

1 MASTER PLAN

AS1.00 SCALE: 1"=50'-0"

MASTER SITE PLAN DATA																																			
PROJECT DESCRIPTION	A PARCEL OF LAND IN SECTION 6, TOWNSHIP 47 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA																																		
PROJECT LOCATION	1625 SOUTH CONGRESS AVENUE AND LINTON BOULEVARD, DELRAY BEACH, FLORIDA																																		
LEGAL DESCRIPTION	THE GARDENS AT CENTRE DELRAY THE ATRIUM AT CENTRE DELRAY		PLAT BOOK 42, PAGE 133 PLAT BOOK 43, PAGE 847																																
EXISTING ZONING	MROC																																		
PROPOSED ZONING	MROC																																		
EXISTING USE	OFFICE																																		
PROPOSED USE	MULTI-FAMILY																																		
SITE AREA	12.135 ACRES 528,601 SF.																																		
BUILDING AREAS	CODE SECTION	DISTRICT	EXISTING BUILDINGS TO REMAIN																																
			PROPOSED																																
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	COVERED (SF.)	FLOOR AREA (SF.)	COVERED (SF.)	FLOOR AREA (SF.)																															
<table border="1"> <tr> <td>1625 S CONGRESS AVE (OFFICE)</td> <td>18,675</td> <td>80,580</td> <td></td> </tr> <tr> <td>1615 S CONGRESS AVE (OFFICE)</td> <td>51,580</td> <td>101,006</td> <td></td> </tr> <tr> <td>TOTAL EXISTING</td> <td>70,255</td> <td>181,586</td> <td></td> </tr> <tr> <td>PROPOSED MULTI-FAMILY</td> <td>37,531</td> <td>306,863</td> <td></td> </tr> <tr> <td>PROPOSED COMMERCIAL (AT RESIDENTIAL)</td> <td>1,095</td> <td>1,095</td> <td></td> </tr> <tr> <td>PROPOSED PARKING GARAGE</td> <td>25,435</td> <td>203,480</td> <td></td> </tr> <tr> <td>TOTAL PROPOSED</td> <td>64,061</td> <td>511,438</td> <td></td> </tr> <tr> <td>TOTAL BUILDING AREA</td> <td>134,316</td> <td>693,024</td> <td></td> </tr> </table>				1625 S CONGRESS AVE (OFFICE)	18,675	80,580		1615 S CONGRESS AVE (OFFICE)	51,580	101,006		TOTAL EXISTING	70,255	181,586		PROPOSED MULTI-FAMILY	37,531	306,863		PROPOSED COMMERCIAL (AT RESIDENTIAL)	1,095	1,095		PROPOSED PARKING GARAGE	25,435	203,480		TOTAL PROPOSED	64,061	511,438		TOTAL BUILDING AREA	134,316	693,024	
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DEVELOPMENT REGULATION	CODE SECTION	DISTRICT																																	
BUILDING HEIGHT	SEC. 4.4.29 G(2)f	MROC	MAX. ALLOWABLE EXISTING OFFICE: 1625 S CONGRESS AVE (OFFICE) 85 FT 1615 S CONGRESS AVE (OFFICE) 58.5 FT PROPOSED RESIDENTIAL 30.6 FT PROPOSED RESIDENTIAL 80 FT 4 IN																																
F.A.R.	FUTURE LAND USE COMPREHENSIVE PLAN, P. FL-41	CONGRESS AVENUE MIXED USE	MAXIMUM F.A.R. ALLOWABLE: 2.50 EXISTING OFFICE: 0.34 PROPOSED RESIDENTIAL/GARAGE: 0.97 TOTAL F.A.R. PROPOSED: 1.31																																
DENSITY	SEC. 4.4.29 B(4)c	MROC	MAX. ALLOWABLE: 40 UNITS/ACRE REQUESTED: 22.33 (277 total)																																
INTENSITY	SEC. 4.4.29 G(1)a & SEC. 4.4.29 G(1)c & SEC. 4.3.4. (F2)	MROC	OFFICE: MAX. ALLOWABLE* 100% 693,024 EXISTING: 26% 181,586																																
			MULTI-FAMILY: MAX. ALLOWABLE* 75% 519,768 PROPOSED: 36.80% 255,059 ** ALLOWABLE RESIDENTIAL AREA REMAINING: 38.20% 264,709																																
ROOF COVERAGE	STAIRWELLS AND ELEVATOR SHAFT	PROPOSED	2.44% 980																																

PERCENTAGE OF PLOT COVERED	SEC. 4.4.29 G(2)c	MROC	PERCENT	SF.
MAX. ALLOWABLE			75%	396,450.45
PROPOSED (OFFICE AND RESIDENTIAL)			68.84%	363,897.60
MIN. ALLOWABLE				25 FT
BUILDING SEPERATION	SEC. 4.4.29 G(2)g	MROC	1615 S CONGRESS AVE (OFFICE)	45.73 FT
			PROPOSED MULTI-FAMILY	
			SEPERATION BETWEEN 1625 S CONGRESS AVE (OFFICE) PROPOSED MULTI-FAMILY	30.10 FT
SETBACKS	SEC. 4.4.29 G(2)g	MROC	CONGRESS AVENUE FRONTAGE	10 FT MIN/ 20 FT MAX
			SIDE YARD	15 FT/25 FT MIN
			ADJACENT TO CSX RAILWAY (REAR)	25 FT MIN
			PROVIDED	
			FRONT (FACING CONGRESS AVE)	98.39 FEET
			SIDE (FACING LINTON BLVD)	171.34 FEET
			SIDE (FACING SOUTH)	748.90 FEET
			REAR (FACING CSX RAILWAY)	82.23 FEET
			FRONT (FACING CONGRESS AVE)	115.85 FEET
			SIDE (FACING LINTON BLVD)	876.17 FEET
SIDE (FACING SOUTH)	177.80 FEET			
REAR (FACING CSX RAILWAY)	181.43 FEET			
FRONT (FACING CONGRESS AVE)	40.88 FEET			
SIDE (FACING SOUTH)	433.20 FEET			
SIDE (FACING LINTON BLVD)	561.16 FEET			
REAR (FACING CSX RAILWAY)	25 FEET			
(*) PER SEC. 4.4.29 G(2)g PERIMETER DEVELOPMENT BUFFERS TO A MAX HEIGHT OF 42 FT. THEREAFTER ADDITION SETBACKS FOR THE BUILDING EXCEEDING 42 FT SHALL BE A MINIMUM OF 10 ADDITIONAL FEET				
LOT DIMENSIONS	SEC. 4.3.4 (D)	BASE DISTRICT STANDARDS	LOT DEPTH	REQUIRED: N/A PROPOSED: 395'-0"
			REQUIRED: MIN. PROVIDED	
PERIMETER DEVELOPMENT/LANDSCAPE BUFFER	SEC. 4.4.29 G(2)d	MROC	ADJACENT TO CONGRESS	15 FT 15 FT
			ALL OTHER PERIMETERS	15 FT 15 FT
			ADJACENT TO CSX RAILWAY	25 FT 25 FT
OPEN SPACE	SEC. 4.4.29 G(2)c	MROC	MIN. REQUIRED	25.00% 132,150
			PROVIDED	27.31% 144,378 *

(*) PER SEC. 4.4.29 G(2)C2 LANDSCAPE AREAS REQUIRED TO MEET INTERNAL PARKING LOT DESIGN REQUIREMENTS, BODIES OF WATER AND PAVED AREAS ARE NOT INCLUDED IN THE OPEN SPACE CALCULATIONS. HOWEVER, PERIMETER LANDSCAPE AND INTERNAL LANDSCAPE AREAS NOT REQUIRED FOR INTERNAL LOT DESIGN REQUIREMENTS ARE INCLUDED.

PARKING REQUIRED			
EXISTING OFFICE BUILDINGS TO REMAIN			
SEC. 28-1865 (n)	NET AREA (S.F.)	REQUIREMENT PER S.F. OF NET OFFICE	SPACES REQUIRED
1615 S CONGRESS	98,666	4 PER 1,000 SF UP TO 3,000 SF 3.5 SPACES PER 1,000 SF. THEREAFTER	12 335
PARKING REQUIRED THIS BUILDING			347
1625 S CONGRESS	79,560	4 PER 1,000 SF UP TO 3,000 SF 3.5 SPACES PER 1,000 SF. THEREAFTER	12 268
PARKING REQUIRED THIS BUILDING			280
SUB-TOTAL REQUIRED PARKING			627
PROPOSED RESIDENTIAL AND GROUND FLOOR COMMERCIAL			
CODE SECTION	SEC. 4.4.29 H		
MULTI-FAMILY UNITS	TYPE OF UNIT	AMOUNT OF TYPE	SPACES PER TYPE
	1 BEDROOM	136	AT 1.25 SPACES
	2 BEDROOM	121	AT 2 SPACES
	3 BEDROOM	7	AT 2 SPACES
	GUEST (UP TO 20 UNITS) GUEST (21-50 UNITS) GUEST (OVER 50 UNITS)		AT .5 FOR FIRST 20 UNITS. AT 3 BETWEEN 21 AND 50 UNITS. AT 2 OVER 50 UNITS.
SUB-TOTAL REQUIRED PARKING			504 *
COMMERCIAL (GROUND FLOOR OF RESIDENTIAL)	1,095 S.F.	4.5 PER 1,000 SF OF GROSS FLOOR AREAS	5
SUB-TOTAL REQUIRED PARKING			5 **
(*)60% OF THE OFF-STREET PARKING REQUIREMENT PER PER SEC 4.6.9 C(8)a*			140
(**)90% OF THE OFF-STREET PARKING REQUIREMENT PER PER SEC 4.6.9 C(8)a*			5
RESERVED RESIDENTIAL PARKING			271
TOTAL PARKING REQUIRED (EXISTING + PROPOSED RESIDENTIAL)			1043
TOTAL HANDICAP REQUIRED (PER TABLE 208.2 OF THE 2010 F.B.C. - ACCESSIBILITY)			22
2% OF TOTAL PROPOSED PARKING			
(*) REFER TO SHARED PARKING CALCULATIONS TABLE FOR REDUCTION IN REQUIRED PARKING			
BICYCLE PARKING			
CODE SECTION	SEC. 4.6.9 C(1)c	AMOUNT OF TYPE (UNITS)	SPACES PER TYPE
TYPE I (SHORT TERM)			1 PER 25 UNITS
TYPE II (LONG TERM)		271	0.25 SPACES PER UNIT
TOTAL BICYCLE PARKING			79

PROPOSED PARKING						
SURFACE PARKING						
	STANDARD (9' x 18')	COMPACT (8' x 16')	HANDICAPPED (12' x 18')	TOTAL		
SURFACE PARKING	125	117	4	246		
PARCEL 1 (1615 S CONG.)	106	115	6	227		
PARCEL 2 (1625 S CONG.)	231	232	10	473		
TOTAL SURFACE PARKING						
PROPOSED OPEN GARAGE PARKING						
LEVEL	STANDARD (9' x 18')	COMPACT (8' x 16')	HANDICAPPED (12' x 18')	TOTAL PARKING PER FLOOR		
1ST FLOOR	11	49	2	62		
2ND FLOOR	73	0	2	75		
3RD FLOOR	73	0	2	75		
4TH FLOOR	73	0	2	75		
5TH FLOOR	73	0	2	75		
6TH FLOOR	75	0	1	76		
7TH FLOOR	75	0	1	76		
8TH FLOOR	70	0	1	71		
SUB-TOTAL PROPOSED PARKING	523	49	13	585		
TOTAL PROPOSED PARKING (SURFACE + GARAGE)	754	281	23	1058		
(**) SURFACE PARKING AND GARAGE PARKING TO BE SHARED BETWEEN PROPOSED RESIDENTIAL AND EXISTING OFFICES						
BICYCLE PARKING						
LONG TERM (AT PARKING GARAGE)						
SHORT TERM (THROUGHOUT THE SITE)						
				68		
				11		
				79		
TOTAL BICYCLE PARKING						
79						
SHARED PARKING CALCULATIONS TABLE PER SEC 4.6.9 C(8)a						
USE	BASIC PARKING REQUIRED	WEEKDAY			WEEKEND	
		NIGHT 12AM - 6AM	DAY 9AM - 4 PM	EVENING 6PM-12AM	DAY 9AM-4PM	EVENING 8PM-12AM
RESIDENTIAL	233	233	140	210	186	210
OFFICE	627	32	627	63	63	32
COMMERCIAL	7	5	7	7	7	5
OTHER	271	271	271	271	271	271
TOTAL PARKING REQUIRED	1138	537	1043	550	527	518

SITE PLAN RE-SUBMITTAL
02/14/2023

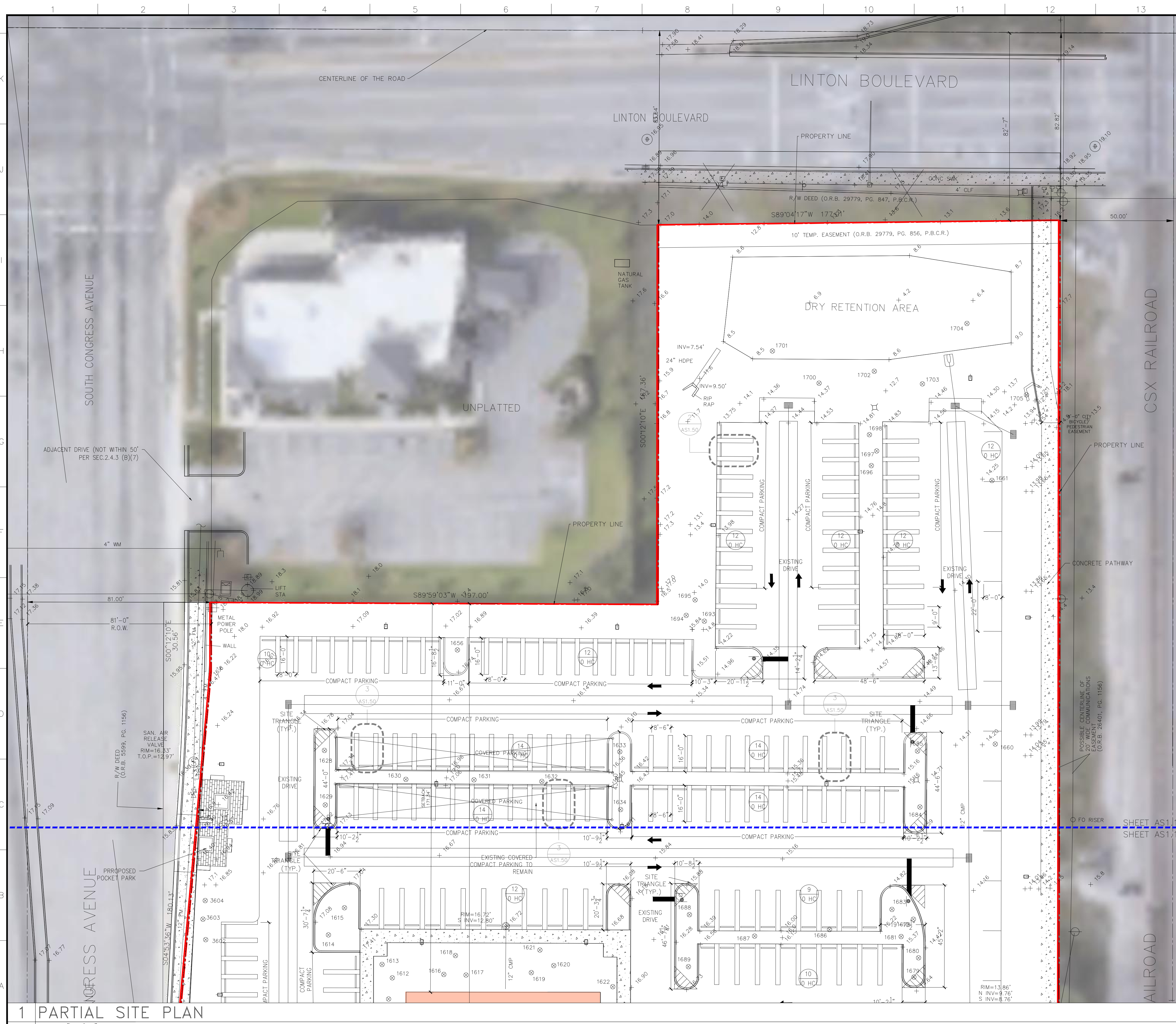
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JUAN C. CAYCEDO, P.A.

