

1600 S FEDERAL HIGHWAY (MIXED-USE PROJECT)

ADDRESS: 1600 S FEDERAL HIGHWAY, POMPANO BEACH, FL33062
 PROJECT NUMBER: 24-838
 CLIENTS: NICK POLYUSHKIN & YURI KHARITONENKOV
 DATE OF ISSUE: 03-12-2025
 Issued for: **DRC (DEVELOPMENT REVIEW COMMITTEE)**



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CANAL PARK
 3523 NE 163rd Street, Suite 200 North Miami Beach, FL 33160
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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 STATUTES.
 STEPHANE L'ECUYER
 AR 93637

ISSUE FOR:
DRC SUBMITTAL



REV.	DATE	DESCRIPTION
01	01-29-2025	D.R.C. 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
COVER

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-000
Project 24-838	

CLIENT

VERA FUND

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 NICK POLYUSHKIN
 & YURI KHARITONENKOV
 305.833.3303

LAND PLANNER

PLANW3ST LLC

PLANW3ST LLC
 PAOLA A. WEST
 10152 INDIANTOWN ROAD, #159
 JUPITER, FL 33478
 954.529.9417

ARCHITECT

idea
 Architect

IDEA ARCHITECT
 3323 NE 163RD ST. SUITE 200
 NORTH MIAMI BEACH, FL 33360
 305.792.0015

CIVIL ENGINEER

FLYNN ENGINEERING

FLYNN ENGINEERING
 241 COMMERCIAL BLVD,
 LAUDERDALE-BY-THE-SEA, FL 33333
 954.522.1004

LANDSCAPE ARCHITECT

GSLA DESIGN

GSLA DESIGN, INC
 17670 NW 78TH AVE. SUITE 214
 MIAMI, FL 33015
 305.392.1016

LIGHTING CONSULTANT

GENESIS LIGHTING

GENESIS LIGHTING
 TOM CAPETILLO
 14101 NW 8TH STREET
 SUNRISE, FL 33325
 954.306.3931



PARCEL	STREET ADDRESS	FOLIO #	NET SITE AREA (BASED ON LAND SURVEY)
	1600 SOUTH FEDERAL HIGHWAY, POMPAÑO BEACH, FLORIDA 33062	494-212-000-070	2.351 AC = 102,393 SF

