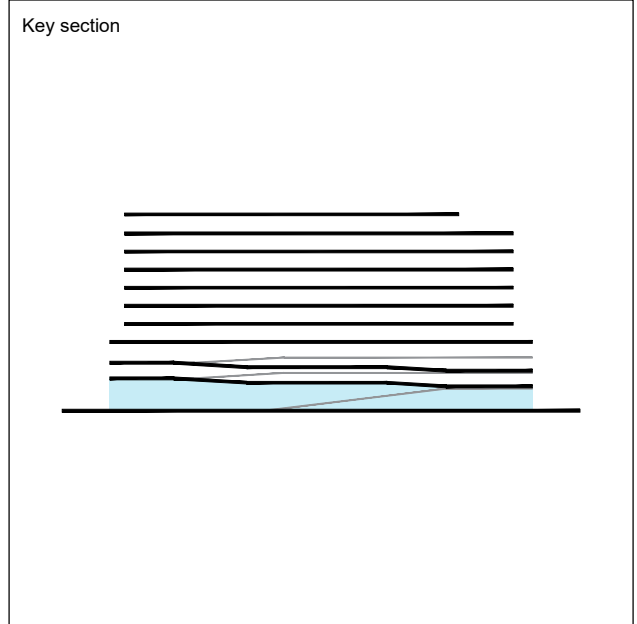


REV.	DATE	DESCRIPTION
01	05-13-2025	D.R.C. SUBMITTAL

ALL MEASUREMENTS MUST BE VERIFIED BEFORE  
BEGINNING THE WORK. NO MEASUREMENTS ARE TO  
BE SCALED DIRECTLY FROM THIS DRAWING.



Client  
**VERA FUND**  
NICK POLYUSHKIN  
& YURI KHARITONENKOV  
TEL: 305.833.3303

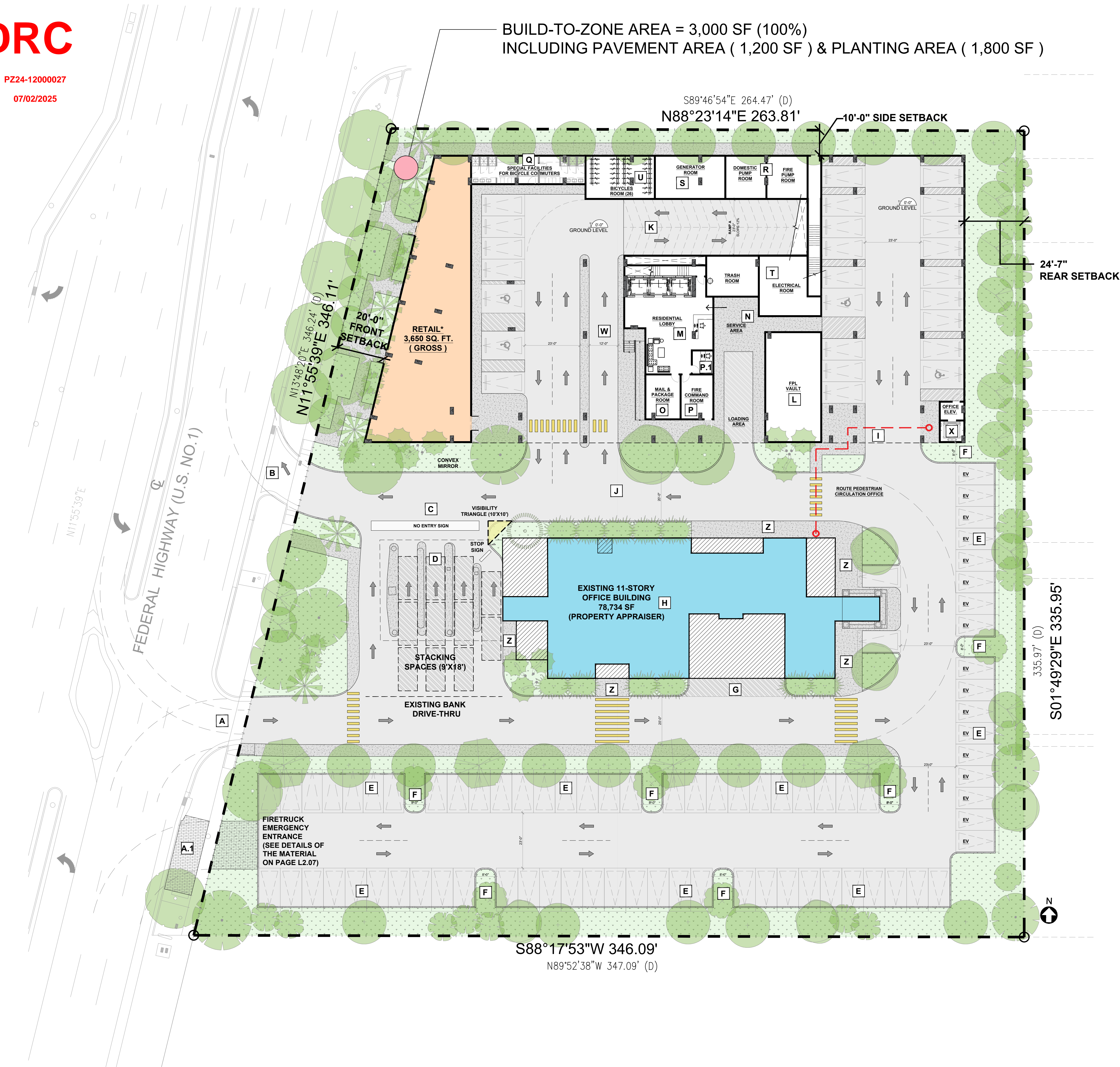
Project  
**1600 S FEDERAL HIGHWAY  
(MIXED-USE PROJECT)**  
1600 SOUTH FEDERAL HIGHWAY,  
POMPAÑO BEACH, FL 33062

