

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

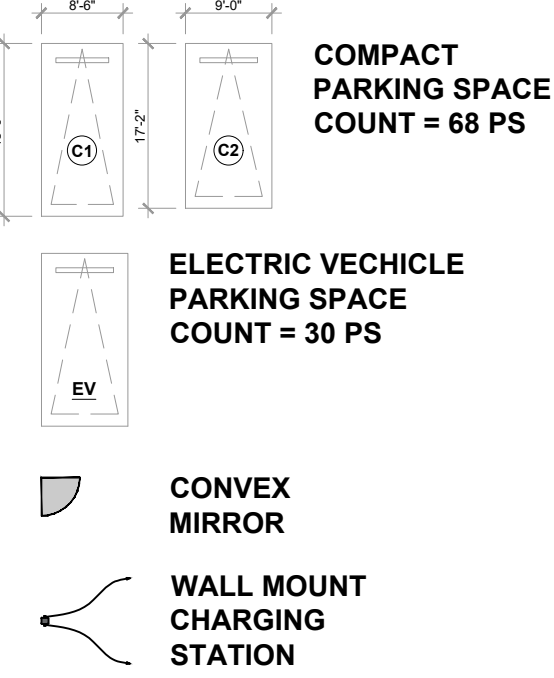
SITE PLAN LEGEND	
PERVIOUS AREA	IMPERVIOUS AREA
SEE SHEET A-085 FOR PERVIOUS AREA PLAN	

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.



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

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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:

**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.

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, POMPANO BEACH, FL 33062

Title

**SITE PLAN**

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