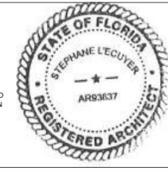
DRAWING INDEX DRC SUBMITTAL
03/12/2025

COVER		
-	COVER SHEET	o
ARCHITECTURE		
A-001	DRAWING INDEX & GENERAL SITE INFORMATION	o
A-002	LAND SURVEY	o
A-003	SITE LOCATION	o
A-004	ZONING CODE ANALYSIS & PARKING REQUIREMENTS	o
A-004A	ADJACENT ZONING AND PROPERTY INFORMATION	o
A-004B	HEIGHT TRANSITION DIAGRAM	o
A-005	PARKING PROGRAM	o
A-006	CONCEPTUAL BUILDING SECTION, GFA TABLE & UNIT MATRIX	o
A-080	SITE PLAN	o
A-081	CPTED SITE PLAN	o
A-082	THE CPTED & SECURITY STRENGTHENING CONDITIONS	o
A-201	LEVEL 1.5 FLOOR PLAN LAYOUT	o
A-202	LEVEL 02 FLOOR PLAN LAYOUT	o
A-203	LEVEL 03 FLOOR PLAN LAYOUT	o
A-204	LEVEL 04 FLOOR PLAN LAYOUT	o
A-205	LEVEL 05-09 FLOOR PLAN LAYOUT (X5)	o
A-206	LEVEL 10 FLOOR PLAN LAYOUT	o
A-207	ROOF PLAN	o
A-501	NORTH ELEVATION	o
A-502	SOUTH ELEVATION	o
A-503	WEST ELEVATION	o
A-504	EAST ELEVATION	o
R-001	CONCEPTUAL 3D RENDERINGS 01	o
R-002	CONCEPTUAL 3D RENDERINGS 02	o
R-003	CONCEPTUAL 3D RENDERINGS 03	o
R-004	CONCEPTUAL 3D RENDERINGS 04	o
R-005	CONCEPTUAL 3D RENDERINGS 05	o
R-006	CONCEPTUAL 3D RENDERINGS 06	o
R-007	CONCEPTUAL 3D RENDERINGS 07	o
R-008	CONCEPTUAL 3D RENDERINGS 03	o
R-009	CONCEPTUAL 3D RENDERINGS 04	o
R-010	CONCEPTUAL 3D RENDERINGS 05	o
R-011	CONCEPTUAL 3D RENDERINGS 06	o
R-012	CONCEPTUAL 3D RENDERINGS 07	o
S-001	SUN STUDY (3D VIEWS)	o
S-002	SUN STUDY (TOP VIEWS)	o
CIVIL		
C1	PAVEMENT MARKING & SIGNAGE PLAN	o
C2	PAVING, GRADING, & DRAINAGE PLAN	o
C3	WATER & SEWER PLAN	o
LANDSCAPE		
L-000	EX TREE DISPOSITION PLAN	o
L-100	HARDSCAPE PLAN – GROUND FLOOR	o
L-101	HARDSCAPE PLAN – GROUND FLOOR	o
L-102	HARDSCAPE PLAN – GROUND FLOOR	o
L-103	HARDSCAPE PLAN – GROUND FLOOR	o
L-104	HARDSCAPE PLAN – 4TH FLOOR	o
L-105	HARDSCAPE PLAN – 10TH FLOOR	o
L-100	HARDSCAPE PLAN – GROUND FLOOR	o
L-101	HARDSCAPE PLAN – GROUND FLOOR	o
L-102	HARDSCAPE PLAN – GROUND FLOOR	o
L-103	HARDSCAPE PLAN – GROUND FLOOR	o
L-104	HARDSCAPE PLAN – 4TH FLOOR	o
L-105	HARDSCAPE PLAN – 10TH FLOOR	o
L-200	PLANTING PLAN – GROUND FLOOR	o
L-201	PLANTING PLAN – GROUND FLOOR	o
L-202	PLANTING PLAN – GROUND FLOOR	o
L-203	PLANTING PLAN – GROUND FLOOR	o
L-204	PLANTING PLAN – 4TH FLOOR	o
L-205	PLANTING PLAN – 10TH FLOOR	o
L-206	PLANT LIST AND LANDSCAPE LEGEND	o
L-207	SOIL VOLUME PLAN	o
L-208	PLANTING DETAILS AND SPECS	o
L-300	IRRIGATION PLAN – GROUND FLOOR	o
L-301	IRRIGATION PLAN – GROUND FLOOR	o
L-302	IRRIGATION PLAN – GROUND FLOOR	o
L-303	IRRIGATION PLAN – GROUND FLOOR	o
L-304	IRRIGATION PLAN – 4TH FLOOR	o
L-305	IRRIGATION PLAN – 10TH FLOOR	o
L-306	IRRIGATION DETAILS AND SPECS	o
PHOTOMETRICS		
P-001	GROUND FLOOR PHOTOMETRICS	o
P-002	LEVEL 1.5 PHOTOMETRICS	o
P-003	LEVEL 02 PHOTOMETRICS	o

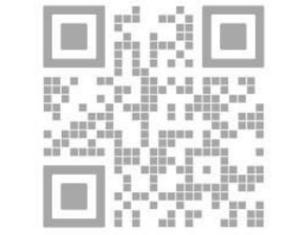


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Key section

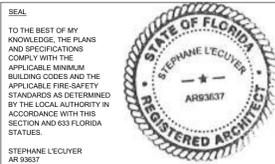
Client
VERA FUND
 NICK POLYUSHKIN
 & YURI KHARITONENKOV
 TEL: 305.833.3303