CONSULTANT INFO/LOGO

DELRAY CENTRAL MASTER PLAN
1625 SOUTH CONGRESS

REVISIONS

Drawing Title: **MASTER PLAN**
Scale: Project No. 2012.00
Plot Date: 02/14/2023
Principal: JC
Project Director: JC
Project Manager: MGC
Drafted by: MGC
Checked by: MGC
Sheet No.: **AS1.00**



PARKING REQUIRED			
EXISTING OFFICE BUILDINGS TO REMAIN	NET AREA (S.F.)	REQUIREMENT PER S.F. OF NET OFFICE	SPACES REQUIRED
SEC. 28-1865 (n)		4 PER 1,000 SF UP TO 3,000 SF	12
1615 S CONGRESS	98,666	3.5 SPACES PER 1,000 SF, THEREAFTER	335
PARKING REQUIRED THIS BUILDING			347
1625 S CONGRESS	79,560	4 PER 1,000 SF UP TO 3,000 SF	12
		3.5 SPACES PER 1,000 SF, THEREAFTER	268
PARKING REQUIRED THIS BUILDING			280
SUB-TOTAL REQUIRED PARKING			627

PROPOSED RESIDENTIAL AND GROUND FLOOR COMMERCIAL					
CODE SECTION	SEC. 4.4.29 H	TYPE OF UNIT	AMOUNT OF TYPE	SPACES PER TYPE	SPACES REQUIRED
MULTI-FAMILY UNITS	1 BEDROOM		136	AT 1.25 SPACES	170
	2 BEDROOM		121	AT 2 SPACES	242
	3 BEDROOM		14	AT 2 SPACES	28
	GUEST (UP TO 20 UNITS)		AT .5 FOR FIRST 20 UNITS		10
	GUEST (21-50 UNITS)		AT .3 BETWEEN 21 AND 50 UNITS		9
		GUEST (OVER 50 UNITS)		AT .2 OVER 50 UNITS	45
SUB-TOTAL REQUIRED PARKING					504
COMMERCIAL	1,095 S.F.	4.5 PER 1,000 SF OF GROSS FLOOR AREAS			5
SUB-TOTAL REQUIRED PARKING					5**
(**)60% OF THE OFF-STREET PARKING REQUIREMENT PER PER SEC 4.6.9 C(8)a**					140
(**)90% OF THE OFF-STREET PARKING REQUIREMENT PER PER SEC 4.6.9 C(8)a**					5
RESERVED RESIDENTIAL PARKING					271
TOTAL HANDICAP REQUIRED (EXISTING + PROPOSED RESIDENTIAL)					1043
2% OF TOTAL PROPOSED PARKING					22

BICYCLE PARKING			
CODE SECTION	SEC. 4.6.9.C(1)c	AMOUNT OF TYPE (UNITS)	SPACES PER TYPE
TYPE I (SHORT TERM)		271	1 PER 25 UNITS
TYPE II (LONG TERM)			0.25 SPACES PER UNIT
TOTAL BICYCLE PARKING			79

SHARED PARKING CALCULATIONS TABLE PER SEC 4.6.9 C(8)a						
USE	BASIC PARKING REQUIRED	WEEKDAY		WEEKEND		TOTAL
		NIGHT (12AM-6AM)	DAY (9AM-4PM)	EVENING (6PM-12AM)	DAY (9AM-4PM)	
RESIDENTIAL	233	233	140	210	186	210
OFFICE	627	32	627	63	63	32
COMMERCIAL	7	1	5	7	7	5
OTHER	271	271	271	271	271	271

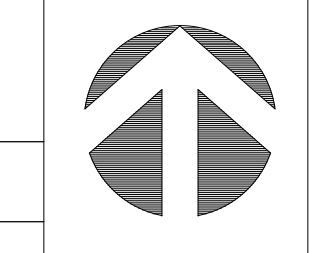
PROPOSED PARKING SURFACE PARKING				
	STANDARD (9' x 18')	COMPACT (8' x 16')	HANDICAPPED (12' x 18')	TOTAL
SURFACE PARKING	222	117	4	243
PARCEL 1 (1615 S CONG.)	110	115	6	231
PARCEL 2 (1625 S CONG.)	232	232	10	474
TOTAL SURFACE PARKING				

PROPOSED OPEN GARAGE PARKING				
LEVEL	STANDARD (9' x 18')	COMPACT (8' x 16')	HANDICAPPED (12' x 18')	TOTAL PARKING PER FLOOR
1ST FLOOR	11	49	2	62
2ND FLOOR	73	0	2	75
3RD FLOOR	73	0	2	75
4TH FLOOR	73	0	2	75
5TH FLOOR	73	0	2	75
6TH FLOOR	75	0	1	76
7TH FLOOR	75	0	1	76
8TH FLOOR	69	0	1	70
SUB-TOTAL PROPOSED PARKING	522	49	13	584
TOTAL PROPOSED PARKING (SURFACE + GARAGE)	754	281	23	1058

(**) SURFACE PARKING AND GARAGE PARKING TO BE SHARED BETWEEN PROPOSED RESIDENTIAL AND EXISTING OFFICES

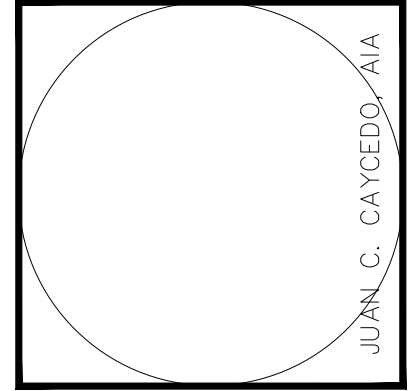
BICYCLE PARKING	
LONG TERM (AT PARKING GARAGE)	68
SHORT TERM (THROUGHOUT THE SITE)	11

1 PARTIAL SITE PLAN
AS1.10 SCALE: 1"=20'-0"



SITE PLAN
RE-SUBMITTAL
02/14/2023

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CONSULTANT
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DELRAY CENTRAL
MASTER PLAN
1625 SOUTH CONGRESS

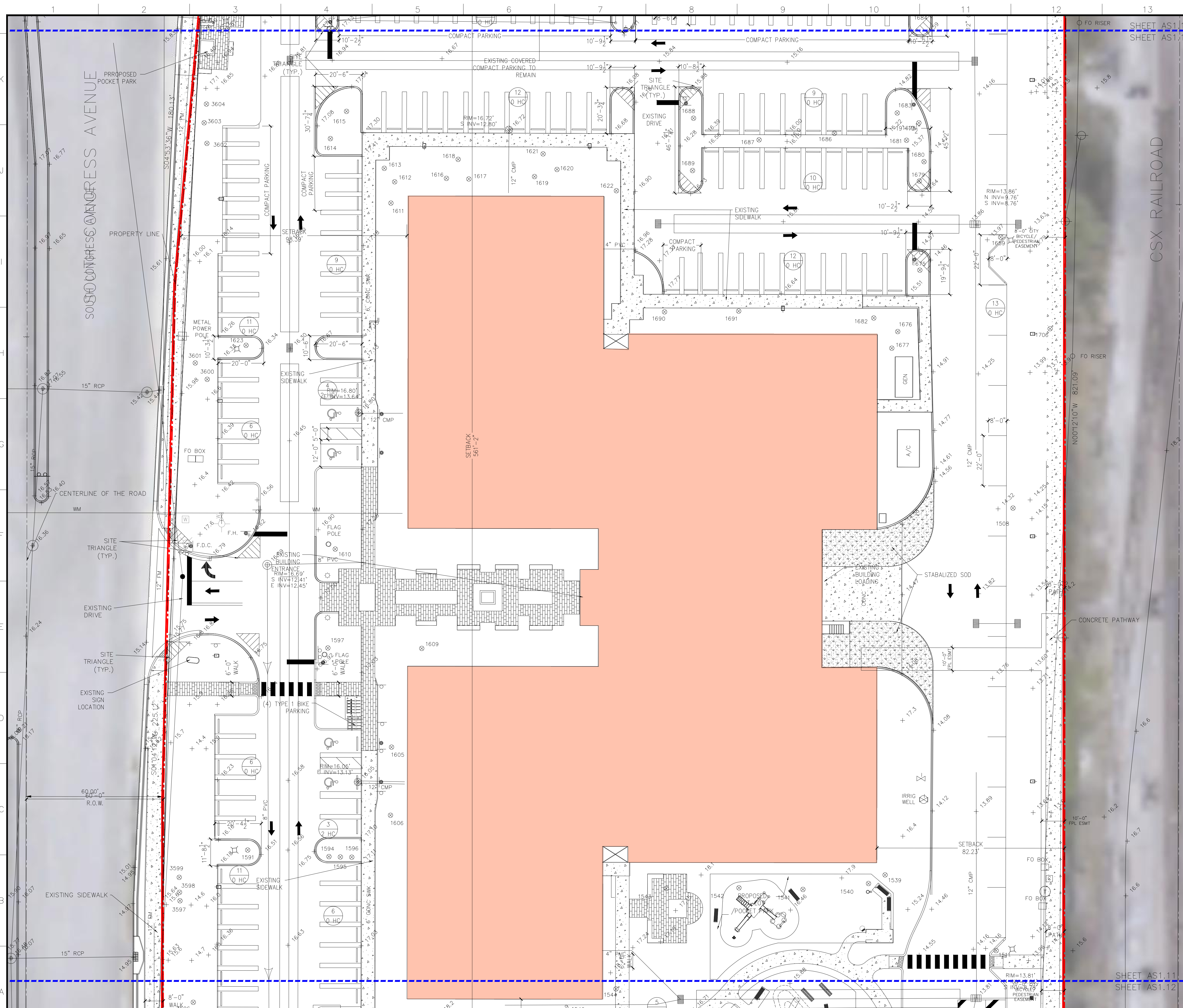
REVISIONS	

Drawing Title
SITE PLAN

Scale
Project No. 20112.00
Plot Date 02/14/2023

Principal: JG
Project Director: JG
Project Manager: MGC
Drafted by: MGC
Checked by: MGC

Sheet No.
AS1.10



SHEET AS1.10
SHEET AS1.11

SHEET AS1.11
SHEET AS1.12

EXISTING OFFICE BUILDINGS TO REMAIN			
SEC. 28-1865 (n)	NET AREA (S.F.)	REQUIREMENT PER S.F. OF NET OFFICE	SPACES REQUIRED
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SUB-TOTAL REQUIRED PARKING			627

PROPOSED RESIDENTIAL AND GROUND FLOOR COMMERCIAL					
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		GUEST (UP TO 20 UNITS)		AT .5 FOR FIRST 20 UNITS.	10
		GUEST (21-50 UNITS)		AT .3 BETWEEN 21 AND 50 UNITS.	9
SUB-TOTAL REQUIRED PARKING					504
COMMERCIAL (GROUND FLOOR OF RESIDENTIAL)		1,095 S.F.	4.5 PER 1,000 SF OF GROSS FLOOR AREAS		5
SUB-TOTAL REQUIRED PARKING					5**
(**)60% OF THE OFF-STREET PARKING REQUIREMENT PER PER SEC 4.6.9 C(8)a**					140
(**)90% OF THE OFF-STREET PARKING REQUIREMENT PER PER SEC 4.6.9 C(8)a**					5
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TOTAL PARKING REQUIRED (EXISTING + PROPOSED RESIDENTIAL)					1043
TOTAL HANDICAP REQUIRED PER TABLE 208.2 OF THE 2010 F.B.C. - ACCESSIBILITY					22
2% OF TOTAL PROPOSED PARKING					22

BICYCLE PARKING			
CODE SECTION	SEC. 4.6.9 C(1)c	AMOUNT OF TYPE (UNITS)	SPACES PER TYPE
TYPE I (SHORT TERM)		271	1 PER 25 UNITS
			0.25 SPACES PER UNIT
TYPE II (LONG TERM)			
TOTAL BICYCLE PARKING			79

SHARED PARKING CALCULATIONS TABLE PER SEC 4.6.9 C(8)a						
USE	BASIC PARKING REQUIRED	WEEKDAY			WEEKEND	
		NIGHT 12AM-6AM	DAY 9AM-4PM	EVENING 6PM-12AM	DAY 9AM-4PM	EVENING 6PM-12AM
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OFFICE	627	32	627	63	63	32
COMMERCIAL	7	1	5	7	7	5
OTHER	271	271	271	271	271	271

PROPOSED PARKING SURFACE PARKING				
	STANDARD (9' x 18')	COMPACT (8' x 16')	HANDICAPPED (12' x 18')	TOTAL
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TOTAL SURFACE PARKING				

