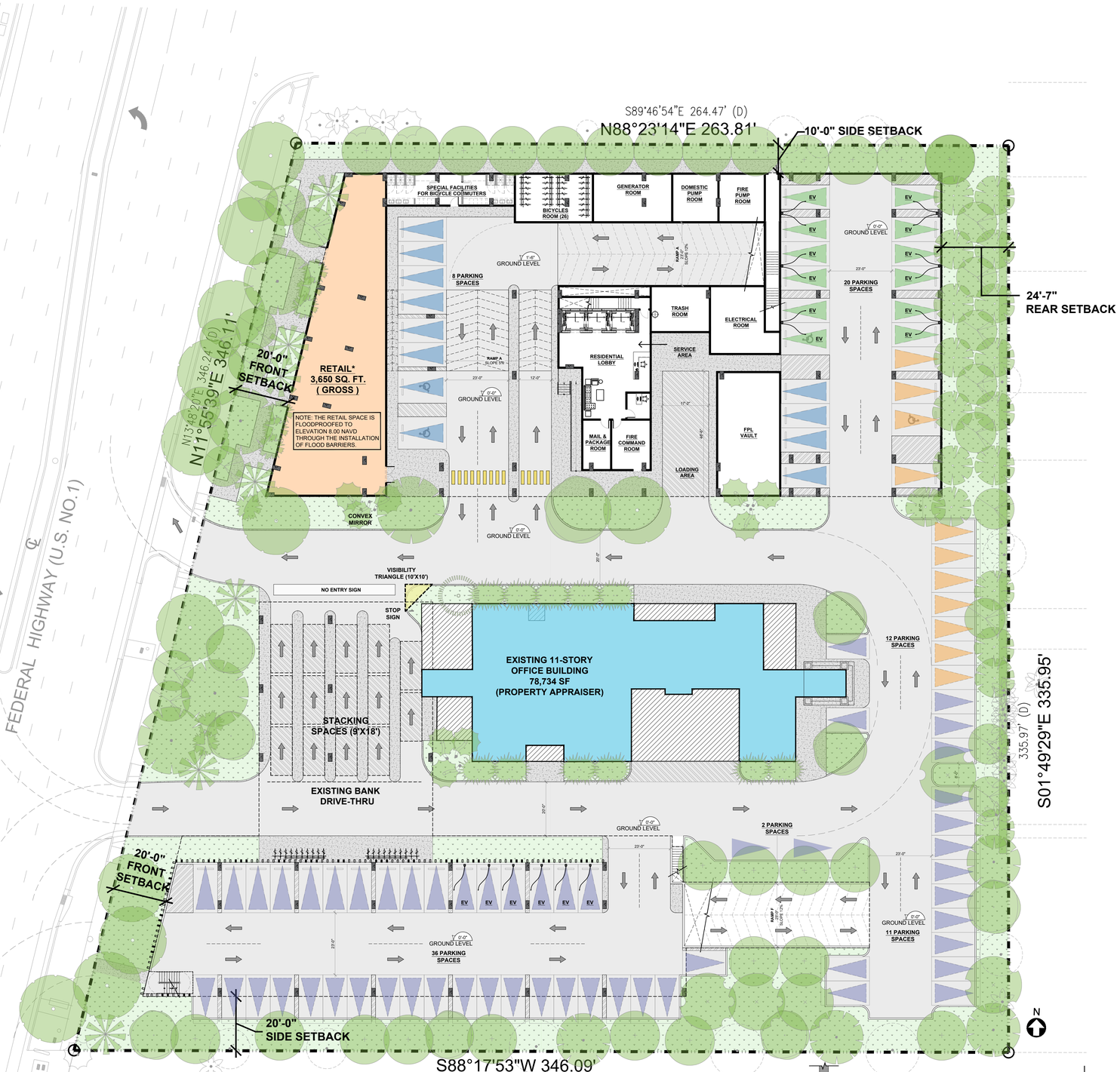


SITE PLAN KEYNOTES & LEGEND

- 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)

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

COMPACT PARKING SPACE COUNT = 68 PS

ELECTRIC VECHICLE PARKING SPACE COUNT = 30 PS

CONVEX MIRROR

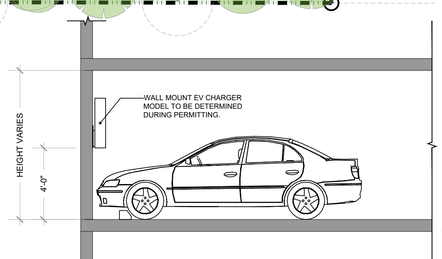
WALL MOUNT CHARGING STATION

* 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.

PARKING STALL LEGEND

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



2 / A-080 EV CHARGER DETAIL SECTION
SCALE: 1/4" = 1'-0"

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

PZB
PZ25-16500003
2/25/2026

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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 STATUES.

STEPHANE L'ECUYER
AR 93637

STATE OF FLORIDA — REGISTERED ARCHITECT — Digitally signed by Stephane L'Ecuyer Date: 2026.01.20 12:32:07-05'00'

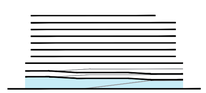
ISSUE FOR:

DRC SUBMITTAL

REV.	DATE	DESCRIPTION
01	05-13-2025	DRC SUBMITTAL

ALL MEASUREMENTS MUST BE VERIFIED BEFORE BEGINNING THE WORKS. 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: J. WU	Field: ARCHITECTURE
Verified: N. TREMBLAY	Scale: as shown
Approved: S. L'ECUYER	Date: 01-19-2026
Project Manager: J. WU	Dwg. no.: A-080
Project: 24-838	