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

Title
DRAWING INDEX & GENERAL SITE INFORMATION

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-001**
 Project **24-838**



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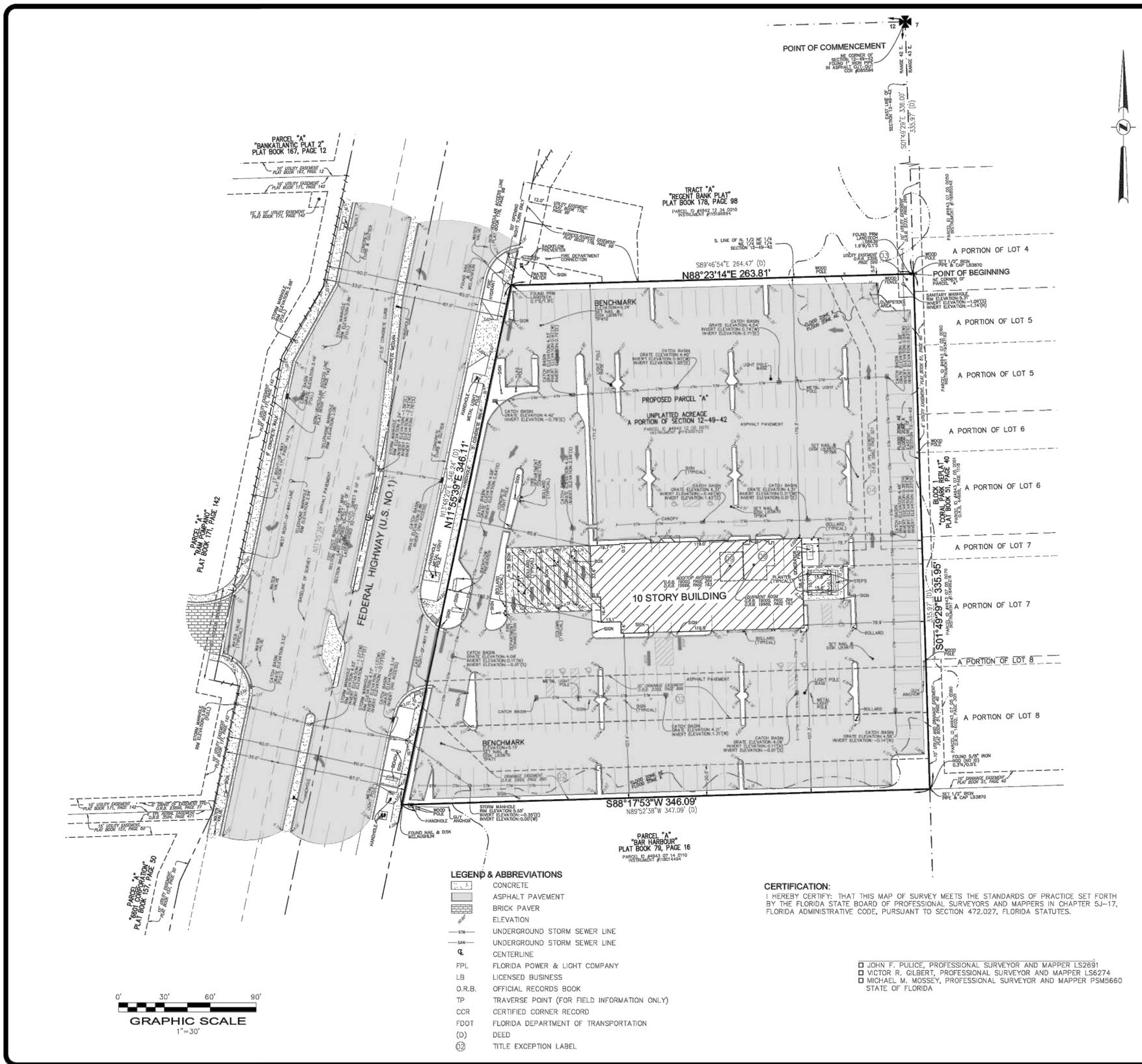
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1600 S FEDERAL HIGHWAY
(MIXED-USE PROJECT)
1600 SOUTH FEDERAL HIGHWAY,
POMPAHO BEACH, FL 33062

Title
BOUNDARY & TOPOGRAPHIC
LAND SURVEY

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-002
Project 24-838	



LEGAL DESCRIPTION (DEED):
A PARCEL OF LAND IN SECTION 12, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 12; THENCE SOUTH ON AN ASSUMED BEARING ALONG THE EAST LINE OF SAID SECTION 12 FOR 335.97 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH ALONG SAID EAST LINE OF SECTION 12 FOR 335.97 FEET; THENCE NORTH 89°52'38" WEST FOR 347.09 FEET TO THE EAST RIGHT-OF-WAY LINE OF FEDERAL HIGHWAY (U.S. NO.1); THENCE NORTH 13°48'20" EAST ALONG SAID EAST RIGHT-OF-WAY LINE FOR 346.24 FEET; THENCE SOUTH 89°46'54" EAST FOR 264.47 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION (SURVEYOR):
A PARCEL OF LAND IN SECTION 12, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

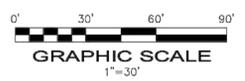
COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 12; THENCE SOUTH 01°49'29" EAST ALONG THE EAST LINE OF SAID SECTION 12 FOR 336.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH ALONG SAID EAST LINE OF SECTION 12 FOR 335.95 FEET; THENCE SOUTH 88°17'53" WEST FOR 346.09 FEET TO THE EAST RIGHT-OF-WAY LINE OF FEDERAL HIGHWAY (U.S. NO.1); THENCE NORTH 11°55'39" EAST ALONG SAID EAST RIGHT-OF-WAY LINE FOR 346.11 FEET; THENCE NORTH 88°23'14" EAST FOR 263.81 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF POMPAHO BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 102,519 SQUARE FEET (2.354 ACRES) MORE OR LESS.

