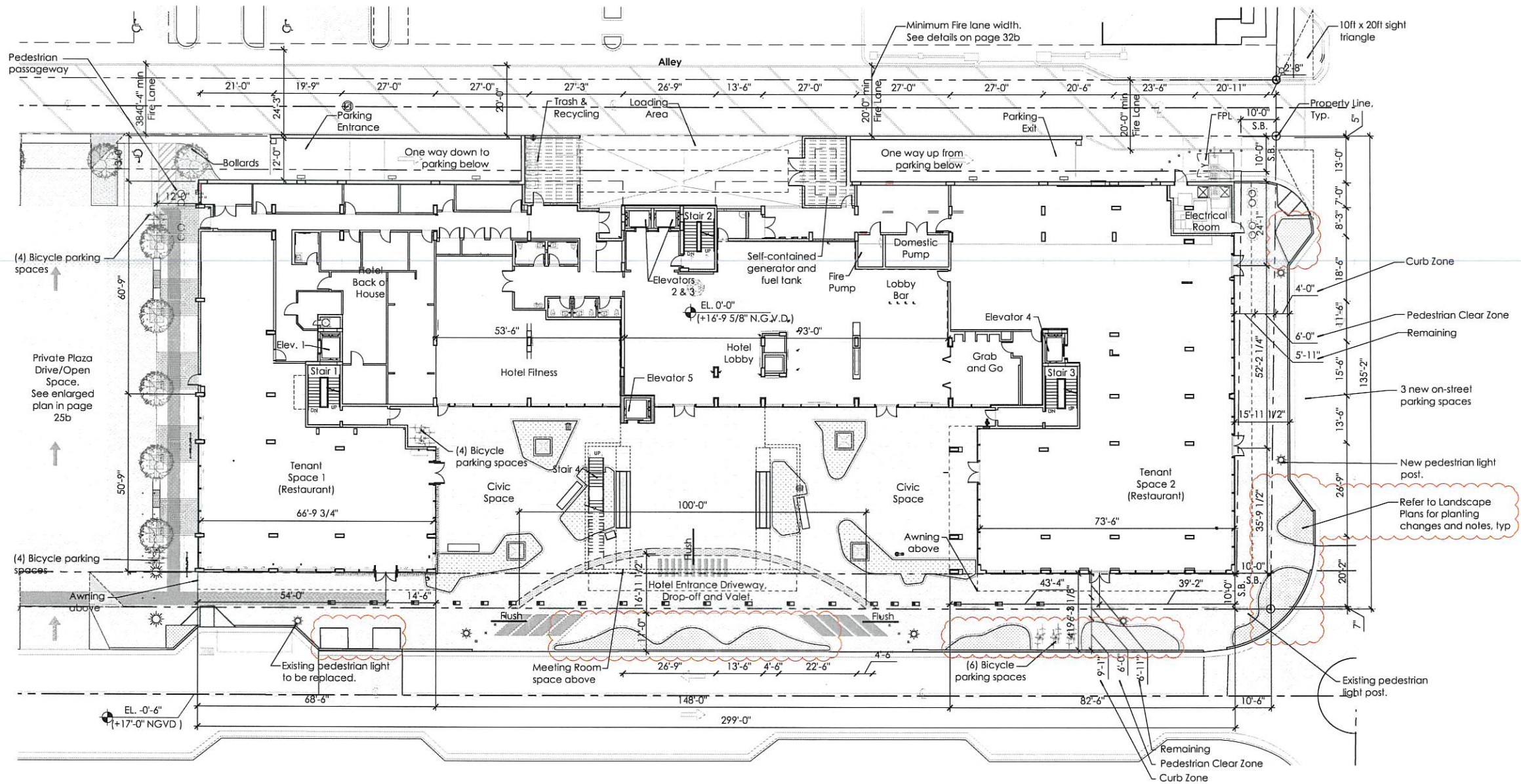
Issued/Revised		
No.	Date	Description

Drawing Title

Enlarged Ground  
Floor Plan

Scale	As Noted
Date	June 14, 2021
Drawn By	AN, MP, MQ, SZ
Project No.	19024
Drawing No.	

A1.01



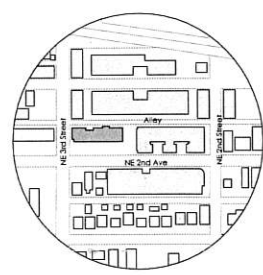
1 Ground Level - Enlarged Floor Plan  
1/16"=1'-0"





