

- 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 NO ENTRY SIGN, DRIVE-THRU EXIT FOR EXISTING BANK
 - D EXISTING BANK DRIVE-THRU TO REMAIN
 - 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 PEDESTRIAN CIRCULATION ROUTE FOR EXISTING OFFICE BUILDING
 - 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 ELEVATOR FOR OFFICE USE
 - Y 8'-6" X 18'-0" COMPACT PARKING STALL
 - Z EXISTING SIDEWALK TO REMAIN
- GROUND RETAIL AREA
GROSS FLOOR AREA: 3,650 SF

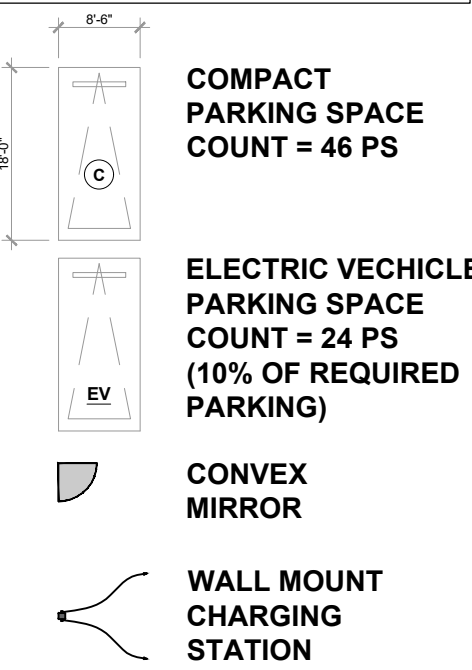
PERVIOUS / IMPERVIOUS AREA	
PERVIOUS AREA	IMPERVIOUS AREA
LANDSCAPE 22,185 SF	ASPHALT 50,450 SF
PAVERS 350 SF	SIDEWALK 10,350 SF
TOTAL = 22,535 SF	TOTAL = 60,800 SF

PARKING COUNT PER LEVEL	
LEVEL	COUNT
LEVEL 3	22 PS
LEVEL 2	75 PS (69 REGULAR PARKING + 6 EV PARKING)
LEVEL 1.5	60 PS (54 REGULAR PARKING + 6 EV PARKING)
LEVEL 1	26 PS (14 REGULAR PARKING + 12 EV PARKING)
SURFACE	76 PS
TOTAL	259 PS

235 REGULAR PARKING + 24 EV PARKING)

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

** THE PROPOSED BUILDING CONSISTS OF A TOTAL OF 10 STORIES (3 STORIES OF PARKING + 7 STORIES OF RESIDENTIAL UNITS)



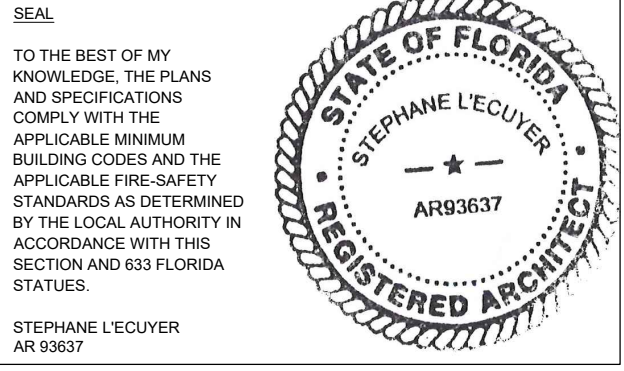
DENSITY COUNT	
DENSITY ALLOWED	46 DU / AC = 46 X 2.351 AC = 108 UNITS
BONUS DENSITY	UP TO 50% = 0.5 X 46 = 23 DU / AC
DENSITY WITH BONUS	69 DU / AC = 69 X 2.351 AC = 162 UNITS
TOTAL PROVIDED	132 UNITS



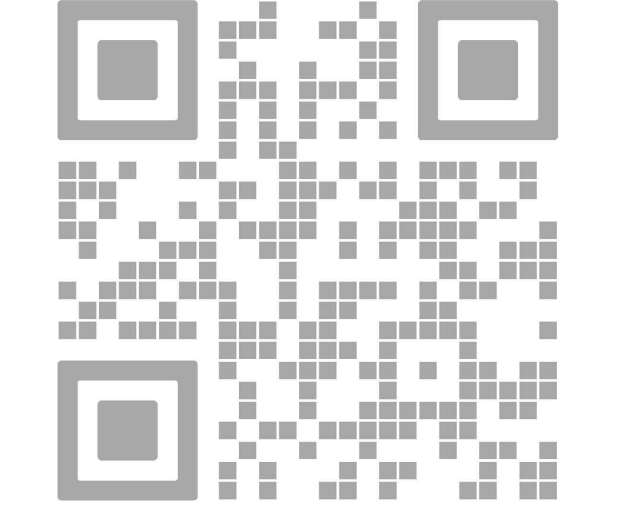
01 SITE PLAN
SCALE: 1"= 20'-0"



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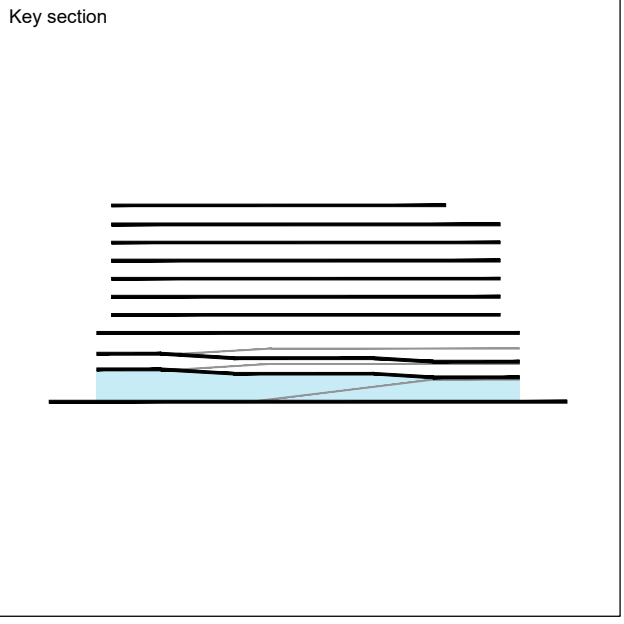


ISSUE FOR:
DRC SUBMITTAL



REV.	DATE	DESCRIPTION
01	05-13-2025	D.R.C. SUBMITTAL

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



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

Title
SITE PLAN

Drawn
J. WU
Verified
N. TREMBLAY
Approved
S. L'ECUYER

Field
ARCHITECTURE
Scale
as shown
Date
08-15-2025
Dwg. no.
A-080

Project
PZ24-12000027
11/19/2025
24-838