- NOTES:**
- THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988, BROWARD COUNTY BENCHMARK NE981, ELEVATION: 3.561 FEET & NE982, ELEVATION: 3.454 FEET
 - FLOOD ZONE: AE/X; BASE FLOOD ELEVATION: 5 FEET/NONE; PANEL #12011C0378H; COMMUNITY #120055; MAP DATE: 8/18/14.
 - THIS SITE LIES IN SECTION 12, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
 - GRID BEARINGS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH THE EAST RIGHT-OF-WAY LINE, FEDERAL HIGHWAY (U.S. NO.1), BEING N11°55'39"E
 - REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
 - THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: PLANW3ST, LLC; TRAYBER RAIKHESLON LAW GROUP, PLLC; ATTORNEYS' TITLE FUND SERVICES, LLC.
 - THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'; THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
 - THIS SITE CONTAINS 221 TOTAL CLEARLY IDENTIFIABLE PARKING SPACES (214 REGULAR & 7 DISABLED).
 - THIS SURVEY WAS PREPARED WITH BENEFIT OF TITLE SEARCH REPORT, FUND FILE NUMBER 1518626, PREPARED BY ATTORNEYS' TITLE FUND SERVICES, LLC, PREPARED TITLE SEARCH REPORT DATED APRIL 22, 2024. THE FOLLOWING ITEMS ARE RESTRICTIONS/EASEMENTS OF SAID: ITEM 1: STANDARD EXCEPTIONS, NOT ADDRESSED. ITEM 2: EASEMENTS IN O.R.B. 2359, PAGE 898 AND IN O.R.B. 5969, PAGE 890, APPLY TO THIS SITE AS DEPICTED HEREON. ITEM 3: EASEMENT IN O.R.B. 5359, PAGE 590, APPLIES TO THIS SITE AS DEPICTED HEREON. ITEM 4: FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 5982, PAGE 521, APPLIES TO THIS SITE AS DEPICTED HEREON. ITEM 5: NOTICE OF LIEN PROHIBITION IN LEASE IN O.R.B. 28287, PAGE 671 AND RE-RECORDED IN O.R.B. 28458, PAGE 723, APPLY TO THIS SITE BUT CANNOT BE PLOTTED. ITEM 6: TERMS AND CONDITIONS OF UNRECORDED LEASE, AS EVIDENCED BY MEMORANDUM OF POS SITE AGREEMENT IN O.R.B. 27906, PAGE 811, AS AMENDED IN O.R.B. 45955,N PAGE 1786, APPLY TO THIS SITE BUT CANNOT BE PLOTTED. ITEM 7: TERMS AND CONDITIONS OF UNRECORDED LEASE, AS EVIDENCED BY MEMORANDUM TO METROPOLIS SITE AGREEMENT IN O.R.B. 37483, PAGE 300 APPLY TO THIS SITE BUT CANNOT BE PLOTTED. ITEM 8: TERMS AND CONDITIONS OF UNRECORDED LEASE BY MEMORANDUM OF LEASE IN 38032, PAGE 1303 APPLY TO THIS SITE BUT CANNOT BE PLOTTED. ITEM 9: OPTION AND LEASE AGREEMENT IN 19000, PAGE 284, AS AFFECTED BY ASSIGNMENT AND ASSUMPTION OF LEASE IN O.R.B. 19989, PAGE 163, APPLY TO THIS SITE AS DEPICTED HEREON. AND SECOND AMENDMENT TO OPTION AND LEASE AGREEMENT IN O.R.B. 51035, PAGE 363, APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
 - ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.
 - THE FLOOD ZONE DESIGNATION LINES DEPICTED HEREON ARE PLACED IN APPROXIMATE LOCATIONS, AS SCALED FROM THE IMAGE FROM THE FEMA.ORG WEBSITE.

CERTIFICATION:
I HEREBY CERTIFY: THAT THIS MAP OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM6560



LEGEND & ABBREVIATIONS

	CONCRETE
	ASPHALT PAVEMENT
	BRICK PAVER
	ELEVATION
	UNDERGROUND STORM SEWER LINE
	CENTERLINE
	FPL FLORIDA POWER & LIGHT COMPANY
	LB LICENSED BUSINESS
	O.R.B. OFFICIAL RECORDS BOOK
	TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
	CCR CERTIFIED CORNER RECORD
	FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
	DEED
	TITLE EXCEPTION LABEL

