

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

VEHICULAR TURN AROUND AREA FOR DEAD END

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 (TBD)

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

SERVICE ELEVATOR FOR RESIDENTIAL 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
<div></div> LANDSCAPE 22,902 SF	<div></div> ASPHALT 49,554 SF
	<div></div> SIDEWALK 12,392 SF
TOTAL = 22,902 SF	TOTAL = 61,946 SF

COMPACT PARKING SPACE COUNT = 38 PS

SHARED PARKING BETWEEN RESIDENTIAL USE & COMMERCIAL USE

CONVEX MIRROR

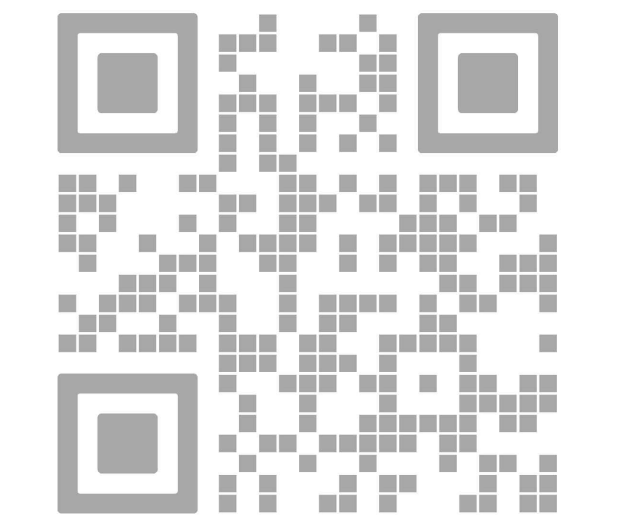
PARKING COUNT PER LEVEL

LEVEL	COUNT
LEVEL 3	18 PS
LEVEL 2	77 PS
LEVEL 1.5	60 PS
LEVEL 1	20 PS
SURFACE	74 PS
TOTAL	249 PS

DENSITY COUNT

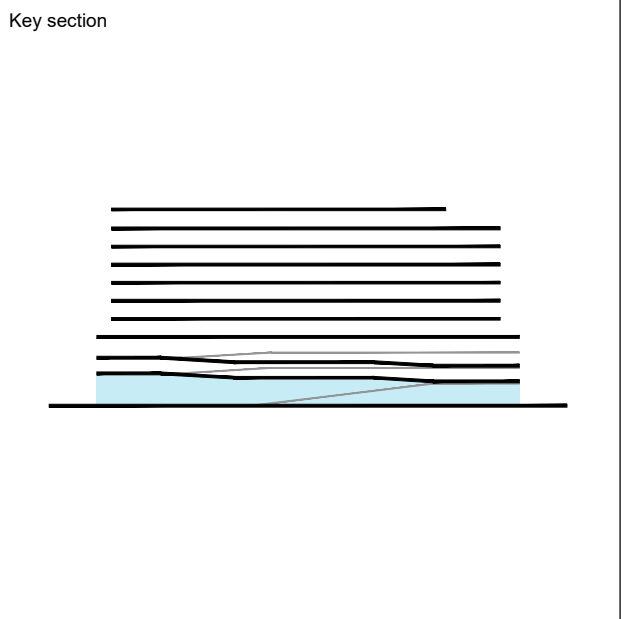
DENSITY ALLOWED	46 DU / AC = 46 X 2,351 AC = 108 UNITS
BONUS DENSITY	UP TO 50% = 0.5 X 46 = 23 DU / AC
DENSITY WITH BONUS	69 DU / AC = 69 X 2,351 AC = 162 UNITS
TOTAL PROVIDED	132 UNITS

* COMMERCIAL PRINCIPAL USES SHALL BE LIMITED TO EATING OR DRINKING ESTABLISHMENTS (INCLUDING ACCESSORY OUTDOOR SEATING AREAS); PROFESSIONAL/MEDICAL OFFICE; AND RETAIL SALES AND SERVICE USES.



REV.	DATE	DESCRIPTION
01	01-29-2025	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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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
03-12-2025

Project Manager
J. WU

Dwg. no.
A-080

Project
24-838