PROPOSED OPEN GARAGE PARKING				
LEVEL	STANDARD (9' x 18')	COMPACT (8' x 16')	HANDICAPPED (12' x 18')	TOTAL PARKING PER FLOOR
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6TH FLOOR	75	0	1	76
7TH FLOOR	75	0	1	76
8TH FLOOR	69	0	1	70
SUB-TOTAL PROPOSED PARKING				
	522	49	13	584
TOTAL PROPOSED PARKING (SURFACE + GARAGE)				
	754	281	23	1058

(**) SURFACE PARKING AND GARAGE PARKING TO BE SHARED BETWEEN PROPOSED RESIDENTIAL AND EXISTING OFFICES

BICYCLE PARKING	
LONG TERM (AT PARKING GARAGE)	68
SHORT TERM (THROUGHOUT THE SITE)	11

1 PARTIAL SITE PLAN
AS1.11 SCALE: 1"=20'-0"

SITE PLAN
RE-SUBMITTAL
02/14/2023

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JUAN C. CAYCEDO, AIA

CONSULTANT
INFO/LOGO

DELRAY CENTRAL
MASTER PLAN
1625 SOUTH CONGRESS

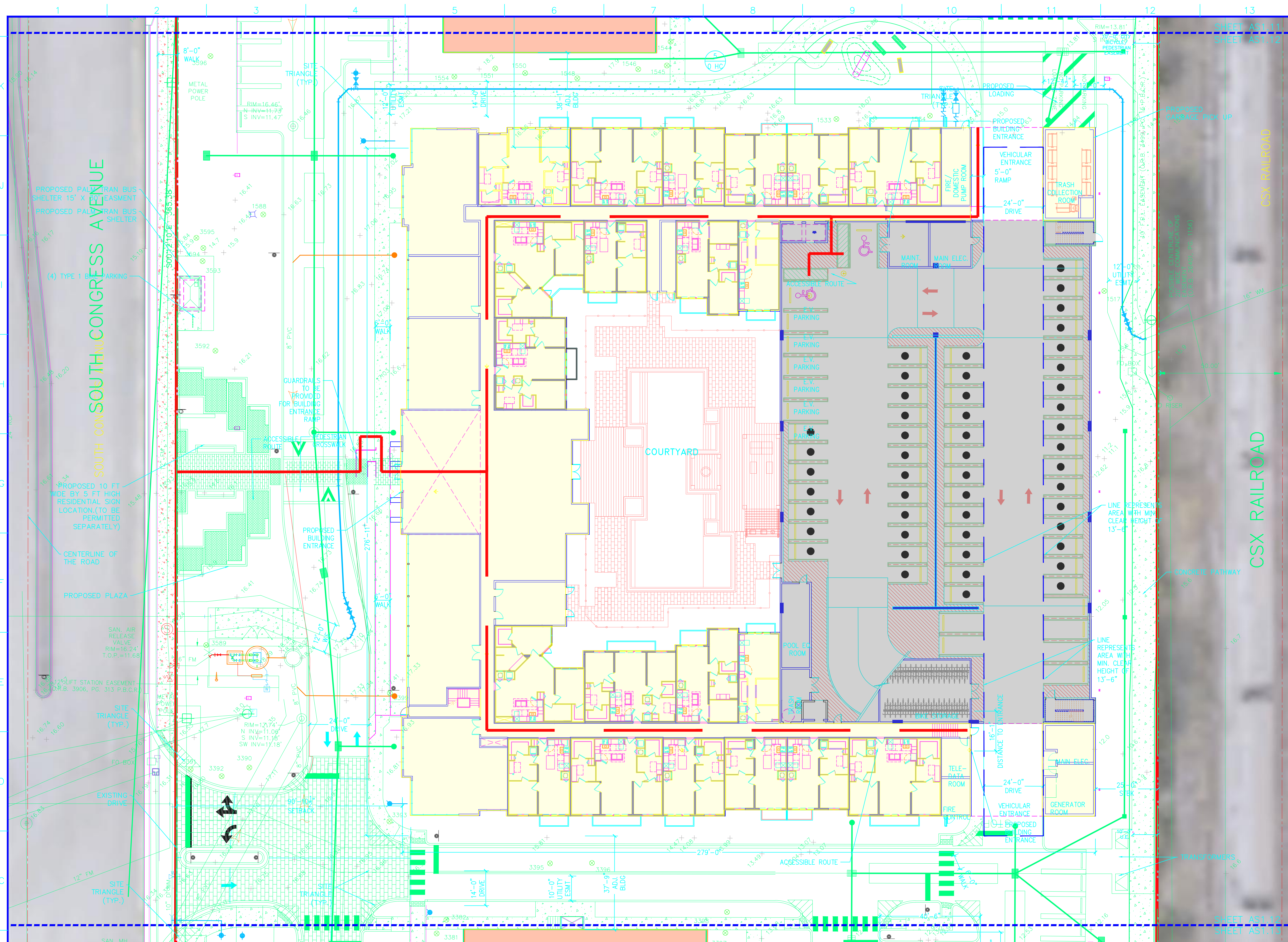
REVISIONS

Drawing Title
SITE PLAN

Scale
Project No. 20112.00
Plot Date 02/14/2023

Principal: J.C.
Project Director: J.C.
Project Manager: MGC
Drafted by: MGC
Checked by:

Sheet No.
AS1.11



1 PARTIAL SITE PLAN
AS1.12 SCALE: 1"=20'-0"

No. Of BED/BATH	UNIT TYPE	UNIT AREA (S.F.)
1 BED / 1 BATH	JUNIOR 1 BED/1 BATH	600 S.F.
	A1	715 S.F.
	A2	775 S.F.
2 BED / 1 BATH	A3	865 S.F.
	A5	904 S.F.
	B1	1,050 S.F.
2 BED / 2 BATH	B2	1,150 S.F.
	B3	1,150 S.F.
	B3-a	1,130 S.F.
3 BED / 2 BATH	C1	1,390 S.F.

LEVEL	UNIT BREAKDOWN						TOTAL PER FLOOR (UNITS)	TOTAL AREA PER FLOOR (S.F.)
	PROPOSED MULTI FAMILY BLDG. (8 STORY-TOTAL AREA EXCLUDES CORRIDORS, CIRCULATION AND COMPLEMENTARY USES)							
	1 BED / 1 BATH	2 BED / 1 BATH	2 BED / 2 BATH	3 BED / 2 BATH	0 S.F.	0 S.F.		
1ST FLOOR	12	0	9	0	0	21	18,960 S.F.	
2ND FLOOR	16	1	15	2	0	34	32,400 S.F.	
3RD FLOOR	18	1	15	2	0	36	33,950 S.F.	
4TH FLOOR	18	1	15	2	0	36	33,950 S.F.	
5TH FLOOR	18	1	15	2	0	36	33,950 S.F.	
6TH FLOOR	18	1	15	2	0	36	33,950 S.F.	
7TH FLOOR	18	1	15	2	0	36	33,950 S.F.	
8TH FLOOR	18	1	15	2	0	36	33,950 S.F.	
TOTALS	136	7	114	14	0	271	255,059 S.F.	

WORKFORCE HOUSING UNIT DISTRIBUTION			
PER SEC. 4.4.29 (B)(4)(i) (65) UNITS WILL BE WORKFORCE HOUSING UNITS CONSISTING OF MODERATE INCOME WORKFORCE UNITS AS DEFINED BY ARTICLE 4.7 FAMILYWORKFORCE HOUSING AND WILL COMPLY WITH APPLICABLE SECTIONS OF ARTICLE 4.7.6, 4.7.7, 4.7.8, 4.7.9 AND 4.7.10. RESTRICTIONS SHALL REMAIN IN EFFECT FOR 40 YEARS IN ACCORDANCE WITH LDR SECTION 4.7.9 PER SEC. 4.4.29 (B)(4)(i)			
UNIT TYPE	MARKET RATE UNITS	WORKFORCE HOUSING UNITS PROPOSED	
	AMOUNT (UNITS)	AMOUNT (UNITS)	% OF WF
JUNIOR 1 BED/1 BATH	13	4	7.3%
1 BED / 1 BATH	96	24	44.3%
2 BED / 1 BATH	6	1	2.6%
2 BED / 2 BATH	91	23	42.1%
3 BED / 2 BATH	11	3	5.2%
TOTAL (271) UNITS	216	55	20%

PARKING REQUIRED					
EXISTING OFFICE BUILDINGS TO REMAIN	NET AREA (S.F.)	REQUIREMENT PER S.F. OF NET OFFICE	SPACES REQUIRED		
SEC. 28-1865 (n)		4 PER 1,000 SF UP TO 3,000 SF	12		
1615 S CONGRESS	98,666	3.5 SPACES PER 1,000 SF. THEREAFTER	335		
PARKING REQUIRED THIS BUILDING			347		
1625 S CONGRESS	79,560	4 PER 1,000 SF UP TO 3,000 SF	12		
		3.5 SPACES PER 1,000 SF. THEREAFTER	268		
PARKING REQUIRED THIS BUILDING			280		
SUB-TOTAL REQUIRED PARKING			627		
PROPOSED RESIDENTIAL AND GROUND FLOOR COMMERCIAL					
CODE SECTION	SEC. 4.4.29 H	TYPE OF UNIT	AMOUNT OF TYPE	SPACES PER TYPE	SPACES REQUIRED
MULTI-FAMILY UNITS		1 BEDROOM	136	AT 1.25 SPACES	170
		2 BEDROOM	121	AT 2 SPACES	242
		3 BEDROOM	14	AT 2 SPACES	28
		GUEST (UP TO 20 UNITS)		AT .5 FOR FIRST 20 UNITS.	10
		GUEST (21-50 UNITS)		AT .3 BETWEEN 21 AND 50 UNITS.	9
COMMERCIAL (GROUND FLOOR OF RESIDENTIAL)		GUEST (OVER 50 UNITS)		AT .2 OVER 50 UNITS.	45
		SUB-TOTAL REQUIRED PARKING			504 *
SUB-TOTAL REQUIRED PARKING			5 **	140	
(*%60% OF THE OFF-STREET PARKING REQUIREMENT PER PER SEC 4.6.9 C(8)**			140	5	
(*%90% OF THE OFF-STREET PARKING REQUIREMENT PER PER SEC 4.6.9 C(8)**			271	1043	
TOTAL HANDICAP REQUIRED (PER TABLE 208.2 OF THE 2010 F.B.C. - ACCESSIBILITY)			22	22	
(*) REFER TO SHARED PARKING CALCULATIONS TABLE FOR REDUCTION IN REQUIRED PARKING					
BICYCLE PARKING					
CODE SECTION	SEC. 4.6.9 C(1)c	AMOUNT OF TYPE (UNITS)	SPACES PER TYPE		
TYPE I (SHORT TERM)		271	1 PER 25 UNITS	11	
TYPE II (LONG TERM)			0.25 SPACES PER UNIT	68	
TOTAL BICYCLE PARKING			79		
SHARED PARKING CALCULATIONS TABLE PER SEC. 4.6.9 C(8)a					
USE	BASIC PARKING REQUIRED	WEEKDAY		WEEKEND	
		NIGHT 12AM - 6AM	DAY 9AM - 4 PM	EVENING 6PM-12AM	DAY 9AM-4PM
RESIDENTIAL	233	233	140	210	186
OFFICE	627	32	627	63	63
COMMERCIAL	7	1	5	7	5
OTHER	271	271	271	271	271
PROPOSED PARKING SURFACE PARKING					
SURFACE PARKING	PARCEL 1 (1615 S CONG.)	STANDARD (9' x 18')	COMPACT (8' x 16')	HANDICAPPED (12' x 18')	TOTAL
		122	117	4	243
	PARCEL 2 (1625 S CONG.)	110	115	6	231
TOTAL SURFACE PARKING		232	232	10	474
PROPOSED OPEN GARAGE PARKING					
LEVEL	STANDARD (9' x 18')	COMPACT (8' x 16')	HANDICAPPED (12' x 18')	TOTAL PARKING PER FLOOR	
1ST FLOOR	11	49	2	62	62
2ND FLOOR	73	0	2	75	75
3RD FLOOR	73	0	2	75	75
4TH FLOOR	73	0	2	75	75
5TH FLOOR	73	0	2	75	75
6TH FLOOR	75	0	1	76	76
7TH FLOOR	75	0	1	76	76
8TH FLOOR	69	0	1	70	70
SUB-TOTAL PROPOSED PARKING		522	49	13	584
TOTAL PROPOSED PARKING (SURFACE + GARAGE)		754	281	23	1058
(**) SURFACE PARKING AND GARAGE PARKING TO BE SHARED BETWEEN PROPOSED RESIDENTIAL AND EXISTING OFFICES					
BICYCLE PARKING					
LONG TERM (AT PARKING GARAGE)			68		
SHORT TERM (THROUGHOUT THE SITE)			11		



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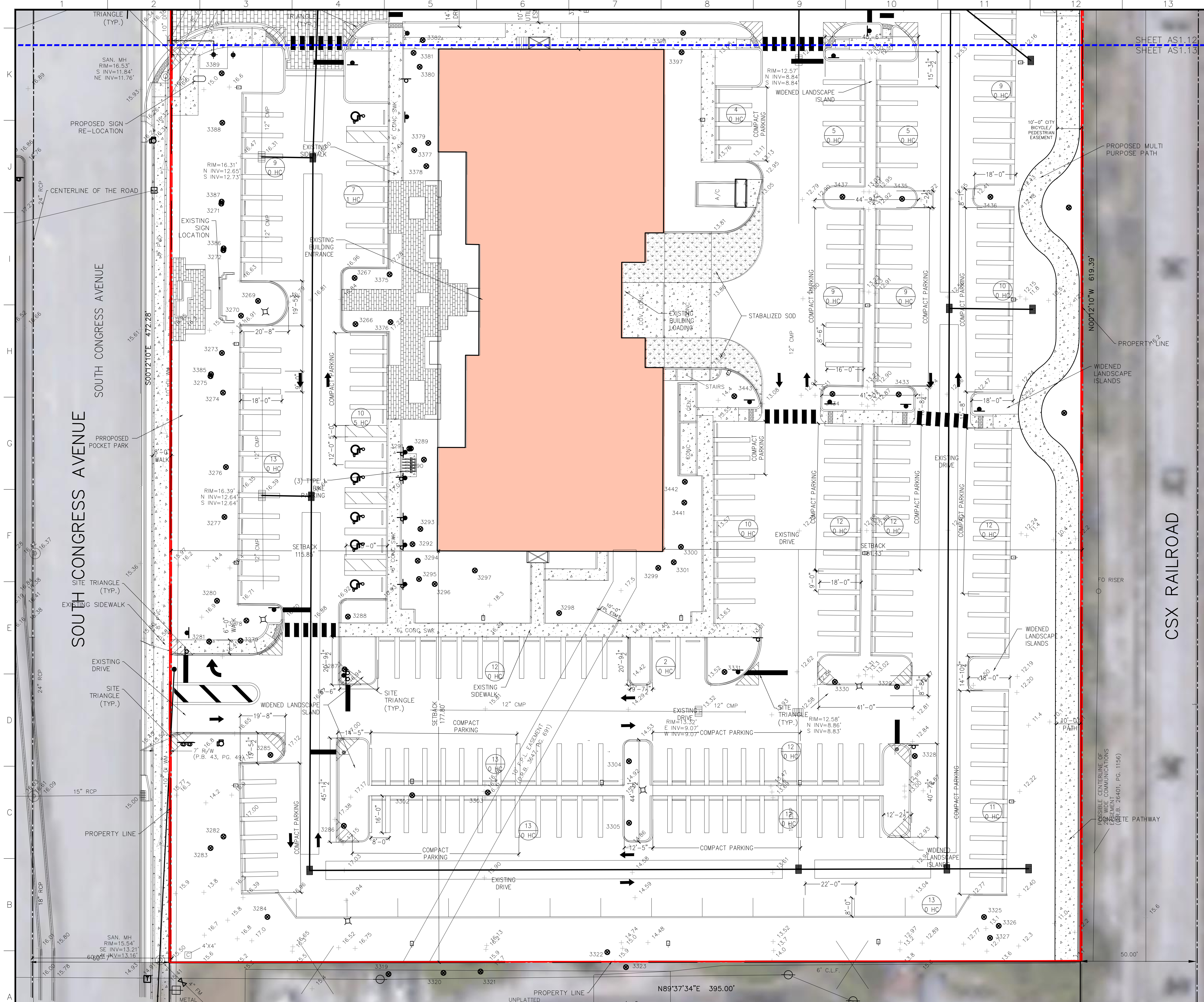
CONSULTANT INFO/LOGO