233 NE 2nd Avenue  
Delray Beach, FL 33444

Class II Site Plan Modification  
06.14.2021



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

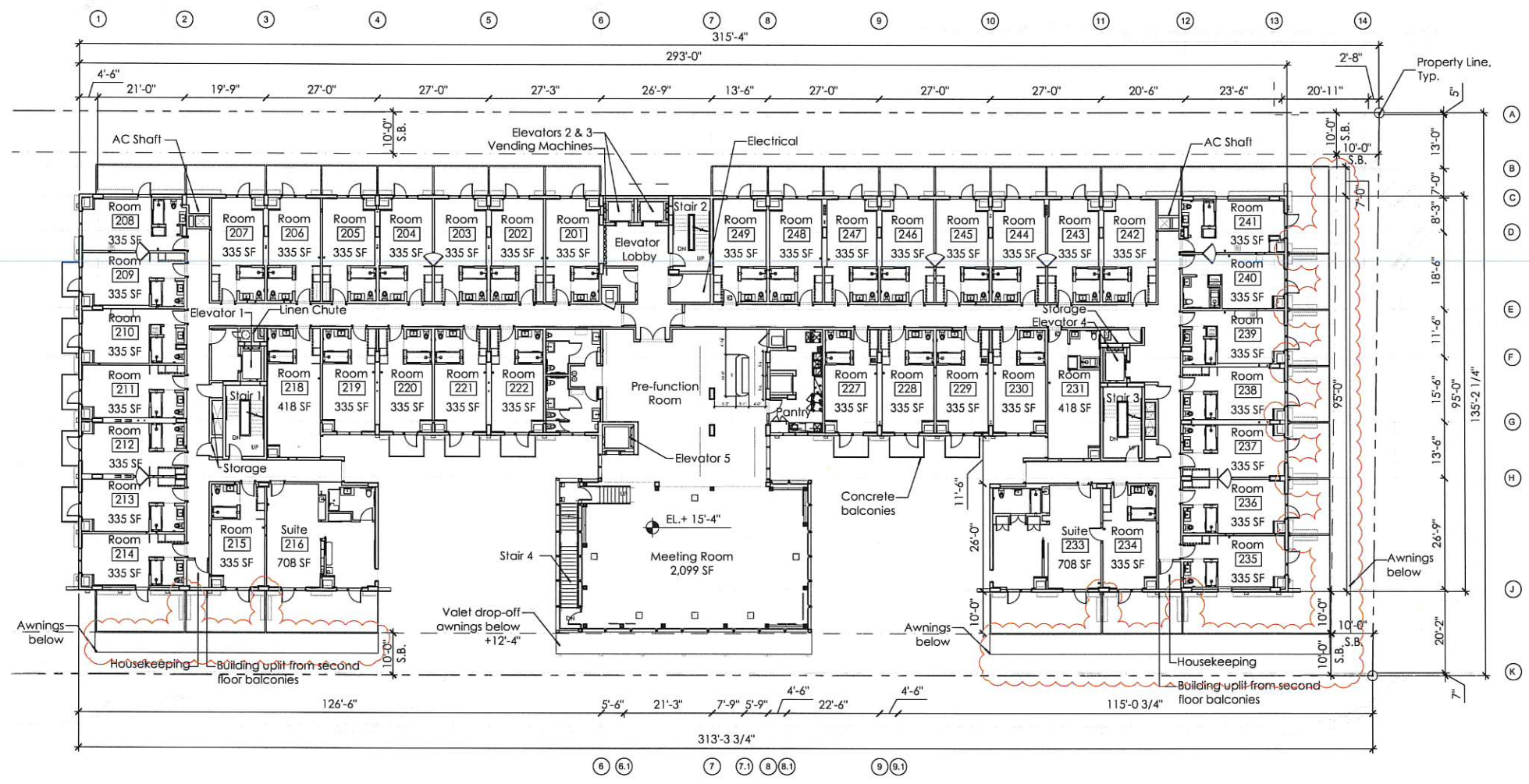
Issued/Revised		
No.	Date	Description

Drawing Title

Enlarged Second  
Floor Plan

Scale	As Noted
Date	June 14, 2021
Drawn By	AN, MP, MG, JJ
Project No.	19024
Drawing No.	

A1.02



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

	Double Queen	King	Accessible (Mobility)	Accessible Suite	King Suite	Total
Second Floor	12	27	02	01	01	43
Third Floor	12	34	03			49
Fourth Floor	13	35	01			49
Total	37	96	06	01	01	141
Percentage	27%	68%	4%	0.5%	0.5%	100%

Guest Room Mix  
Second Floor:

Accessible Rooms:	02
Double Queen Rooms:	12
King Rooms:	27
Suites:	02
<b>Total:</b>	<b>43</b>

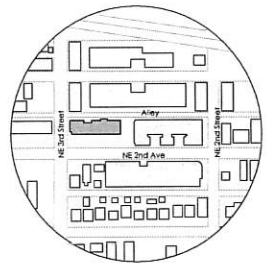
Class II Site Plan Modification - Not for Construction





233 NE 2nd Avenue  
Delray Beach, FL 33444

Class II Site Plan Modification  
06.14.2021



North

Registration Seal: AA 0003205  
AR 0008134  
Address: 14 NE 1st Avenue, Suite 507 Miami, FL 33132  
T +1 (305) 455-4218

Issued/Revised		
No.	Date	Description

Drawing Title

Renderings

Scale	As Noted
Date	June 14, 2021
Drawn By	AN, MP, MQ, SZ
Project No.	19024
Drawing No.	

A3.01



1 West Facade (Northern end) - NE 2nd Ave



2 West Facade (looking into Valet Drop-off) - NE 2nd Ave



3 West Facade - NE 2nd Ave



4 West Facade (Looking into Civic Space) - NE 2nd Ave

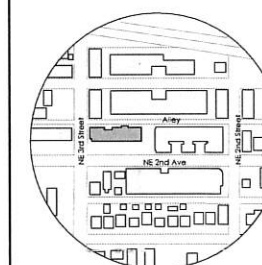


*The*  
**RAY**

233 NE 2nd Avenue  
Delray Beach, FL 33444

Class II Site Plan Modification  
06.14.2021

**González Architects**  
**Hospitality**



North

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

Issued/Revised		
No.	Date	Description

Drawing Title

Renderings

Scale: As Noted  
Date: June 14, 2021  
Drawn By: AN, MP, MQ, SE  
Project No.: 19024  
Drawing No.:

**A3.02**



**1** SW View - NE 2nd Ave and NE 2nd street



**2** SW View (Street view) - NE 2nd Ave and NE 2nd street



**3** South View - NE 2nd Street



**4** Rooftop view