<p>VERA SITE 1600 SOUTH FEDERAL HIGHWAY POMPAHO BEACH, FLORIDA 33062 (CITY OF POMPAHO BEACH, BROWARD COUNTY)</p>	
<p align="center">BOUNDARY AND TOPOGRAPHIC SURVEY</p>	
<p align="center">PULICE LAND SURVEYORS, INC. 5381 NOB HILL ROAD SUNRISE, FLORIDA 33351 TELEPHONE: (954) 572-1777 FAX: (954) 572-1778 E-MAIL: surveys@pulicelandsurveyors.com WEBSITE: www.pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870</p>	
<p>DRAWN BY: A.R. CHECKED BY: J.F.P.</p>	<p>SCALE: 1" = 30' SURVEY DATE: 02/22/24</p>
<p>CLIENT: PLANW3ST, LLC ORDER NO.: 72786</p>	



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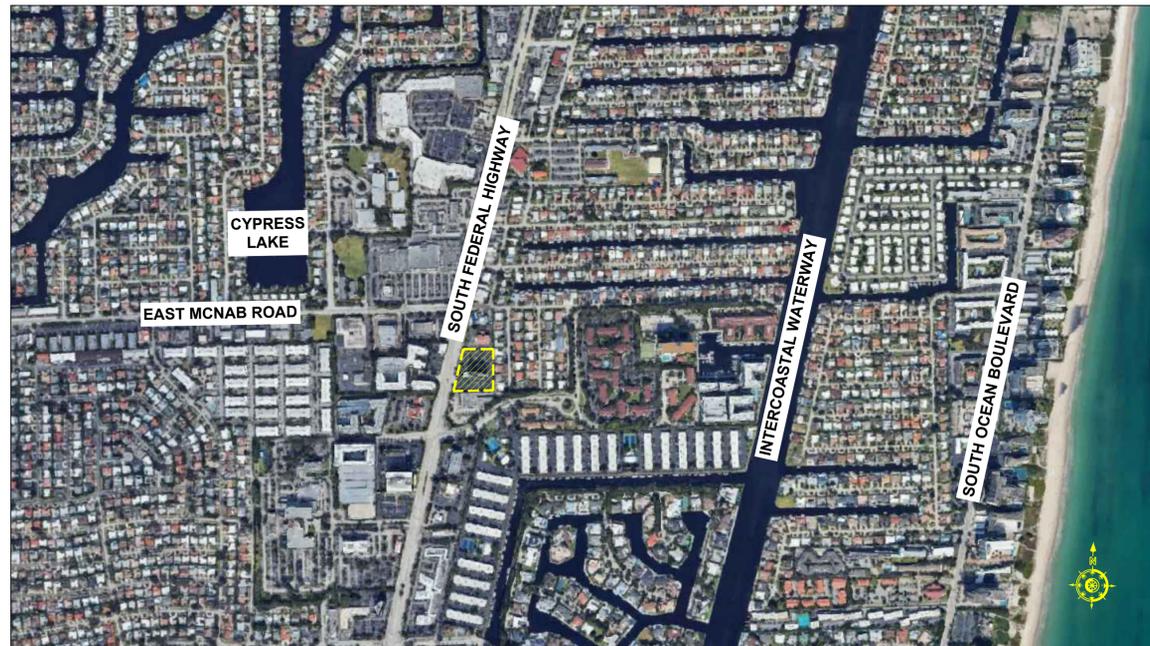
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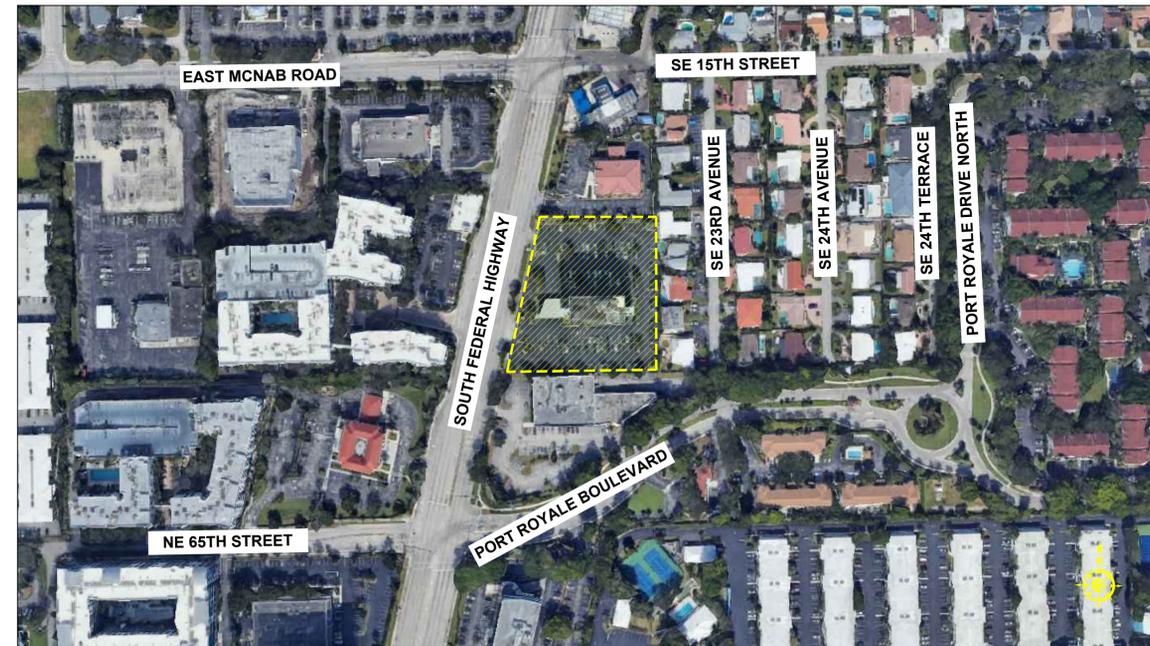
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SITE LOCATION