Title  
**SITE PLAN**

Drawn  
**J. WU**  
Verified  
**N. TREMBLAY**  
Approved  
**S. L'ECUYER**

Field  
**ARCHITECTURE**  
Scale  
**as shown**  
Date  
**05-28-2025**  
Project Manager  
**J. WU**  
Dwg. no.  
**A-080**

Project  
**24-838**



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>	NO ENTRY SIGN, DRIVE-THRU EXIT FOR EXISTING BANK
<b>D</b>	EXISTING BANK DRIVE-THRU TO REMAIN
<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>	PEDESTRIAN CIRCULATION ROUTE FOR EXISTING OFFICE BUILDING
<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>	ELEVATOR FOR OFFICE USE
<b>Y</b>	8'-6" X 18'-0" COMPACT PARKING STALL
<b>Z</b>	EXISTING SIDEWALK TO REMAIN
GROUND RETAIL AREA GROSS FLOOR AREA: 3,650 SF	

PERVIOUS / IMPERVIOUS AREA	
PERVIOUS AREA	IMPERVIOUS AREA
LANDSCAPE 22,185 SF	ASPHALT 50,450 SF
PAVERS 350 SF	SIDEWALK 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
LEVEL 1.5	60 PS (49 REGULAR PARKING + 11 EV PARKING)
LEVEL 1	25 PS
SURFACE	77 PS (60 REGULAR PARKING + 17 EV PARKING)
TOTAL	259 PS

231 REGULAR PARKING + 28 EV PARKING

COMPACT PARKING SPACE COUNT = 55 PS
ELECTRIC PARKING SPACE COUNT = 28 PS
CONVEX MIRROR

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 BUILDING CONSISTS OF A TOTAL OF 10 STORIES  
(3 STORIES OF PARKING + 7 STORIES OF RESIDENTIAL UNITS)

01 SITE PLAN  
A-080 / SCALE: 1"= 20'-0"