DELRAY CENTRAL MASTER PLAN
1625 SOUTH CONGRESS

REVISIONS

Drawing Title: **SITE PLAN**
Scale: Project No. 20112.00
Plot Date: 02/14/2023
Principal: JG
Project Director: JG
Project Manager: MGC
Drafted by: MGC
Checked by: MGC

Sheet No. **AS1.12**



SHEET AS1.12
SHEET AS1.13

PARKING REQUIRED			
EXISTING OFFICE BUILDINGS TO REMAIN	NET AREA (S.F.)	REQUIREMENT PER S.F. OF NET OFFICE	SPACES REQUIRED
SEC. 28-1865 (n)		4 PER 1,000 SF UP TO 3,000 SF	12
1615 S CONGRESS	98,666	3.5 SPACES PER 1,000 SF, THEREAFTER	335
PARKING REQUIRED THIS BUILDING			347
1625 S CONGRESS	79,560	4 PER 1,000 SF UP TO 3,000 SF	12
		3.5 SPACES PER 1,000 SF, THEREAFTER	268
PARKING REQUIRED THIS BUILDING			280
SUB-TOTAL REQUIRED PARKING			627

PROPOSED RESIDENTIAL AND GROUND FLOOR COMMERCIAL					
CODE SECTION	SEC. 4.4.29 H	TYPE OF UNIT	AMOUNT OF TYPE	SPACES PER TYPE	SPACES REQUIRED
MULTI-FAMILY UNITS		1 BEDROOM	136	AT 1.25 SPACES	170
		2 BEDROOM	121	AT 2 SPACES	242
		3 BEDROOM	14	AT 2 SPACES	28
		GUEST (UP TO 20 UNITS)		AT .5 FOR FIRST 20 UNITS	10
		GUEST (21-50 UNITS)		AT .3 BETWEEN 21 AND 50 UNITS	9
		GUEST (OVER 50 UNITS)		AT .2 OVER 50 UNITS	45
SUB-TOTAL REQUIRED PARKING					504
COMMERCIAL (GROUND FLOOR OF RESIDENTIAL)		1,095 S.F.	4.5 PER 1,000 SF OF GROSS FLOOR AREAS		5
SUB-TOTAL REQUIRED PARKING					5**
(**)60% OF THE OFF-STREET PARKING REQUIREMENT PER PER SEC 4.6.9 C(8)**					140
(**)90% OF THE OFF-STREET PARKING REQUIREMENT PER PER SEC 4.6.9 C(8)**					5
RESERVED RESIDENTIAL PARKING					271
TOTAL PARKING REQUIRED (EXISTING + PROPOSED RESIDENTIAL)					1043
TOTAL HANDICAP REQUIRED (PER TABLE 208.2 OF THE 2010 F.B.C. - ACCESSIBILITY)					22
2% OF TOTAL PROPOSED PARKING					22

BICYCLE PARKING					
CODE SECTION	SEC. 4.6.9 C(1)c	AMOUNT OF TYPE (UNITS)	SPACES PER TYPE	SPACES REQUIRED	
TYPE I (SHORT TERM)		271	1 PER 25 UNITS	11	
TYPE II (LONG TERM)			0.25 SPACES PER UNIT	68	
TOTAL BICYCLE PARKING					79

SHARED PARKING CALCULATIONS TABLE PER SEC 4.6.9 C(8)a						
USE	BASIC PARKING REQUIRED	WEEKDAY			WEEKEND	
		NIGHT 12AM-6AM	DAY 9AM-4PM	EVENING 6PM-12AM	DAY 9AM-4PM	EVENING 6PM-12AM
RESIDENTIAL	233	233	140	210	186	210
OFFICE	627	32	627	63	63	32
COMMERCIAL	7	1	5	7	7	5
OTHER	271	271	271	271	271	271

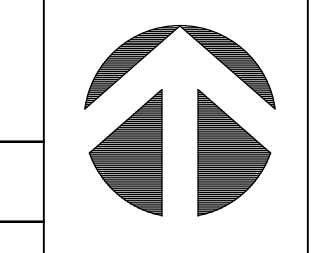
PROPOSED PARKING SURFACE PARKING				
	STANDARD (9' x 18')	COMPACT (8' x 16')	HANDICAPPED (12' x 18')	TOTAL
SURFACE PARKING				
PARCEL 1 (1615 S CONG.)	122	117	4	243
PARCEL 2 (1625 S CONG.)	110	115	6	231
TOTAL SURFACE PARKING	232	232	10	474

PROPOSED OPEN GARAGE PARKING				
LEVEL	STANDARD (9' x 18')	COMPACT (8' x 16')	HANDICAPPED (12' x 18')	TOTAL PARKING PER FLOOR
1ST FLOOR	11	49	2	62
2ND FLOOR	73	0	2	75
3RD FLOOR	73	0	2	75
4TH FLOOR	73	0	2	75
5TH FLOOR	73	0	2	75
6TH FLOOR	75	0	1	76
7TH FLOOR	75	0	1	76
8TH FLOOR	69	0	1	70
SUB-TOTAL PROPOSED PARKING	522	49	13	584
TOTAL PROPOSED PARKING (SURFACE + GARAGE)	754	281	23	1058

(**) SURFACE PARKING AND GARAGE PARKING TO BE SHARED BETWEEN PROPOSED RESIDENTIAL AND EXISTING OFFICES

BICYCLE PARKING	
LONG TERM (AT PARKING GARAGE)	68
SHORT TERM (THROUGHOUT THE SITE)	11

1 PARTIAL SITE PLAN
AS1.13 SCALE: 1"=20'-0"



SITE PLAN
RE-SUBMITTAL
02/14/2023

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JULIAN C. CAYCEDO, AIA

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**DELRAY CENTRAL
MASTER PLAN
1625 SOUTH CONGRESS**

REVISIONS

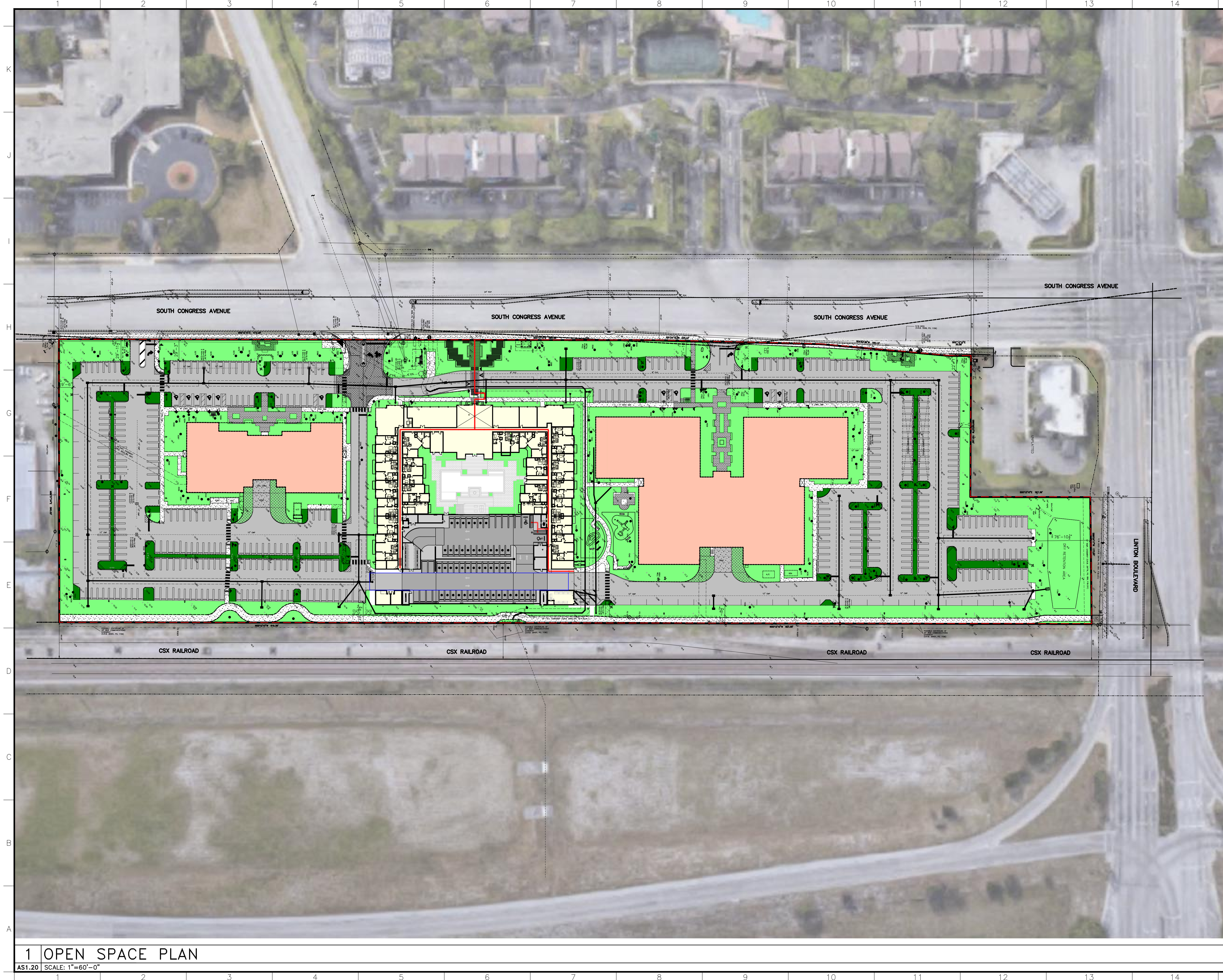
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Drawing Title
SITE PLAN

Scale
Project No. 20112.00
Plot Date 02/14/2023

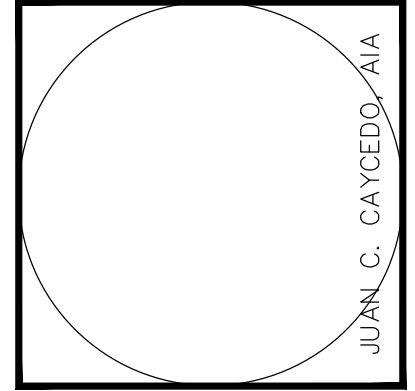
Principal: JC
Project Director: JC
Project Manager: MGC
Drafted by: MGC
Checked by:

Sheet No.
AS1.13



OPEN SPACE LEGEND			
SITE AREA			528,601 S.F.
VEHICULAR USE AREA			190,901 S.F.
INTERIOR LANDSCAPE REQUIREMENT (10% OF VUA)	10%		19,090 S.F.
MINIMUM OPEN SPACE REQUIRED	25%		132,150 S.F.
OPEN SPACE AREA	26.41%		139,600 S.F.

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**DELRAY CENTRAL
 MASTER PLAN
 1625 SOUTH CONGRESS**

REVISIONS

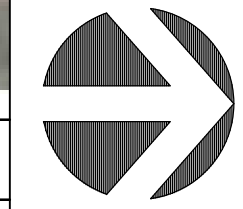
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Scale
 Project No. 20112.00
 Plot Date 02/14/2022