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-003
Project 24-838	



LOCATION MAP - 1 (1600 SOUTH FEDERAL HIGHWAY, POMPANO BEACH, FLORIDA 33062)



LOCATION MAP - 2 (1600 SOUTH FEDERAL HIGHWAY, POMPANO BEACH, FLORIDA 33062)



3D AERIAL VIEW - 1 (LOOKING NORTH - EAST)



3D AERIAL VIEW - 2 (LOOKING NORTH - WEST)

3 ZONING REGULATIONS AND AREA REQUIREMENTS - FOR ZONING B3			
ZONING DESIGNATION		ZONING MAP	
CITY OF POMPANO BEACH			
EXISTING ZONING DISTRICT: B-3 (GENERAL BUSINESS) THE GENERAL BUSINESS (B-3) DISTRICT IS ESTABLISHED AND INTENDED TO ACCOMMODATE A DIVERSE RANGE OF MODERATE-INTENSITY RETAIL, SERVICE, OFFICE, RECREATION/ENTERTAINMENT, VISITOR ACCOMMODATION, AND INSTITUTIONAL USES THAT SERVE THE RESIDENTS AND BUSINESSES IN THE COMMUNITY AT LARGE (E.G., MOST RETAIL SALES AND SERVICE USES, RESTAURANTS, OFFICES, BANKS, RESTAURANTS, GASOLINE FILLING STATIONS, MARINAS, AUTO AND BOAT SALES AND SERVICE USES, THEATERS, HOTELS, CHILD CARE FACILITIES, VOCATIONAL OR TRADE SCHOOLS, HEALTH CARE FACILITIES, PLACES OF WORSHIP). IT ALSO ACCOMMODATES COMPLEMENTARY RESIDENTIAL USES (E.G., LIVE WORK AND UPPER-STORY DWELLINGS) AND MODERATE- TO HIGH-DENSITY MULTIFAMILY DEVELOPMENT (EITHER STAND-ALONE OR MIXED WITH COMMERCIAL DEVELOPMENT), COMMUNITY RESIDENCES, AND RECOVERY COMMUNITIES.		B-3 (GENERAL BUSINESS)	
FUTURE LAND USE: C (COMMERCIAL)			
PERMITTED USES		APPENDIX A	
CITY OF POMPANO BEACH		MUNICODICE	
SEE APPENDIX A FOR COMPLETE CONSOLIDATED USE TABLE		DWELLING, MIXED-USE	
		DWELLING, MIXED-USE (RESIDENTIAL + COMMERCIAL)	
SITE DIMENSION REQUIREMENTS		SECTION 155.3304	
CITY OF POMPANO BEACH		MUNICODICE	
LOT AREA SHALL BE DETERMINED BY MEASURING THE TOTAL HORIZONTAL LAND AREA (IN SQUARE FEET) WITHIN THE LOT LINES OF THE LOT -- EXCLUDING ANY AREA WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHTS-OF-WAY OR PRIVATE STREET EASEMENTS.		LOT WIDTH SHALL BE DETERMINED BY CALCULATING THE MEAN HORIZONTAL DISTANCE BETWEEN THE INTERIOR SIDE LINES OF A LOT, OR FOR CORNER LOTS, BETWEEN A STREET SIDE LOT LINE AND THE OPPOSITE INTERIOR SIDE LOT LINE, AS MEASURED ALONG A LINE RUNNING ALONG THE MIDPOINTS BETWEEN THE INTERIOR SIDE LOT LINES, OR BETWEEN THE INTERIOR SIDE LOT LINE AND THE OPPOSITE INTERIOR SIDE LOT LINE, AS APPROPRIATE.	
LOT COVERAGE (MAXIMUM)		SECTION 155.3304 & 155.4202.A.1	
LOT COVERAGE (EXPRESSED AS A PERCENTAGE OF LOT AREA) SHALL BE DETERMINED BY MEASURING THE TOTAL HORIZONTAL LAND AREA (IN SQUARE FEET) COVERED BY ALL PRINCIPAL AND ACCESSORY STRUCTURES ON THE LOT, DIVIDING THAT COVERAGE AREA BY THE TOTAL LOT AREA (SEE SUBSECTION A ABOVE), AND MULTIPLYING THE RESULT BY 100.		MULTI-FAMILY AND MIXED-USE DEVELOPMENT THAT INCORPORATES RESIDENTIAL MAY INCREASE LOT COVERAGE BY UP TO 20%.	
