

**BUILD-TO-ZONE AREA = 3,000 SF (100%)**  
INCLUDING PAVEMENT AREA ( 1,200 SF ) & PLANTING AREA ( 1,800 SF )

**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" )
- 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
LANDSCAPE 22,902 SF	ASPHALT 49,554 SF
	SIDEWALK 12,392 SF
<b>TOTAL = 22,902 SF</b>	<b>TOTAL = 61,946 SF</b>

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
<b>TOTAL</b>	<b>249 PS</b>

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
<b>TOTAL PROVIDED</b>	<b>132 UNITS</b>

**DRC**



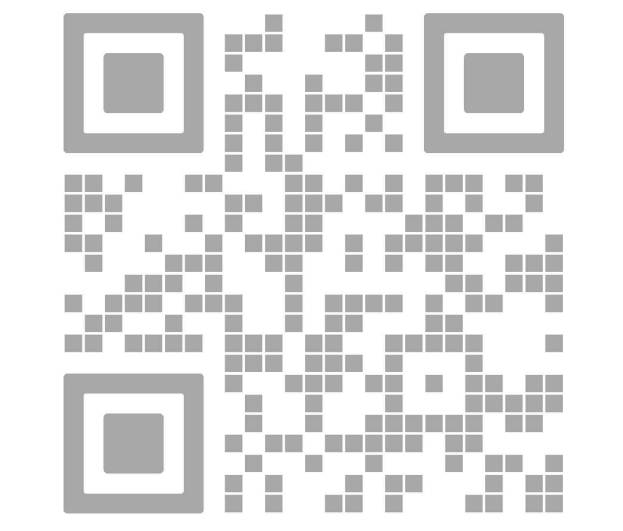
**absolute-idea.com**  
CANAL PARK  
3323 NE 163rd Street, Suite 200 North Miami Beach, FL 33160  
T 305.792.0015 T 305.931.0279 @info@absolute-idea.com

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	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.

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. TREMBLAY**

Approved  
**S. L'ECUYER**

Project Manager  
**J. WU**

Field  
**ARCHITECTURE**

Scale  
**as shown**

Date  
**01-29-2025**

Dwg. no.  
**A-080**