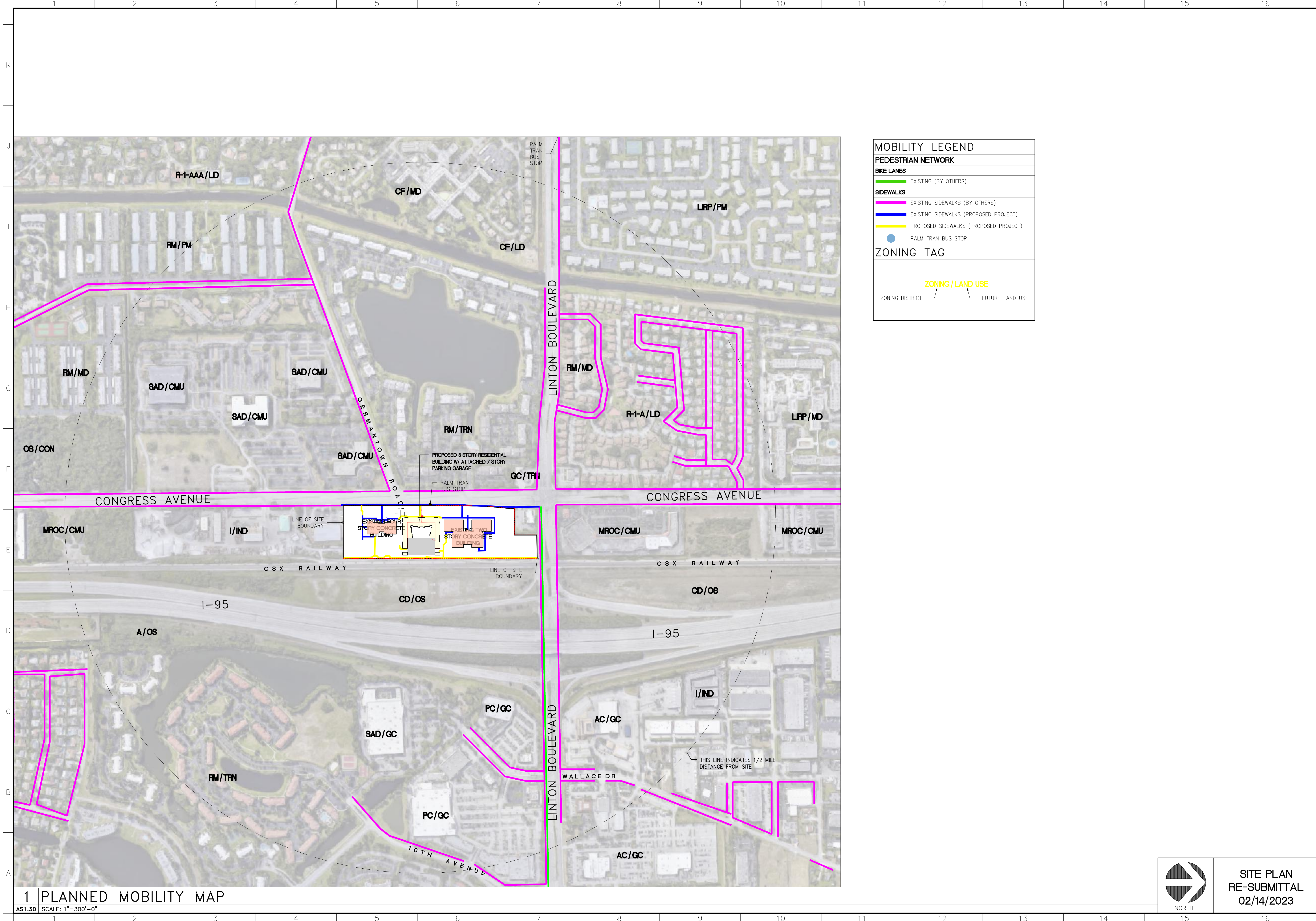
Principal: JC
 Project Director: JC
 Project Manager: MGC
 Drafted by: MGC
 Checked by:

Sheet No.
AS1.20

1 OPEN SPACE PLAN
 AS1.20 SCALE: 1"=60'-0"

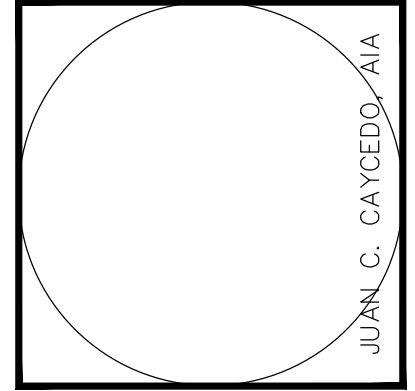


**SITE PLAN
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MOBILITY LEGEND	
PEDESTRIAN NETWORK	
BIKE LANES	
	EXISTING (BY OTHERS)
SIDEWALKS	
	EXISTING SIDEWALKS (BY OTHERS)
	EXISTING SIDEWALKS (PROPOSED PROJECT)
	PROPOSED SIDEWALKS (PROPOSED PROJECT)
	PALM TRAN BUS STOP
ZONING TAG	
	ZONING DISTRICT
	FUTURE LAND USE

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 1625 SOUTH CONGRESS

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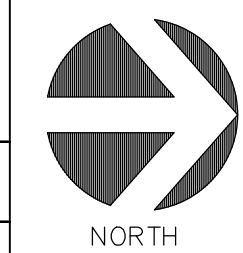
Drawing Title
PLANNED MOBILITY/VEICINITY MAP
 Scale
 Project No. 20112.00
 Plot Date 02/14/2023

Principal: JC
 Project Director:
 Project Manager:
 Drafted by: MGC
 Checked by:

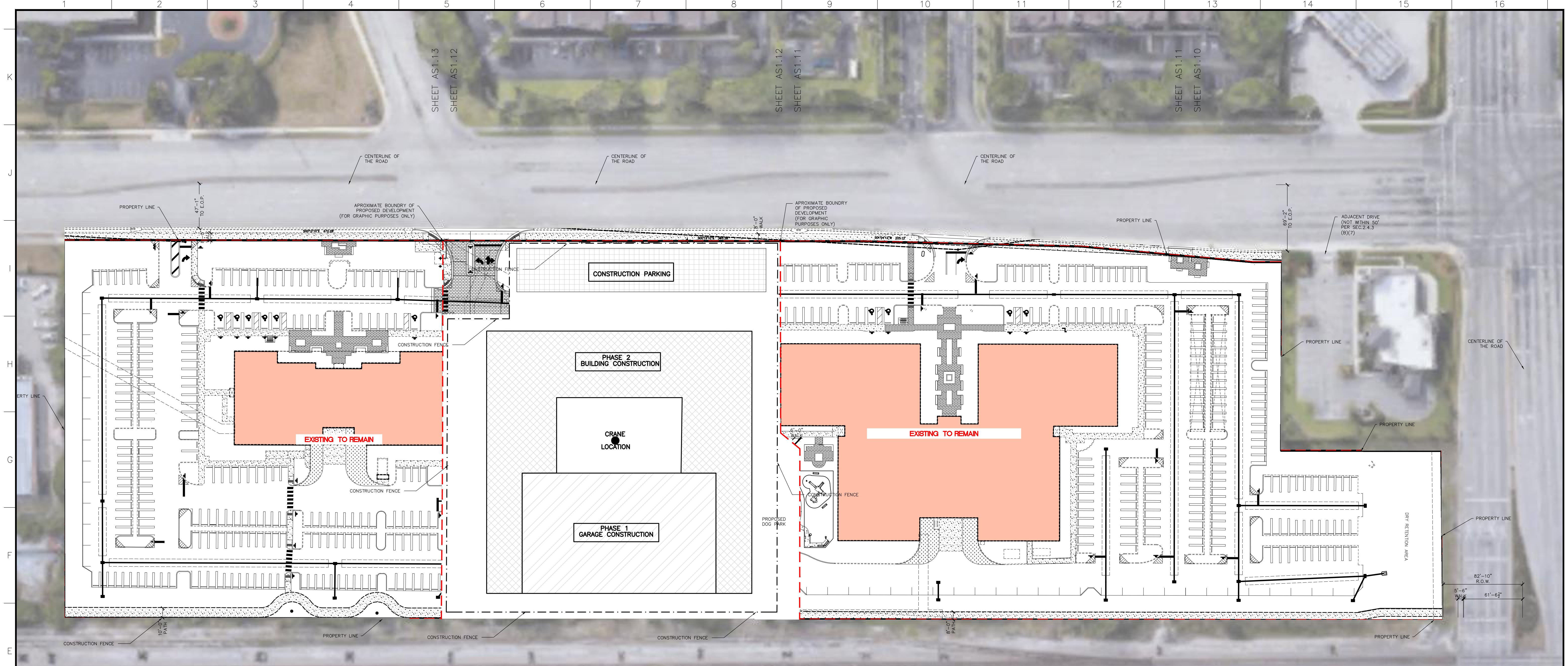
Sheet No.
AS1.30

1 PLANNED MOBILITY MAP

AS1.30 SCALE: 1"=300'-0"



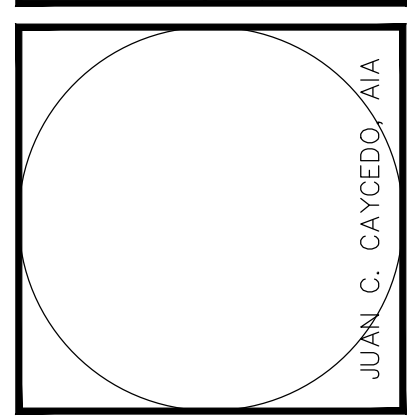
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 02/14/2023



1 CONSTRUCTION STAGING PLAN

AS1.60 SCALE: 1"=50'-0"

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 MASTER PLAN
 1625 SOUTH CONGRESS**

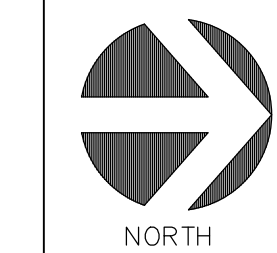
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Drawing Title
CONSTRUCTION STAGING PLAN

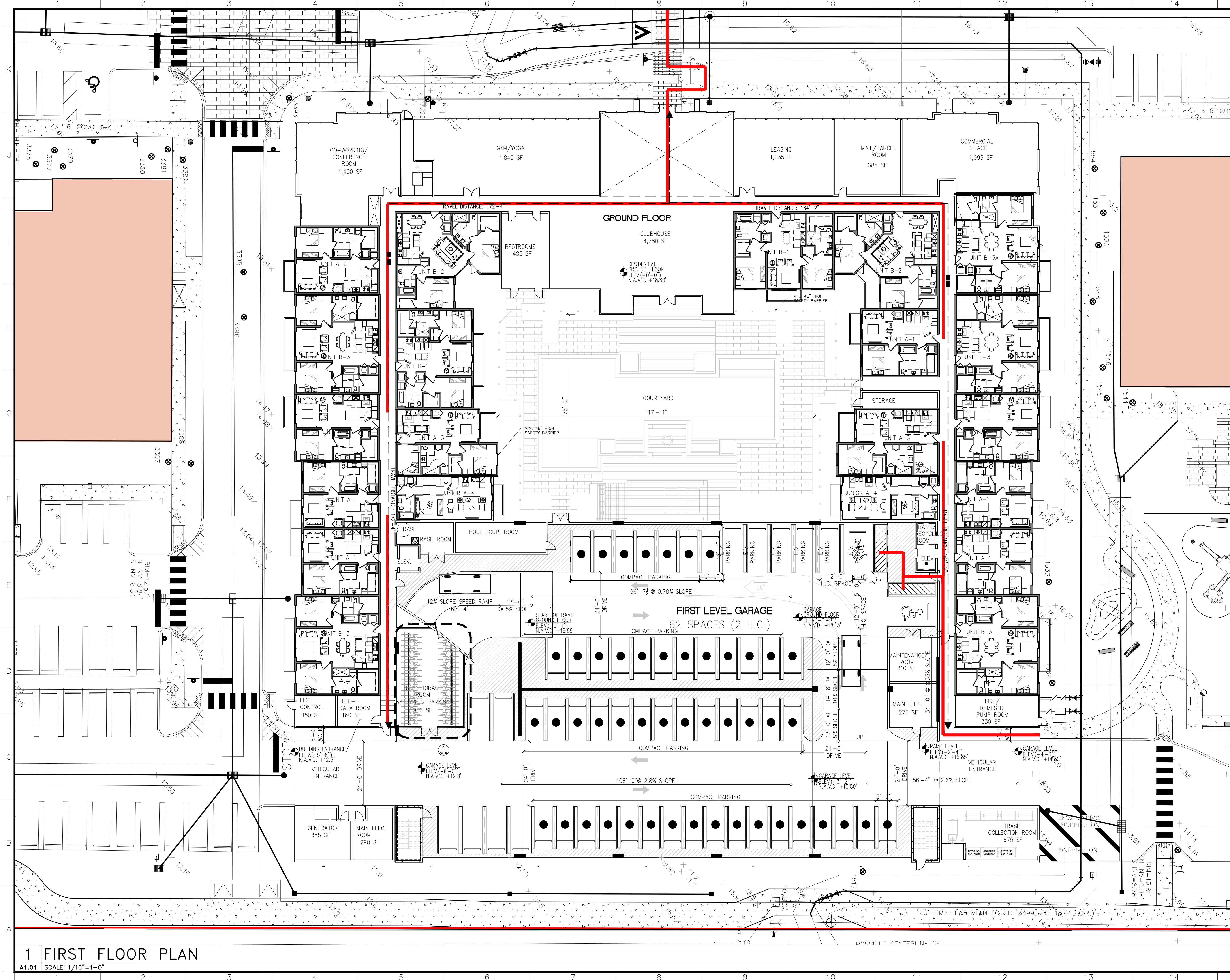
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Sheet No.
AS1.60