DENSITY (MAXIMUM)		SECTION 155.3304 & 155.4202.A.1	
DENSITY (EXPRESSED AS DWELLING UNITS PER ACRE) SHALL BE DETERMINED BY DIVIDING THE TOTAL NUMBER OF DWELLING UNITS LOCATED OR PROPOSED ON A LOT BY THE AREA OF THE LOT AREA (SEE SUBSECTION A ABOVE) AND MULTIPLYING THE RESULT BY 43,560. FOR PURPOSES OF DETERMINING MAXIMUM DENSITY, AN ACCESSORY DWELLING UNIT SHALL BE CONSIDERED TO BE A HALF DWELLING UNIT.		ALL DEVELOPMENT PROJECTS IN A COMMERCIAL LAND USE CATEGORY THAT VIOLATE BROWARD COUNTY POLICY 2.3.6.3 OR 2.3.6.4 SHALL RECEIVE UP TO A 50% ZONING DENSITY BONUS. THEY MAY ALSO APPLY FOR MINOR VARIATIONS, OR ADJUSTMENTS, TO CERTAIN DIMENSIONAL OR NUMERICAL STANDARDS OF THIS CODE BASED ON SPECIFIC CRITERIA AS DETAILED IN SECTION 155.3421. ADMINISTRATIVE ADJUSTMENT.	
BUILDING HEIGHT IN FEET (MAXIMUM)		SECTION 155.3304	
CITY OF POMPANO BEACH		MUNICODICE	
THE VERTICAL DISTANCE BETWEEN THE AVERAGE ELEVATION OF THE EXISTING OR PROPOSED FINISHED GRADE AT THE FRONT OF A STRUCTURE TO THE HIGHEST POINT OF A FLAT ROOF, TO THE DICK LINE OF A MANSARD ROOF, OR TO THE MEAN HEIGHT BETWEEN EAVES AND RIDGE OF A GABLE, HIP, CONE, GAMBLE, OR SHED ROOF.		105'-0"	
UNIT SIZE (MINIMUM)		SECTION 155.4202.A.1	
CITY OF POMPANO BEACH		MUNICODICE	
SEE TABLE 155.4202.A.1.L.II: FLOOR AREA PER DWELLING UNIT, MINIMUM (SQUARE FEET)		EFFICIENCY / STUDIO	
		1 BEDROOM UNIT	
		2 BEDROOMS UNIT	
		3 BEDROOMS UNIT	
		ADDITIONAL BEDROOM	
BUILD-TO-ZONE BUILDING PERCENTAGE		SECTION 155.4202.A.1	
CITY OF POMPANO BEACH		MUNICODICE	
BUILD-TO-ZONE IS THE AREA ON A LOT LOCATED BETWEEN THE MINIMUM AND MAXIMUM SETBACK THAT MUST CONTAIN A PRINCIPAL STRUCTURE, A COURTYARD, PLAZA, OR FORECOURT MAY OCCUPY THE OTHERWISE REQUIRED BUILD-TO-ZONE, IF THE SPACE IS PUBLICLY ACCESSIBLE, PROVIDING BUILDING ACCESS AND A PEDESTRIAN CONNECTION TO THE EXISTING CITY STREET GRID. VENTILATION REQUIREMENTS FOR ABUTTING FACADES STILL APPLY.		PAVEMENT AREA 1,933 SF (41.62%) PLANTING AREA 1,427 SF (36.18%) TOTAL PLAZA AREA 2,470 SF (100%)	
PERVIOUS AREA (MINIMUM)		SECTION 155.3304 & 155.4202.A.1	
CITY OF POMPANO BEACH		MUNICODICE	
THE AREA OF A SITE COVERED BY LIVING PLANT MATERIAL THAT ALLOWS PRECIPITATION TO INFILTRATE DIRECTLY INTO THE GROUND. UP TO 15% OF THE AREA MAY BE COVERED WITH MULCH OR OTHER TYPES OF NON-LIVING PERVIOUS MATERIALS.		20% OF THE NET SITE AREA (MAY REDUCE TO 10%)	
PERIMETER LANDSCAPE BUFFER (MINIMUM WIDTH)		SECTION 155.5203.F.3	
