

| 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<br>GROSS FLOOR AREA: 3,650 SF |   |

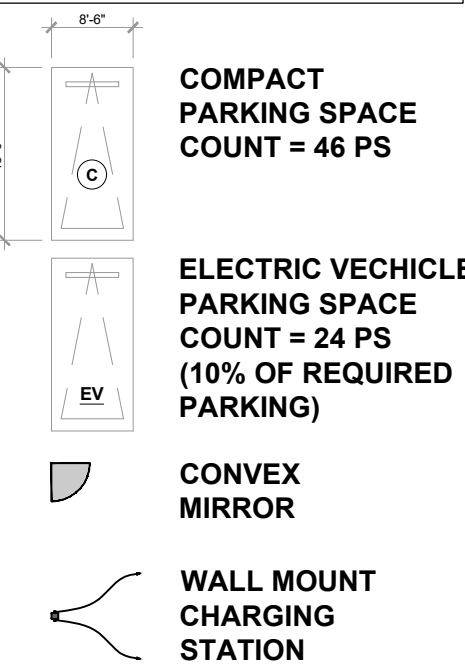
| PERVIOUS / IMPERVIOUS AREA |                       |
|----------------------------|-----------------------|
| PERVIOUS AREA              | IMPERVIOUS AREA       |
| LANDSCAPE<br>22,185 SF     | ASPHALT<br>50,450 SF  |
| PAVERS<br>350 SF           | SIDEWALK<br>10,350 SF |
| TOTAL = 22,535 SF          | 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                                     |

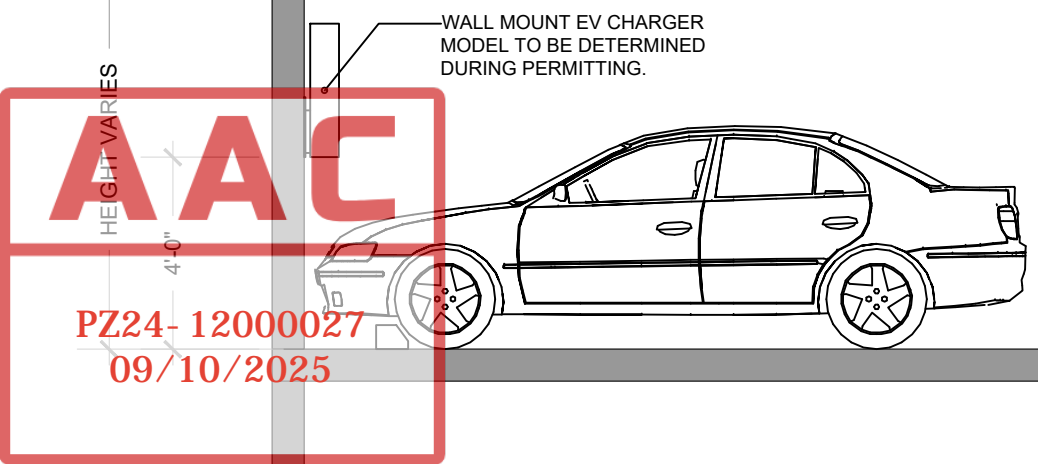
235 REGULAR PARKING + 24 EV PARKING)

\* 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<br>= 46 X 2.351 AC<br>= 108 UNITS |
| BONUS DENSITY      | UP TO 50%<br>= 0.5 X 46<br>= 23 DU / AC      |
| DENSITY WITH BONUS | 69 DU / AC<br>= 69 X 2.351 AC<br>= 162 UNITS |
| TOTAL PROVIDED     | 132 UNITS                                    |



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

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

idea

Architect

absolute-idea.com

CANAL PARK

3323 NE 163rd Street, Suite 200 North Miami Beach, FL 33160

305.792.0015 305.931.0279 info@absolute-idea.com

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 | D.R.C. 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