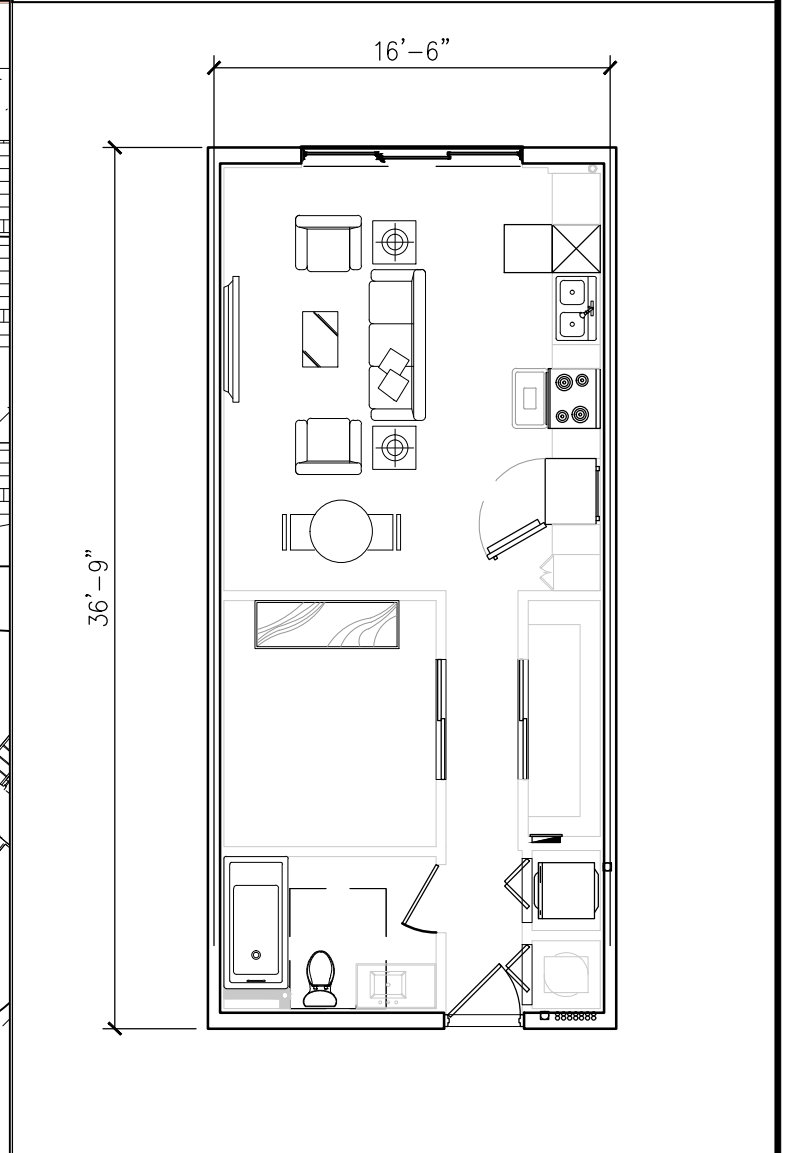
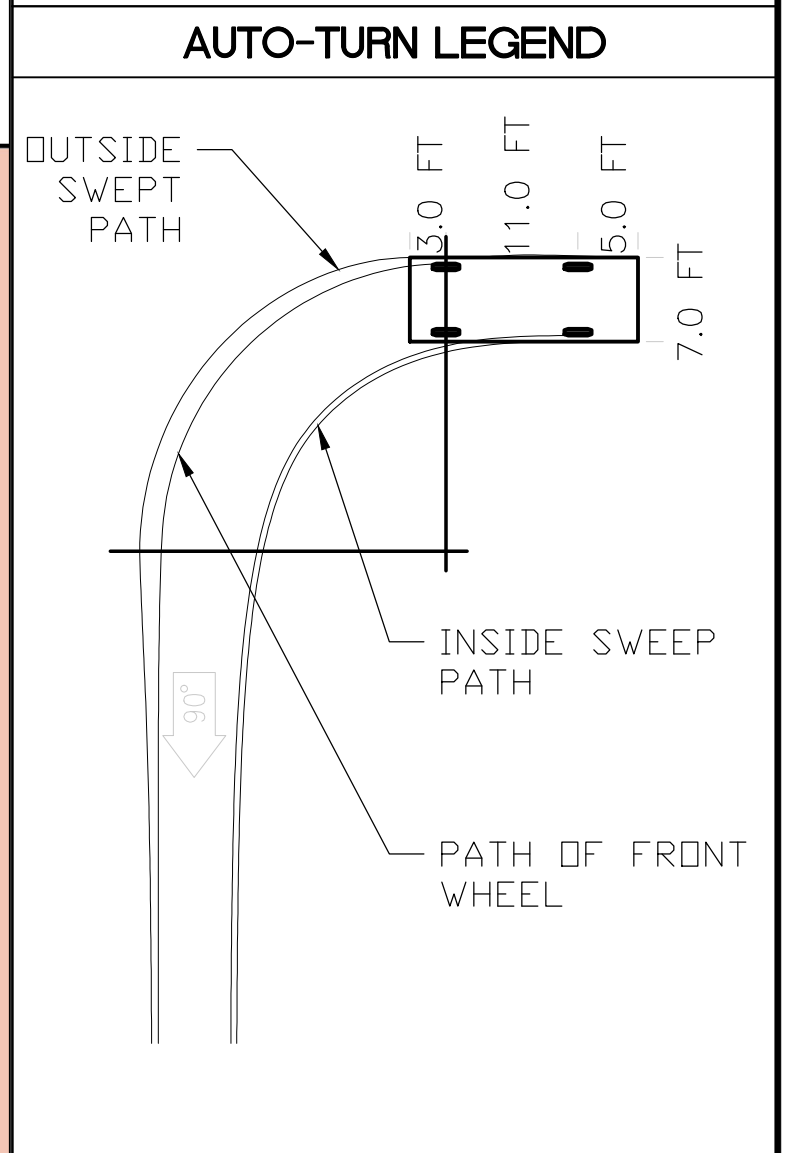


**SITE PLAN
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 02/14/2023**



NOTES

- OWNER UNDERSTANDS THAT ADA/FHA AND CODE REQUIREMENTS NEEDS TO BE PROVIDED IN COMPLIANCE THROUGHOUT THIS PROJECT. THOSE REQUIREMENTS WILL BE MET THROUGH THE APPROPRIATE MEANS NECESSARY AND WILL BE DEVELOPED AND FINALIZED DURING THE CONSTRUCTION DOCUMENT PHASE.
- BUILDING IS CLASSIFIED AS R-2 AND EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM.
- TO BE TYPE II-B NON COMBUSTIBLE CONSTRUCTION. 1-HR FIRE PARTITION FOR CORRIDORS AND FOR DWELLING UNIT SEPARATIONS. 1-HR FIRE SEPARATION BETWEEN GARAGE AND RESIDENTIAL.



2 JR. A-4 UNIT
 A1.01 SCALE: 1/8"=1'-0"

1 FIRST FLOOR PLAN
 A1.01 SCALE: 1/16"=1'-0"

SITE PLAN
 RE-SUBMITTAL
 02/14/2023

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DELRAY CENTRAL
MASTER PLAN
 1625 SOUTH CONGRESS

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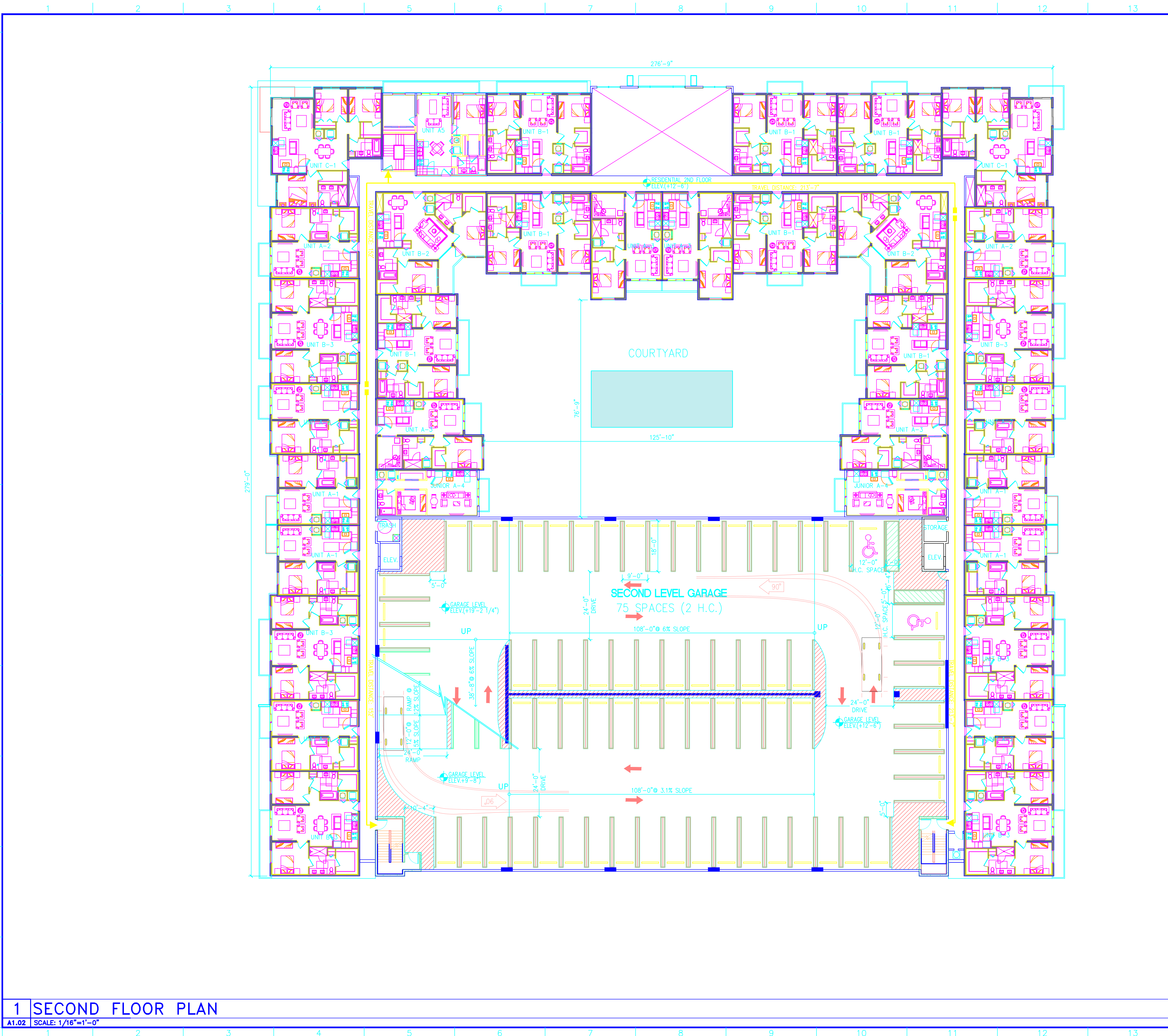
NO.	DATE	DESCRIPTION

Drawing Title
FIRST FLOOR PLAN

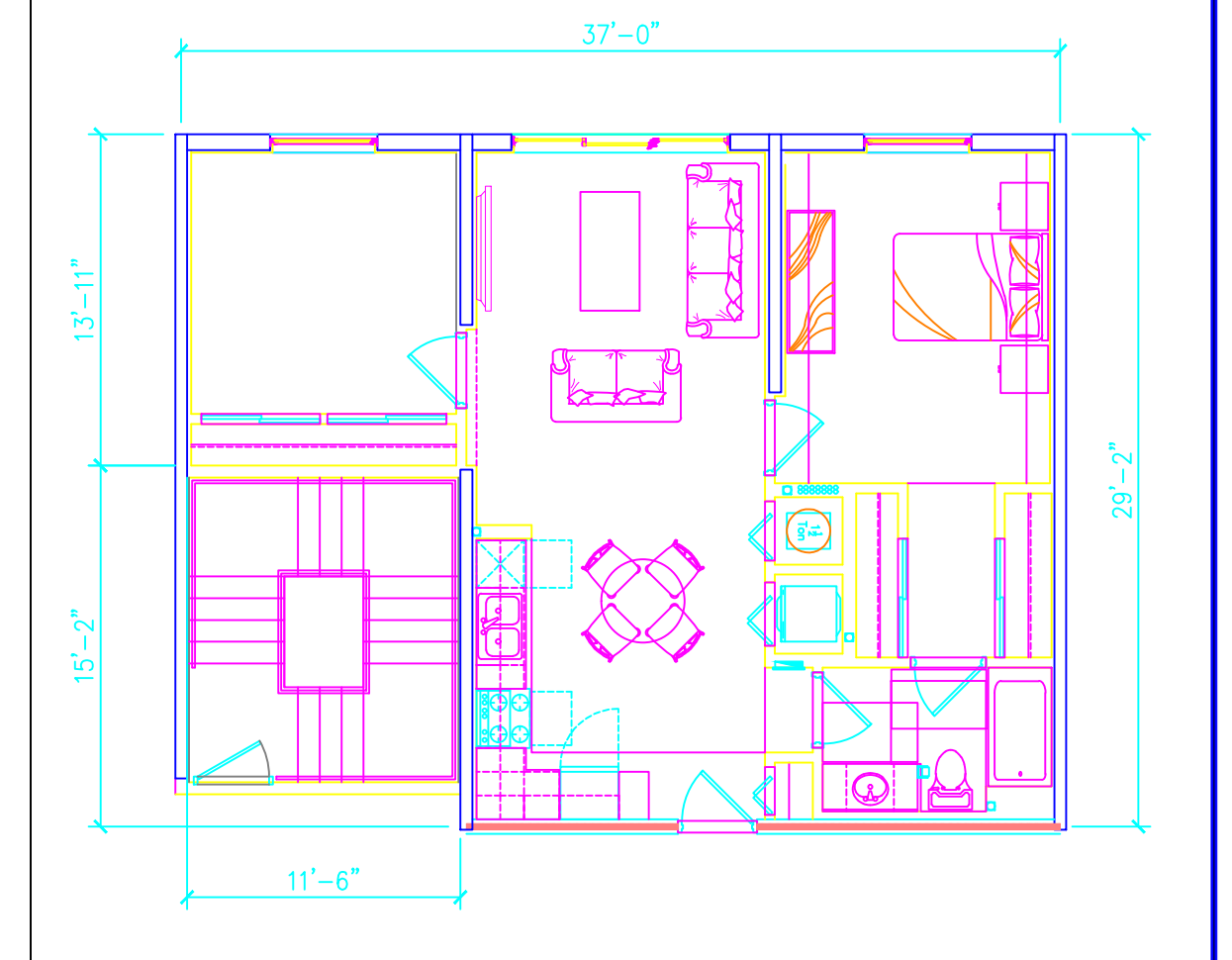
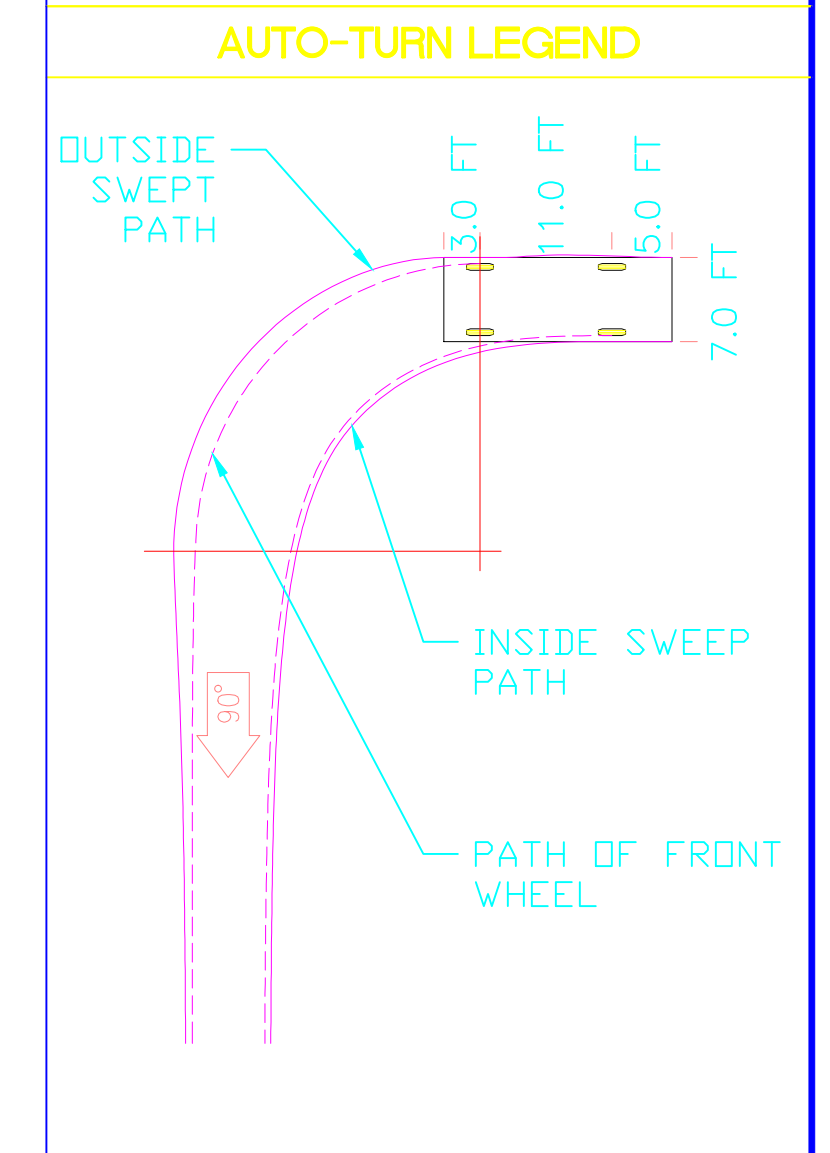
Scale
 Project No. 20112.00
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Principal: JC
 Project Director:
 Project Manager:
 Drafted by: MGC
 Checked by:

Sheet No.
A1.01



- NOTES**
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 2. BUILDING IS CLASSIFIED AS R-2 AND EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM.
 3. TO BE TYPE II-B NON COMBUSTIBLE CONSTRUCTION. 1-HR FIRE PARTITION FOR CORRIDORS AND FOR DWELLING UNIT SEPARATIONS. 1-HR FIRE SEPARATION BETWEEN GARAGE AND RESIDENTIAL.



