

PARKING STALL LEGEND				
RESIDENCE PARKING (144 PS)	GUEST PARKING (27 PS)	OFFICE PARKING (106 PS)	BANK PARKING (11 PS)	RETAIL PARKING (12 PS)

SITE PLAN KEYNOTES & LEGEND	
A	SITE ENTRANCE (ONE-WAY ONLY) FROM FEDERAL HIGHWAY
A.1	FIRE TRUCK EMERGENCY ENTRANCE (ONE-WAY ONLY) FROM FEDERAL HIGHWAY
B	SITE EXIT (ONE-WAY ONLY) TO FEDERAL HIGHWAY
C	LOADING AREA (17'-2" X 46'-6")
D	EXISTING BANK DRIVE-THRU TO BE DEMOLISHED
E	TYPICAL 9' X 18' PARKING STALL WITH 2 FEET OVERHANG
F	8 FEET WIDE LANDSCAPE ISLAND
G	EXISTING LOADING AREA FOR OFFICE BUILDING USE ONLY
H	EXISTING 11-STORY OFFICE BUILDING (78,734 SF)
I	LANDSCAPE BUFFER (WIDTH= 9'-4")
J	40 FEET BUILDING SEPARATION FROM EXISTING BUILDING
K	SPEED RAMP (12% SLOPE) ACCESS TO UPPER PARKING LEVEL
L	FPL VAULT TO BE COORDINATED WITH CIVIL ENGINEER
M	RESIDENTIAL LOBBY WITH SERVICE ELEVATOR IN THE BACK
N	SHARED TRASH ROOM (18'-10" X 25'-4")
O	MAIL & PACKAGE ROOM (13'-10" X 22'-10")
P	FIRE COMMAND ROOM (11'-2" X 13'-10")
P.1	LEASING OFFICE (8'-4" X 9'-4")
Q	SPECIAL FACILITIES FOR BICYCLE COMMUTERS
R	FIRE & DOMESTIC PUMP ROOM (11'-8" X 22'-11")
S	GENERATOR ROOM (17'-4" X 56'-4")
T	ELECTRICAL ROOM (17'-4" X 33'-3")
U	BICYCLES ROOM (17'-4" X 28'-3")
V	PROPOSED LOADING AREA (12'-0" X 36'-0")
W	PROPOSED RESIDENTIAL DROP-OFF AREA
X	9' X 23' PARALLEL PARKING SPACES
Y	12% RAMP TO THE 2ND FLOOR OF PARKING GARAGE
Z	EXISTING SIDEWALK TO REMAIN
	GROUND RETAIL AREA GROSS FLOOR AREA: 3,650 SF

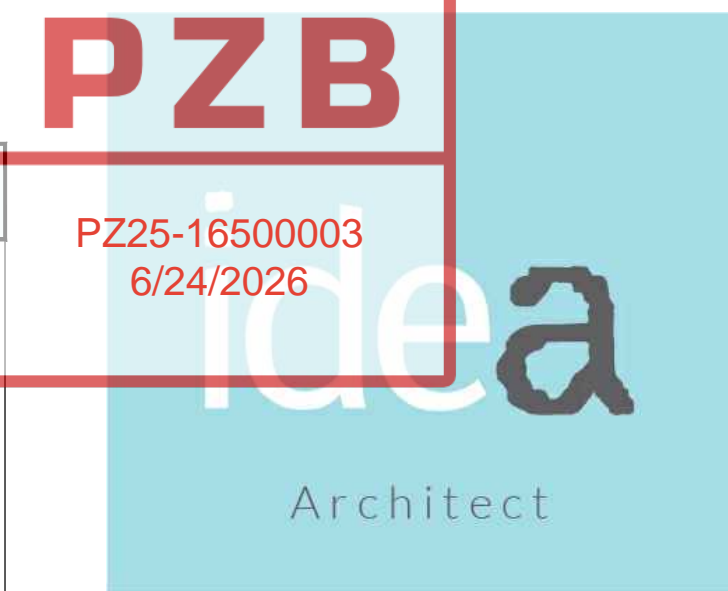
SITE PLAN LEGEND	
PERVIOUS AREA	IMPERVIOUS AREA
SEE SHEET A-085 FOR PERVIOUS AREA PLAN	

PARKING COUNT PER LEVEL	
LEVEL	COUNT
RESIDENTIAL BUILDING LEVEL 4	22 PS (22 REGULAR PARKING)
RESIDENTIAL BUILDING LEVEL 3	76 PS (70 REGULAR PARKING + 8 EV PARKING)
RESIDENTIAL BUILDING LEVEL 2	62 PS (56 REGULAR PARKING + 8 EV PARKING)
RESIDENTIAL BUILDING LEVEL 1	28 PS (20 REGULAR PARKING + 8 EV PARKING)
1-STORY PARKING GARAGE	76 PS (70 REGULAR PARKING + 6 EV PARKING)
SURFACE	36 PS (36 REGULAR PARKING)
TOTAL	300 PS

