

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)	

COMPACT PARKING SPACE COUNT = 46 PS	
ELECTRIC VEHICLE PARKING SPACE COUNT = 24 PS (10% OF REQUIRED PARKING)	
CONVEX MIRROR	
WALL MOUNT CHARGING STATION	

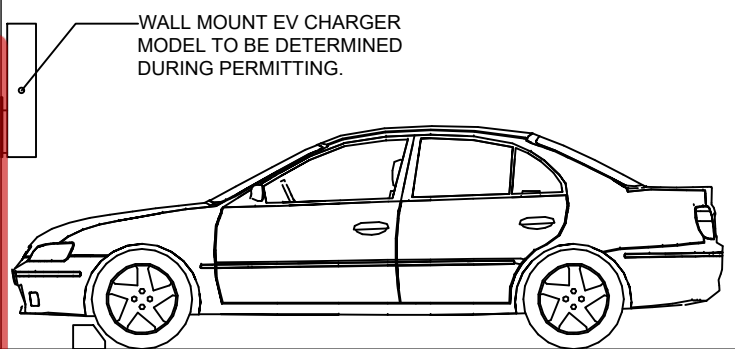
DENSITY COUNT	
DENSITY ALLOWED	46 DU / AC = 46 X 2.351 AC = 108 UNITS
BONUS DENSITY	UP TO 50% = 0.5 X 46 = 23 DU / AC
DENSITY WITH BONUS	69 DU / AC = 69 X 2.351 AC = 162 UNITS
TOTAL PROVIDED	132 UNITS

* 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)

PARKING STALL LEGEND				
RESIDENCE PARKING	GUEST PARKING	OFFICE PARKING	BANK PARKING	RETAIL PARKING

PZB
PZ25- 16500003
12/17/2025



EV CHARGER
DETAIL SECTION
A-080 SCALE: 1/4" = 1'-0"

01 SITE PLAN
A-080 SCALE: 1" = 20'-0"

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SEAL

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUTES.

STEPHANE L'ECUYER
AR 93637

ISSUE FOR:

DRC SUBMITTAL

REV.	DATE	DESCRIPTION
01	05-13-2025	DRC SUBMITTAL

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

Key section

Client

VERA FUND
NICK POLYUSHKIN
& YURI KHARITONENKOV
TEL: 305.833.3303

Project

1600 S FEDERAL HIGHWAY (MIXED-USE PROJECT)
1600 SOUTH FEDERAL HIGHWAY,
POMPAHO BEACH, FL 33062

Title

SITE PLAN

Drawn J. WU	Field ARCHITECTURE
Verified N. TREMBLAY	Scale as shown
Approved S. L'ECUYER	Date 08-15-2025
Project Manager J. WU	Dwg. no. A-080
Project 24-838	