2 UNIT A-5 (904 s.f.)
 A1.02 SCALE: 1/8"=1'-0"

1 SECOND FLOOR PLAN
 A1.02 SCALE: 1/16"=1'-0"

SITE PLAN
 RE-SUBMITTAL
 02/14/2023

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DELRAY CENTRAL
MASTER PLAN
 1625 SOUTH CONGRESS

REVISIONS

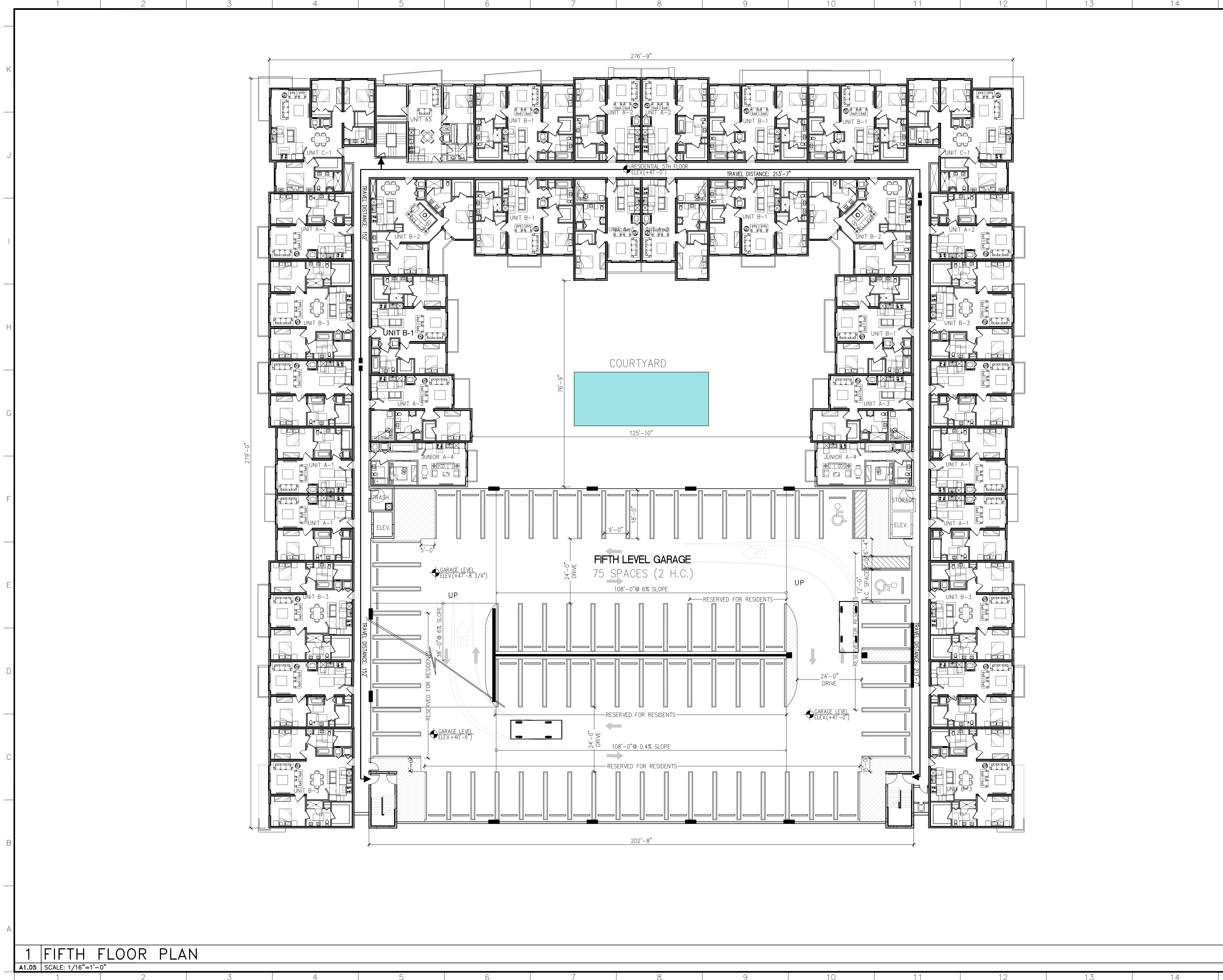
NO.	DATE	DESCRIPTION

Drawing Title
SECOND FLOOR PLAN

Scale
 Project No. 20112.00
 Plot Date 02/14/2023

Principal: JC
 Project Director:
 Project Manager:
 Drafted by: MGC
 Checked by:

Sheet No.
A1.02

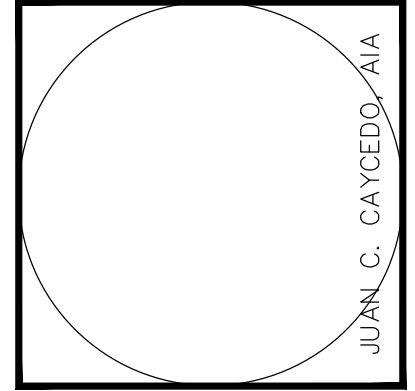


NOTES

1. OWNER UNDERSTANDS THAT ADA/FHA AND CODE REQUIREMENTS NEEDS TO BE PROVIDED IN COMPLIANCE THROUGHOUT THIS PROJECT. THOSE REQUIREMENTS WILL BE MET THROUGH THE APPROPRIATE MEANS NECESSARY AND WILL BE DEVELOPED AND FINALIZED DURING THE CONSTRUCTION DOCUMENT PHASE.
2. BUILDING IS CLASSIFIED AS R-2 AND EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM.
3. TO BE TYPE II-B NON COMBUSTIBLE CONSTRUCTION. 1-HR FIRE PARTITION FOR CORRIDORS AND FOR DWELLING UNIT SEPARATIONS. 1-HR FIRE SEPARATION BETWEEN GARAGE AND RESIDENTIAL.

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CONSULTANT
INFO/LOGO

DELRAY CENTRAL
MASTER PLAN
 1625 SOUTH CONGRESS

REVISIONS

Drawing Title
FIFTH FLOOR PLAN

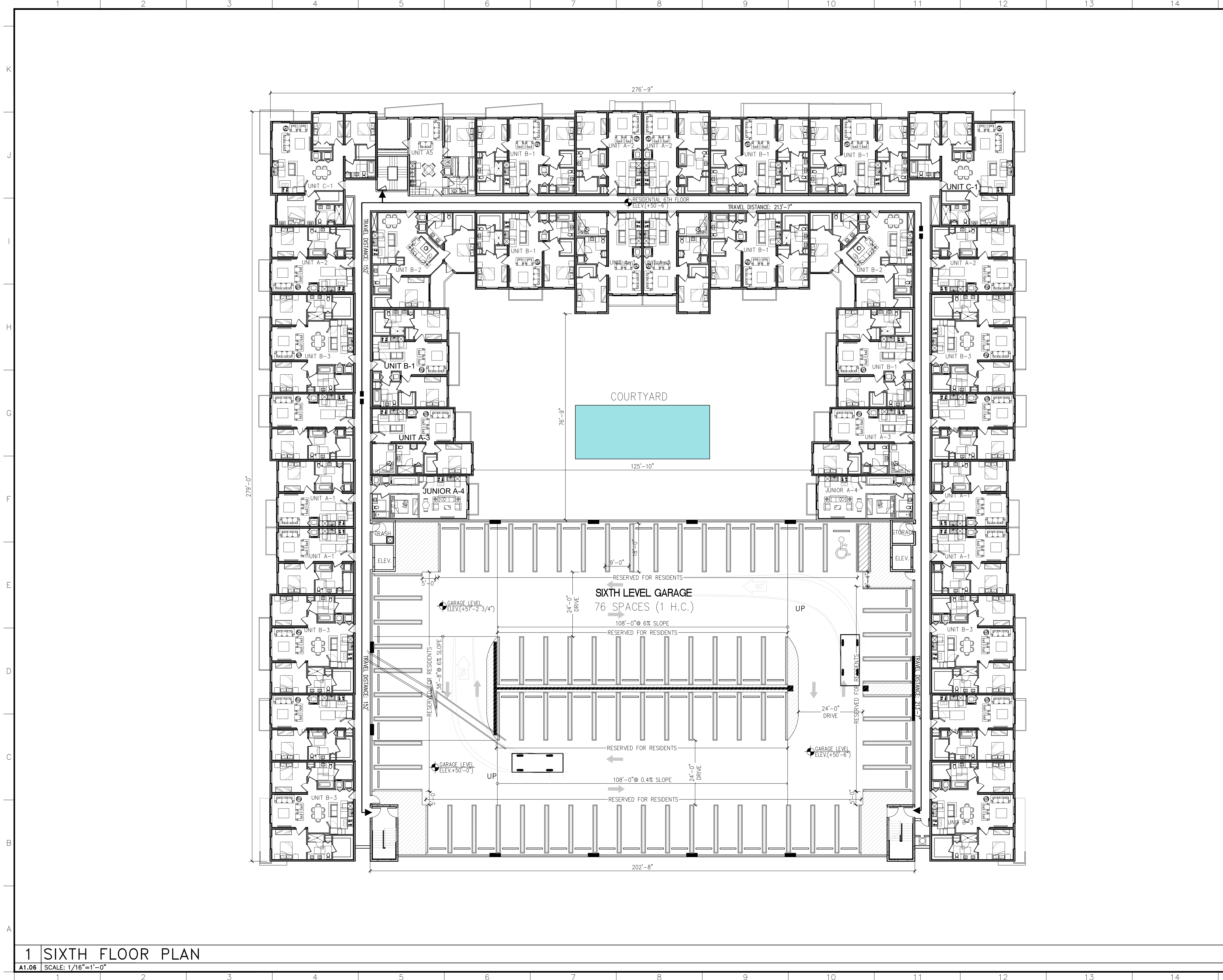
Scale
 Project No. 20112.00
 Plot Date 02/14/2023

Principal: JC
 Project Director:
 Project Manager:
 Drafted by: MGC
 Checked by:

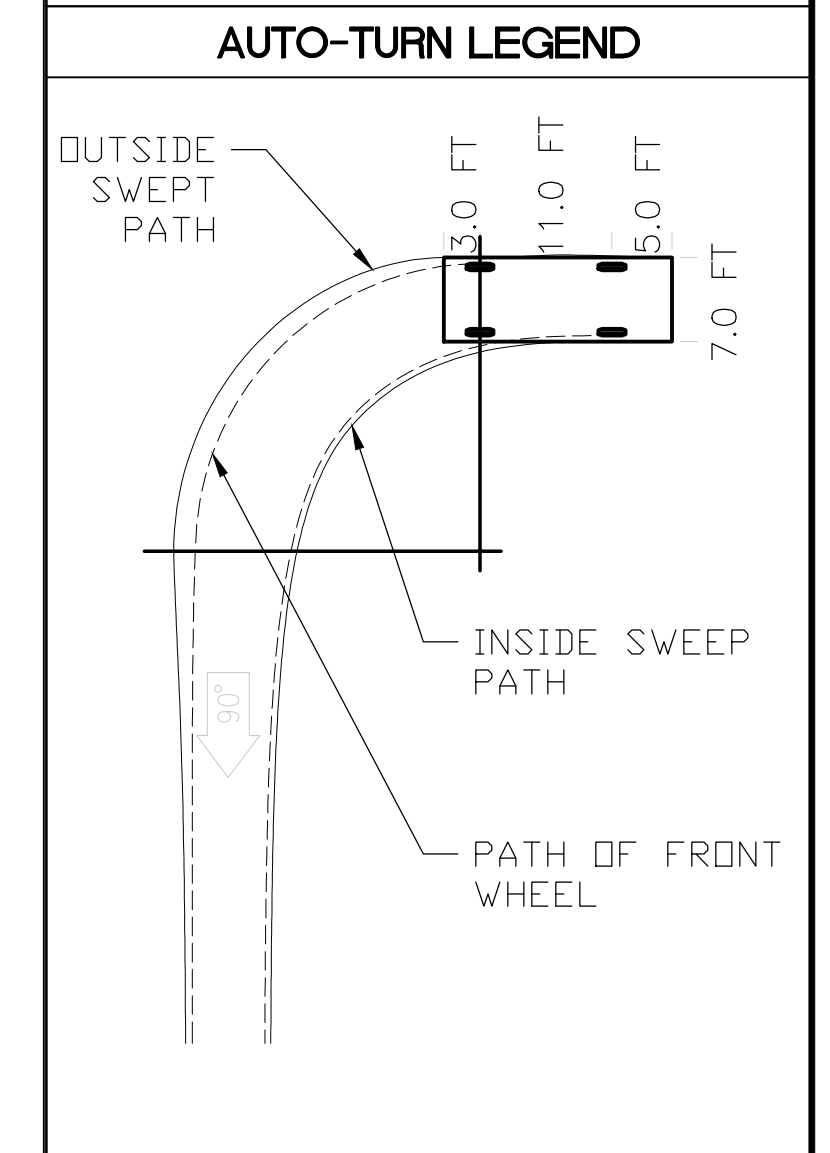
Sheet No.
A1.05

1 FIFTH FLOOR PLAN
 A1.05 SCALE: 1/16"=1'-0"

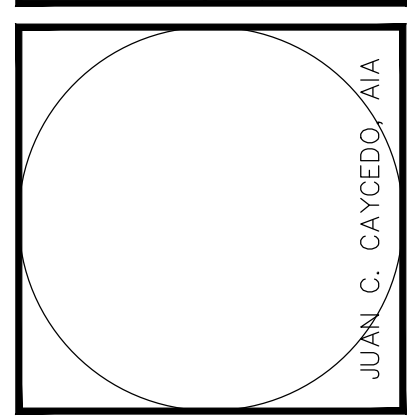
SITE PLAN
RE-SUBMITTAL
 02/14/2023



- NOTES**
1. OWNER UNDERSTANDS THAT ADA/FHA AND CODE REQUIREMENTS NEEDS TO BE PROVIDED IN COMPLIANCE THROUGHOUT THIS PROJECT. THOSE REQUIREMENTS WILL BE MET THROUGH THE APPROPRIATE MEANS NECESSARY AND WILL BE DEVELOPED AND FINALIZED DURING THE CONSTRUCTION DOCUMENT PHASE.
 2. BUILDING IS CLASSIFIED AS R-2 AND EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM.
 3. TO BE TYPE II-B NON COMBUSTIBLE CONSTRUCTION. 1-HR FIRE PARTITION FOR CORRIDORS AND FOR DWELLING UNIT SEPARATIONS. 1-HR FIRE SEPARATION BETWEEN GARAGE AND RESIDENTIAL.



