

PARKING STALL LEGEND				
RESIDENCE PARKING (142 PS)	GUEST PARKING (27 PS)	OFFICE PARKING (108 PS)	BANK PARKING (11 PS)	RETAIL PARKING (12 PS)

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	OUTDOOR COVERED BICYCLE RACKS
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	9' X 23' PARALLEL PARKING SPACES
Y	12% RAMP TO THE 2ND FLOOR OF PARKING GARAGE
Z	EXISTING SIDEWALK TO REMAIN
GROUND RETAIL AREA GROSS FLOOR AREA: 3,650 SF	

PERVIOUS / IMPERVIOUS AREA	
PERVIOUS AREA	IMPERVIOUS AREA
LANDSCAPE 23,500 SF	ASPHALT 49,230 SF
	PAVERS 8,498 SF
TOTAL = 23,500 SF	TOTAL = 57,728 SF

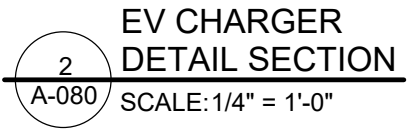
PARKING COUNT PER LEVEL	
LEVEL	COUNT
LEVEL 3	22 PS
LEVEL 2	75 PS (69 REGULAR PARKING + 6 EV PARKING)
LEVEL 1.5	114 PS (108 REGULAR PARKING + 6 EV PARKING)
LEVEL 1	64 PS (46 REGULAR PARKING + 18 EV PARKING)
SURFACE	25 PS
TOTAL	300 PS
(270 REGULAR PARKING + 30 EV PARKING)	

COMPACT PARKING SPACE COUNT = 68 PS	ELECTRIC VEHICLE PARKING SPACE COUNT = 30 PS
CONVEX MIRROR	WALL MOUNT CHARGING STATION

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 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.



DRC
PZ24- 12000027
03/04/2026

idea
Architect

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	05-13-2025	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,
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
01-19-2026

Dwg. no.
A-080

Project
24-838