(270 REGULAR PARKING + 30 EV PARKING)

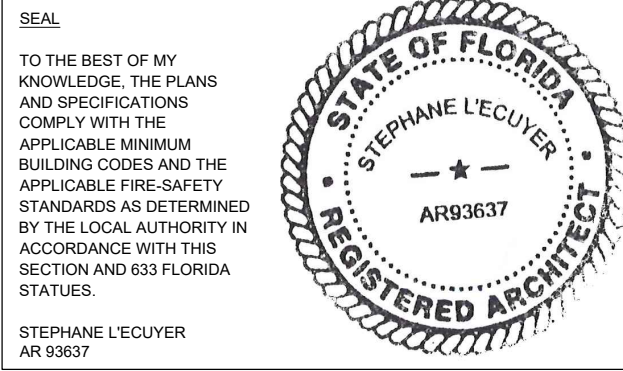
* COMMERCIAL PRINCIPAL USES SHALL BE LIMITED TO PROFESSIONAL/MEDICAL OFFICE; AND RETAIL SALES AND SERVICE USES.

** THE PROPOSED BUILDINGS CONSIST OF A 10-STORY MIXED-USE MULTIFAMILY STRUCTURE COMPRISING THREE LEVELS OF PARKING AND SEVEN LEVELS OF RESIDENTIAL UNITS, ALONG WITH A SEPARATE TWO-STORY STANDALONE PARKING GARAGE WHICH IS FULLY SPRINKLERED AND WILL NOT REQUIRE FIRE TRUCK ACCESS.

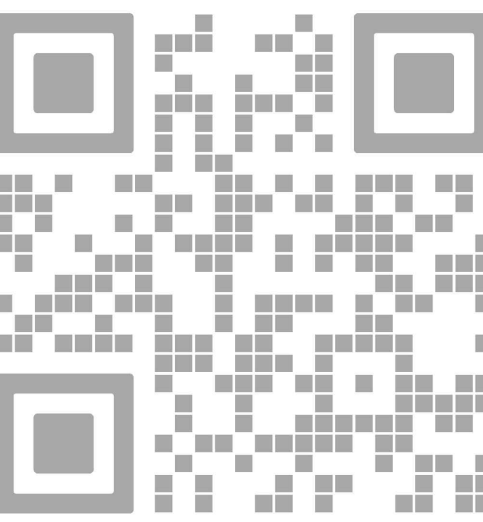


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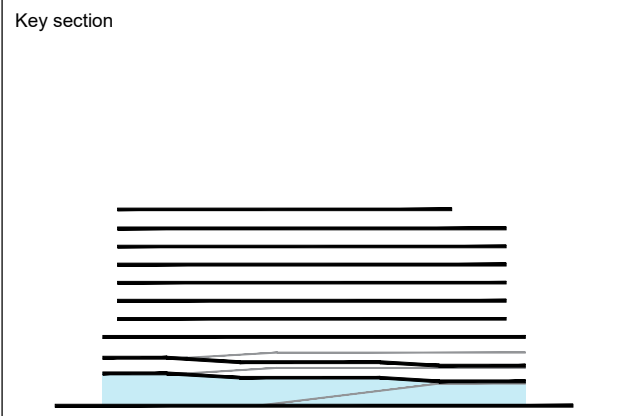


ISSUE FOR:
AAC SUBMITTAL



REV.	DATE	DESCRIPTION
01	05-13-2025	DRC SUBMITTAL
02	05-20-2026	DRC SUBMITTAL

ALL MEASUREMENTS MUST BE VERIFIED BEFORE BEGINNING THE WORK. NO MEASUREMENTS ARE TO BE SCALED DIRECTLY FROM THIS DRAWING.



	COMPACT PARKING SPACE COUNT = 68 PS
	ELECTRIC VEHICLE PARKING SPACE COUNT = 30 PS
	CONVEX MIRROR
	WALL MOUNT CHARGING STATION

DENSITY COUNT	
DENSITY ALLOWED	46 DU / AC = 46 X 2.351 AC = 108 UNITS
BONUS DENSITY	UP TO 50% = 0.5 X 46 = 23 DU / AC
DENSITY WITH BONUS	69 DU / AC = 69 X 2.351 AC = 162 UNITS
TOTAL PROVIDED	132 UNITS

Client
VERA FUND
NICK POLYUSHKIN
& YURI KHARITONENKOV
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Project
**1600 S FEDERAL HIGHWAY
(MIXED-USE PROJECT)**
1600 SOUTH FEDERAL HIGHWAY,
POMPAÑO BEACH, FL 33062

SITE PLAN	
Drawn J. WU	Field ARCHITECTURE
Verified N. TREMBLAY	Scale as shown
Approved S. L'ECUYER	Date 05-20-2026
Project Manager J. WU	Dwg. no. A-080
Project 24-838	