

- SITE PLAN KEYNOTES & LEGEND
- A

A.1

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P.1

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Y

Z

SITE ENTRANCE (ONE-WAY ONLY) FROM FEDERAL HIGHWAY

FIRE TRUCK EMERGENCY ENTRANCE (ONE-WAY ONLY) FROM FEDERAL HIGHWAY

SITE EXIT (ONE-WAY ONLY) TO FEDERAL HIGHWAY

NO ENTRY SIGN, DRIVE-THRU EXIT FOR EXISTING BANK

EXISTING BANK DRIVE-THRU TO REMAIN

TYPICAL 9' X 18' PARKING STALL WITH 2 FEET OVERHANG

8 FEET WIDE LANDSCAPE ISLAND

EXISTING LOADING AREA FOR OFFICE BUILDING USE ONLY

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

PEDESTRIAN CIRCULATION ROUTE FOR EXISTING OFFICE BUILDING

40 FEET BUILDING SEPARATION FROM EXISTING BUILDING

SPEED RAMP (12% SLOPE) ACCESS TO UPPER PARKING LEVEL

FPL VAULT TO BE COORDINATED WITH CIVIL ENGINEER

RESIDENTIAL LOBBY WITH SERVICE ELEVATOR IN THE BACK

SHARED TRASH ROOM (18'-10" X 25'-4")

MAIL & PACKAGE ROOM (13'-10" X 22'-10")

FIRE COMMAND ROOM (11'-2" X 13'-10")

LEASING OFFICE (8'-4" X 9'-4")

SPECIAL FACILITIES FOR BICYCLE COMMUTERS

FIRE & DOMESTIC PUMP ROOM (11'-8" X 22'-11")

GENERATOR ROOM (17'-4" X 56'-4")

ELECTRICAL ROOM (17'-4" X 33'-3")

BICYCLES ROOM (17'-4" X 28'-3")

PROPOSED LOADING AREA (12'-0" X 36'-0")

PROPOSED RESIDENTIAL DROP-OFF AREA

ELEVATOR FOR OFFICE USE

8'-6" X 18'-0" COMPACT PARKING STALL

EXISTING SIDEWALK TO REMAIN
- GROUND RETAIL AREA

GROSS FLOOR AREA: 3,650 SF

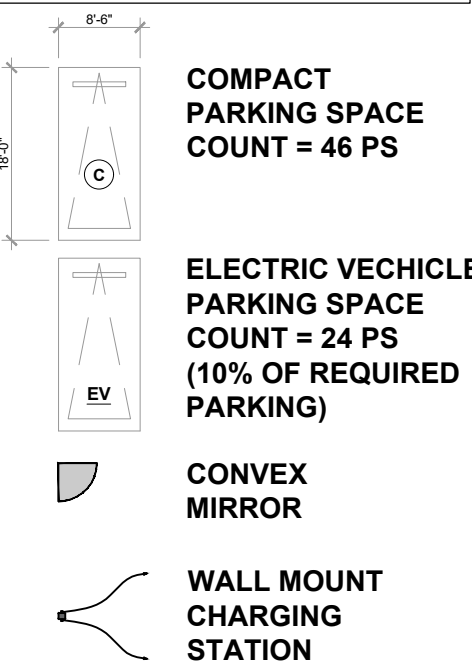
PERVIOUS / IMPERVIOUS AREA	
PERVIOUS AREA	IMPERVIOUS AREA
LANDSCAPE 22,185 SF	ASPHALT 50,450 SF
PAVERS 350 SF	SIDEWALK 10,350 SF
TOTAL = 22,535 SF	TOTAL = 60,800 SF

PARKING COUNT PER LEVEL	
LEVEL	COUNT
LEVEL 3	22 PS
LEVEL 2	75 PS (69 REGULAR PARKING + 6 EV PARKING)
LEVEL 1.5	60 PS (54 REGULAR PARKING + 6 EV PARKING)
LEVEL 1	26 PS (14 REGULAR PARKING + 12 EV PARKING)
SURFACE	76 PS
TOTAL	259 PS

