

SITE PLAN KEYNOTES & LEGEND

A

SITE 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")

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
LANDSCAPE 23,447 SF	ASPHALT 47,660 SF
	SIDEWALK 11,434 SF
TOTAL = 23,447 SF	TOTAL = 59,094 SF

PARKING COUNT PER LEVEL	
LEVEL	COUNT
LEVEL 3	18 PS
LEVEL 2	77 PS
LEVEL 1.5	60 PS
LEVEL 1	20 PS
SURFACE	70 PS
TOTAL	245 PS

idea

Architect

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SEAL

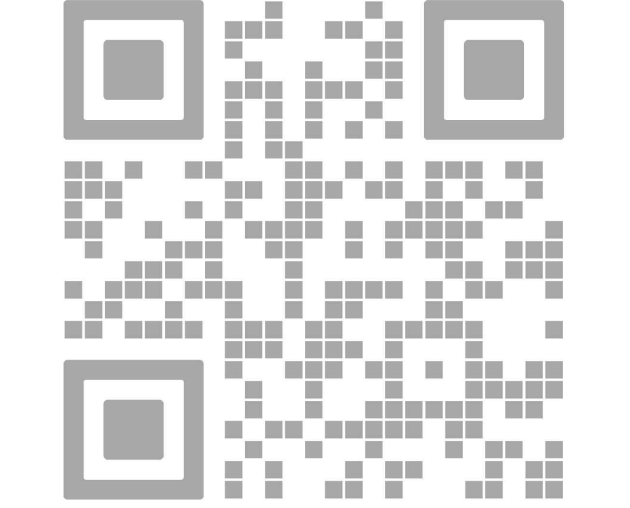
TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUTES.

STEPHANE L'ECUYER
AR 93637

STATE OF FLORIDA
STEPHANE L'ECUYER
REGISTERED ARCHITECT
AR 93637

ISSUE FOR:

DRC SUBMITTAL
PROGRESS SET



REV.	DATE	DESCRIPTION
01	XX-XX-2024	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
Verified
N. T. EMBLAY
Revised
J. L. ...
Project Manager
J. WU

Field
ARCHITECTURE
Scale
As shown
Date
0-22-2024
Discipline
A-080

DRC

PZ24-14900007
12/04/2024