

DRC

PZ24-12000027

04/16/2025

FEDERAL HIGHWAY (U.S. NO.1)

N11°55'39"E

N13°48'20"E 346.24' (D)
N11°55'39"E 346.11'

20'-0" FRONT SETBACK

S89°46'54"E 264.47' (D)
N88°23'14"E 263.81'

10'-0" SIDE SETBACK

S01°49'29"E 335.95'

335.97' (D)

40'-0" BUILDING SEPARATION

EXISTING 11-STORY
OFFICE BUILDING
78,734 SF
(PROPERTY APPRAISER)

S88°17'53"W 346.09'
N89°52'38"W 347.09' (D)



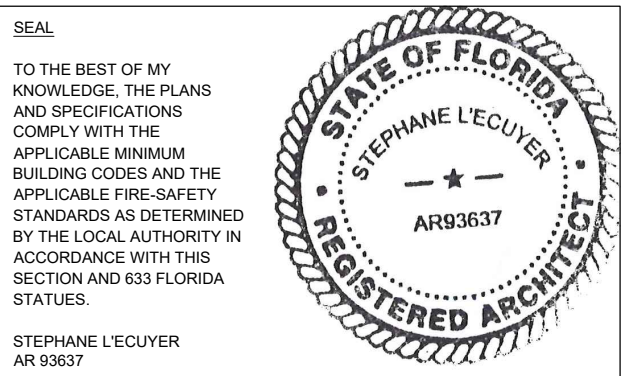
UNIT COUNT PER LEVEL	
LEVEL	COUNT
LEVEL 10	12 UNITS
LEVEL 9	20 UNITS
LEVEL 8	20 UNITS
LEVEL 7	20 UNITS
LEVEL 6	20 UNITS
LEVEL 5	20 UNITS
LEVEL 4	20 UNITS
LEVEL 3	-
LEVEL 2	-
LEVEL 1.5	-
GROUND	-
TOTAL	132 UNITS

UNITS MATRIX PER LEVEL			
NAME	TYPE	AREA	COUNT
UNIT A1	1 BD	700 SF	06
UNIT A2	1 BD	750 SF	01
UNIT A3	1 BD	800 SF	01
UNIT B1	1 BD + DEN	850 SF	02
UNIT B2	1 BD + DEN	850 SF	02
UNIT C1	2 BDS	1,000 SF	01
UNIT C2	2 BDS	1,000 SF	01
UNIT C3	2 BDS	1,000 SF	01
UNIT C4	2 BDS	1,000 SF	01
UNIT C5	2 BDS	1,000 SF	02
UNIT C6	2 BDS	1,100 SF	01
UNIT D1	3 BDS	1,225 SF	01
TOTAL			20

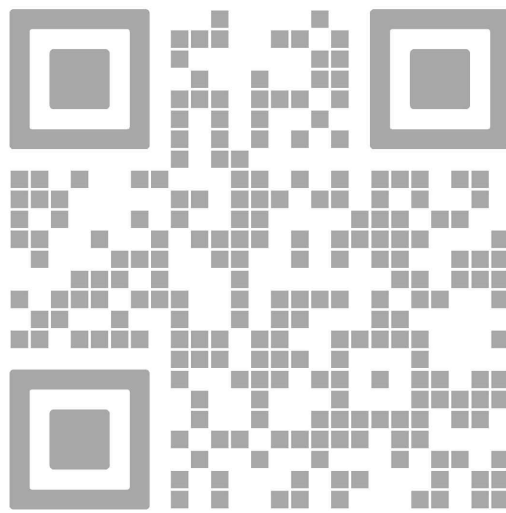
LOCKER COUNT PER LEVEL	
LEVEL	COUNT
LEVEL 10	4
LEVEL 9	8
LEVEL 8	8
LEVEL 7	8
LEVEL 6	8
LEVEL 5	8
LEVEL 4	14
LEVEL 3	5
LEVEL 2	20
LEVEL 1.5	49
GROUND	-
TOTAL	132
RATIO = 1 LOCKER / UNIT	



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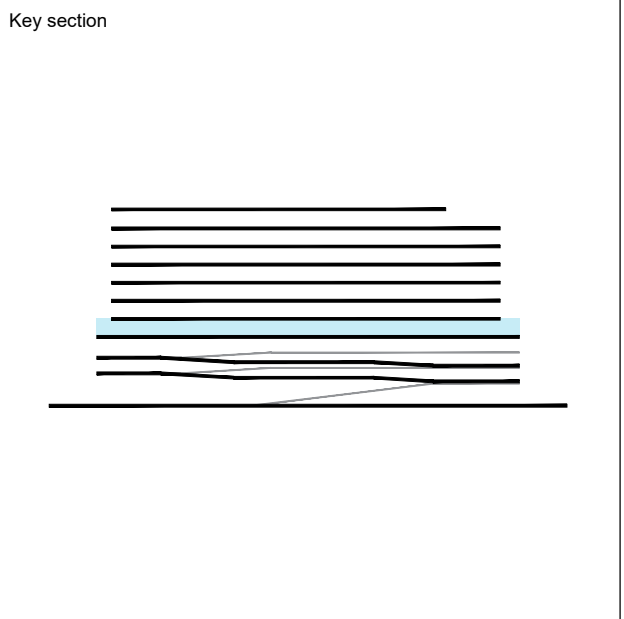


ISSUE FOR:
DRC SUBMITTAL



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.



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

LEVEL 04 FLOOR PLAN LAYOUT	
Drawn J. WU	Field ARCHITECTURE
Verified N. TREMBLAY	Scale as shown
Approved S. L'ECUYER	Date 03-12-2025
Project Manager J. WU	Dwg. no. A-204
Project 24-838	

LEVEL 04
FLOOR PLAN LAYOUT
01
A-204 SCALE: 1"= 20'-0"