235 REGULAR PARKING + 24 EV PARKING)

* 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)



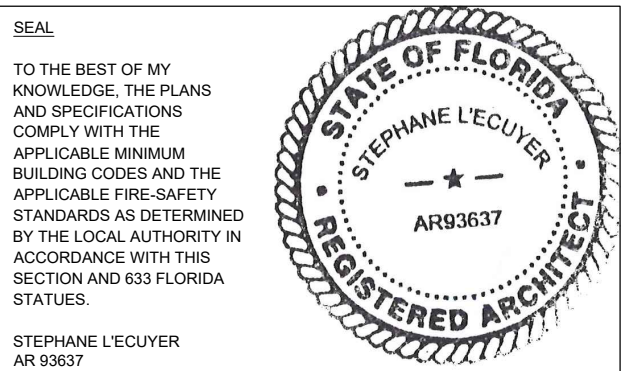
DENSITY COUNT	
DENSITY ALLOWED	46 DU / AC = 46 X 2.351 AC = 108 UNITS
BONUS DENSITY	UP TO 50% = 0.5 X 46 = 23 DU / AC
DENSITY WITH BONUS	69 DU / AC = 69 X 2.351 AC = 162 UNITS
TOTAL PROVIDED	132 UNITS

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

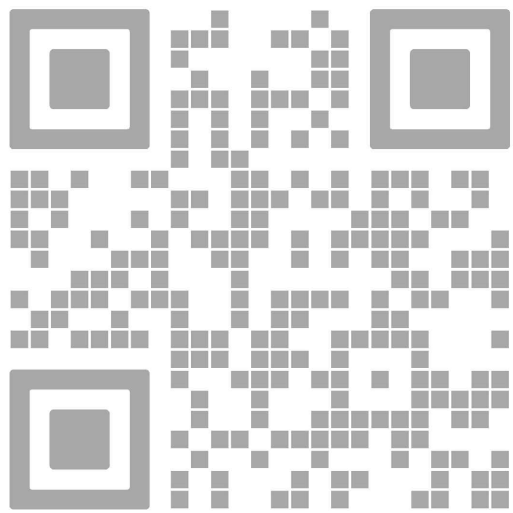
01 SITE PLAN
A-080 SCALE: 1" = 20'-0"



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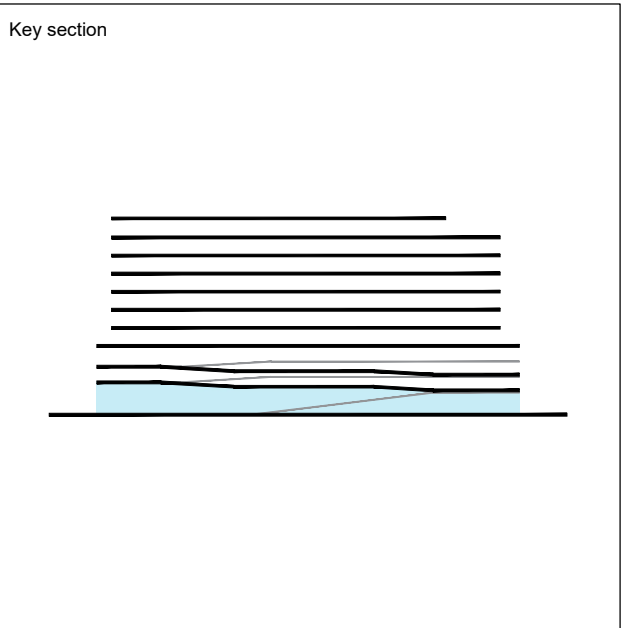


ISSUE FOR:
DRC SUBMITTAL



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

Title		SITE PLAN	
Drawn	J. WU	Field	ARCHITECTURE
Verified	N. TREMBLAY	Scale	as shown
Approved	S. L'ECUYER	Date	08-15-2025
Project	PZ23-16500003	Dwg. no.	A-080
Project	11/19/2025		
Project	24-838		