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DELRAY CENTRAL
MASTER PLAN
 1625 SOUTH CONGRESS

REVISIONS

Drawing Title
6TH FLOOR PLAN

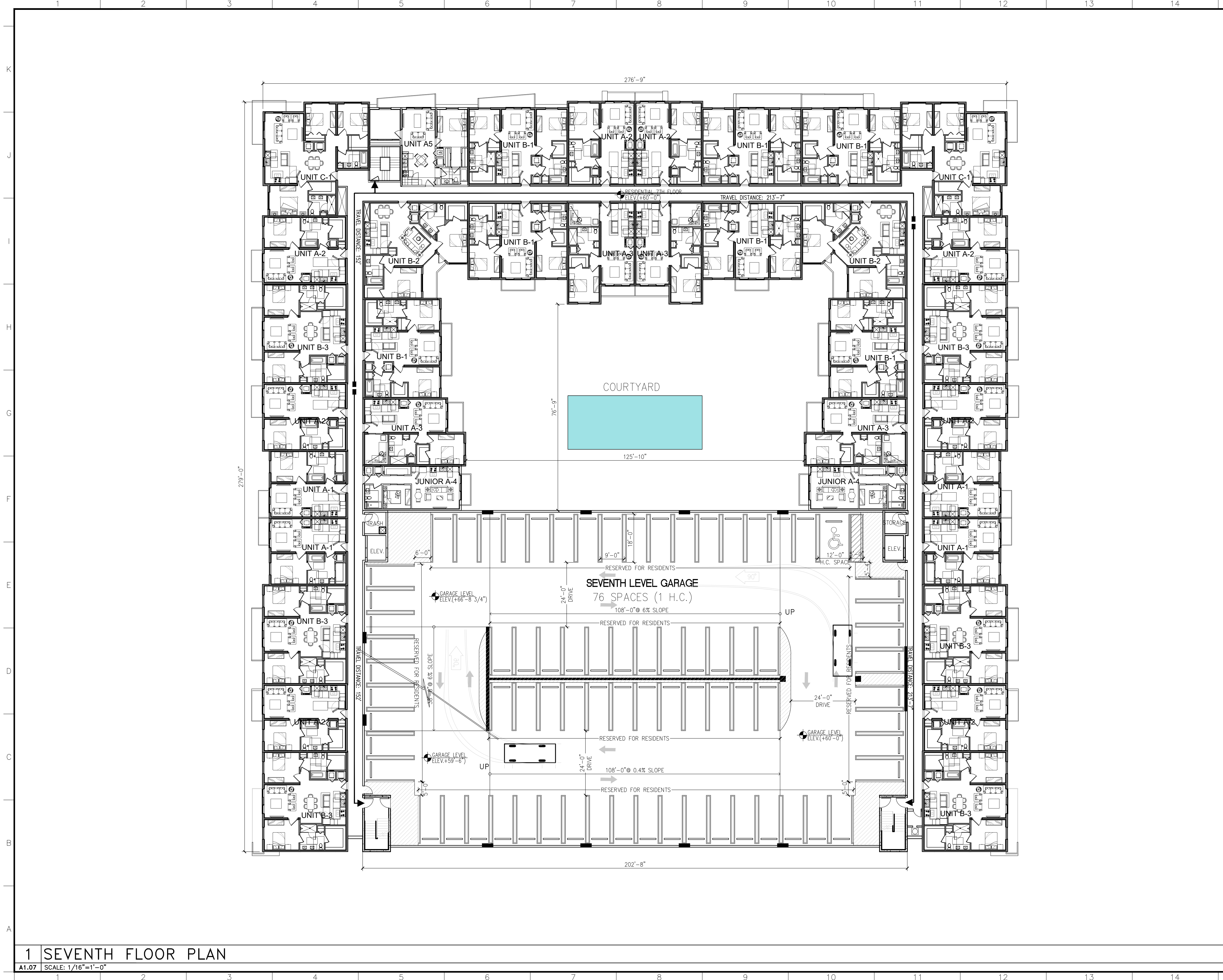
Scale
 Project No. 20112.00
 Plot Date 02/14/2023

Principal: JC
 Project Director:
 Project Manager:
 Drafted by: MGC
 Checked by:

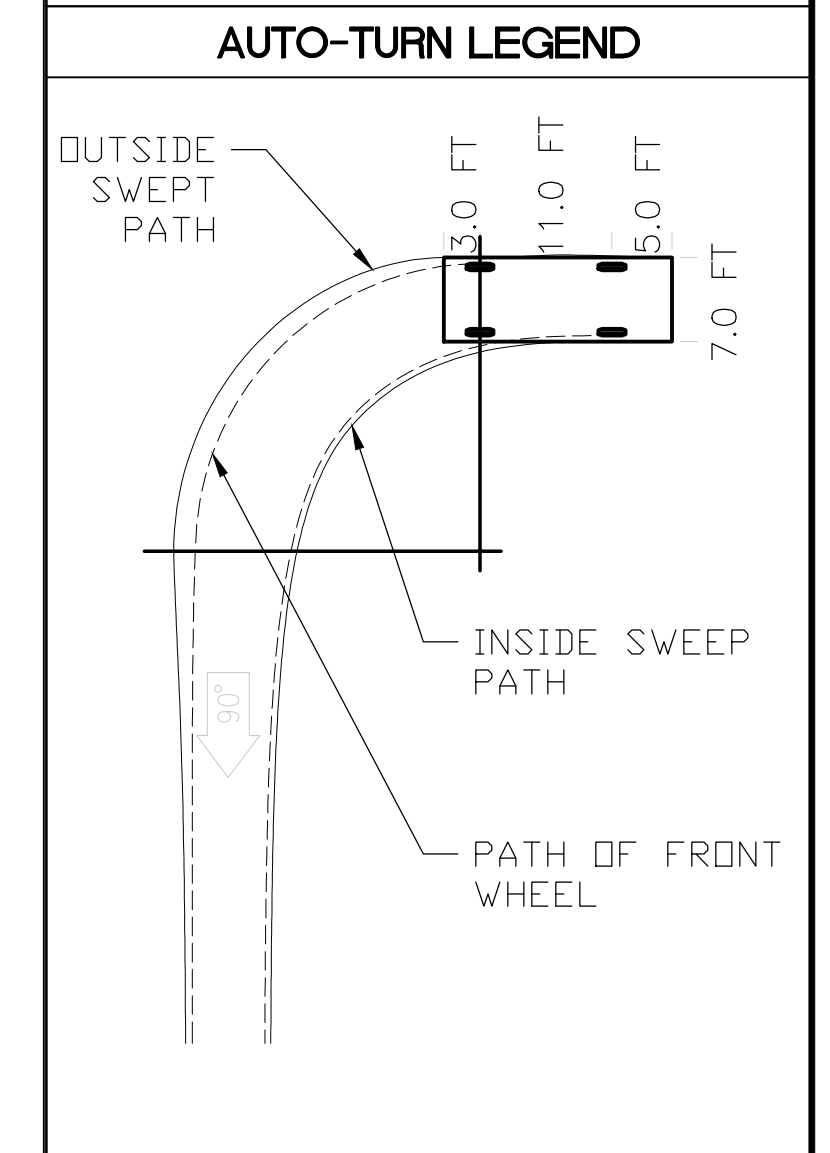
Sheet No.
A1.06

1 SIXTH FLOOR PLAN
 A1.06 SCALE: 1/16"=1'-0"

SITE PLAN
RE-SUBMITTAL
 02/14/2023



- NOTES**
1. OWNER UNDERSTANDS THAT ADA/FHA AND CODE REQUIREMENTS NEEDS TO BE PROVIDED IN COMPLIANCE THROUGHOUT THIS PROJECT. THOSE REQUIREMENTS WILL BE MET THROUGH THE APPROPRIATE MEANS NECESSARY AND WILL BE DEVELOPED AND FINALIZED DURING THE CONSTRUCTION DOCUMENT PHASE.
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JUAN C. CAYCEDO, F.A.I.A.

**DELRAY CENTRAL
 MASTER PLAN
 1625 SOUTH CONGRESS**

REVISIONS

Drawing Title
7TH FLOOR PLAN

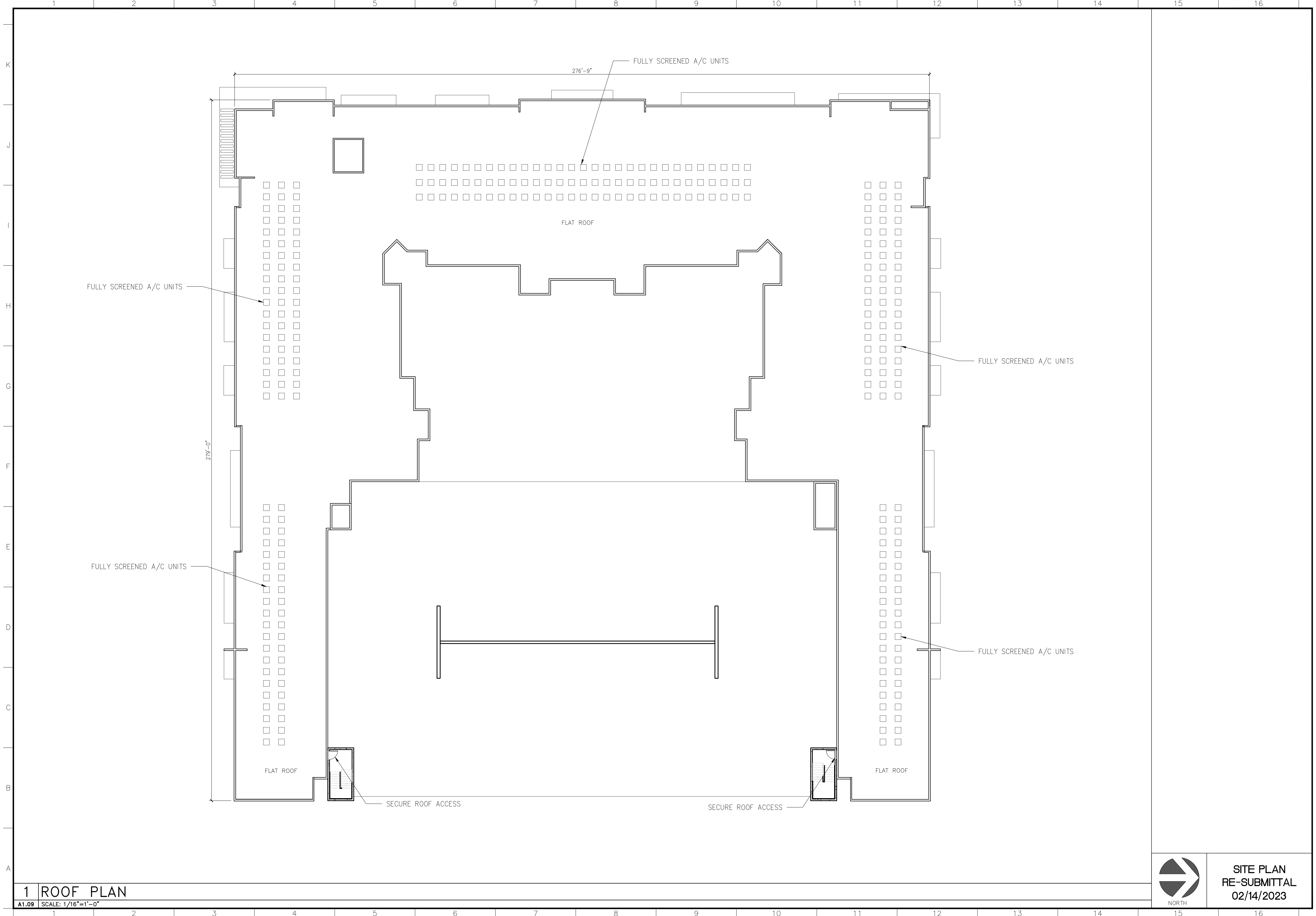
Scale
 Project No. 20112.00
 Plot Date 02/14/2023

Principal: JC
 Project Director:
 Project Manager:
 Drafted by: MGC
 Checked by:

Sheet No.
A1.07

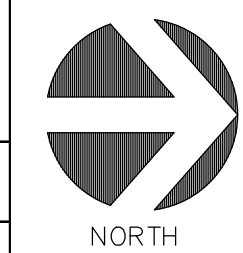
1 SEVENTH FLOOR PLAN
 A1.07 SCALE: 1/16"=1'-0"

**SITE PLAN
 RE-SUBMITTAL
 02/14/2023**



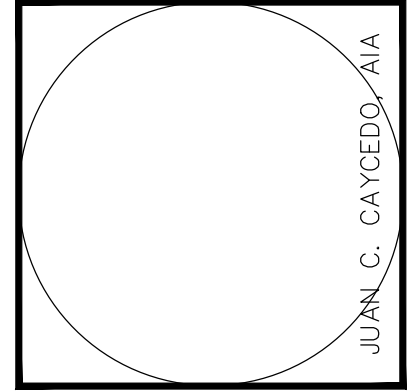
1 ROOF PLAN

A1.09 SCALE: 1/16"=1'-0"



**SITE PLAN
RE-SUBMITTAL
02/14/2023**

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**DELRAY CENTRAL
MASTER PLAN
1625 SOUTH CONGRESS**

REVISIONS

Drawing Title
ROOF PLAN

Scale
Project No. 20112.00
Plot Date 02/14/2023

Principal: JC
Project Director:
Project Manager:
Drafted by: MGC
Checked by:

Sheet No.
A1.09