CITY OF POMPANO BEACH		MUNICODICE	
PERIMETER BUFFERS ARE INTENDED TO HELP MITIGATE POTENTIAL NEGATIVE EFFECTS OF PROPOSED DEVELOPMENTS ON ADJUTING PROPERTY AND ABUTTING RIGHTS-OF-WAY.		BETWEEN MIXED-USE DEVELOPMENT AND LAND WITHIN A RESIDENTIAL ZONING	
PERIMETER LANDSCAPE STRIP FOR VIA (MINIMUM WIDTH)		SECTION 155.5203.D.3.C	
CITY OF POMPANO BEACH		MUNICODICE	
PERIMETER LANDSCAPE STRIPS SHALL BE PROVIDED AND MAINTAINED AROUND THE PERIMETER OF A VEHICULAR USE AREA TO SCREEN VIEW OF IT FROM ANY ABUTTING PUBLIC RIGHT-OF-WAY, PRIVATE ROADWAY, ALLEY, PROPERTY, OR WATERWAY IN ACCORDANCE WITH THE FOLLOWING STANDARDS, EXCEPT WHERE SUCH SCREENING IS PROVIDED BY AN INTERVENING ON-SITE BUILDING OR OTHER STRUCTURE AND ON LAND CROSSED BY AN AUTHORIZED VEHICULAR, BICYCLE, OR PEDESTRIAN ACCESSWAY OR EASEMENT FOR AN UNDERGROUND UTILITY LINE.		10 FEET (ON LOTS GREATER THAN 100 FEET WIDE)	
SURFACE PARKING LANDSCAPE ISLAND LOCATION		SECTION 155.5203.A.8	
CITY OF POMPANO BEACH		MUNICODICE	
A LANDSCAPED ISLAND SHALL BE PROVIDED AT EACH END OF EVERY ROW OF PARKING SPACES, WHERE A ROW OF PARKING SPACES CONTAINS TEN OR MORE PARKING SPACES, ADDITIONAL LANDSCAPED ISLANDS SHALL BE PROVIDED AT A SPACING NO GREATER THAN ONE EVERY TEN PARKING SPACES.		AT EACH END OF EVERY ROW OF PARKING SPACES	
SURFACE PARKING LANDSCAPE ISLAND (MINIMUM LENGTH & WIDTH)		SECTION 155.5203.A.8	
CITY OF POMPANO BEACH		MUNICODICE	
II. EACH LANDSCAPED ISLAND SHALL BE AT LEAST EIGHT FEET WIDE AND AT LEAST AS LONG AS THE ADJACENT PARKING SPACES, WITH THE LONG AXIS OF THE LANDSCAPED ISLAND RUNNING APPROXIMATELY PARALLEL TO THAT OF THE ADJACENT PARKING SPACES.		LENGTH	
		WIDTH	
FRONT / STREET SETBACK		SECTION 155.4202.A.1	
CITY OF POMPANO BEACH		MUNICODICE	
SETBACK, FRONT YARD THE SHORTEST HORIZONTAL DISTANCE FROM THE FRONT LOT LINE OF A LOT TO THE NEAREST POINT OF A PRINCIPAL STRUCTURE ON THE LOT.		MIN. 0 FEET MAX. 20 FEET	
INTERIOR SIDE SETBACK		SECTION 155.4202.A.1	
CITY OF POMPANO BEACH		MUNICODICE	
SETBACK, INTERIOR SIDE YARD THE SHORTEST HORIZONTAL DISTANCE FROM THE INTERIOR SIDE LOT LINE OF A LOT TO THE NEAREST POINT OF A PRINCIPAL STRUCTURE ON THE LOT.		MIN. 0 FEET	
REAR SETBACK		SECTION 155.4202.A.1	
CITY OF POMPANO BEACH		MUNICODICE	
SETBACK, REAR YARD THE SHORTEST HORIZONTAL DISTANCE FROM THE REAR LOT LINE OF A LOT TO THE NEAREST POINT OF A PRINCIPAL STRUCTURE ON THE LOT.		MIN. 20 FEET	
SETBACK ENCROACHMENT		SECTION 155.9402.C	
CITY OF POMPANO BEACH		MUNICODICE	
EVERY PART OF EVERY REQUIRED YARD SHALL REMAIN OPEN AND UNOBSTRUCTED FROM THE GROUND TO THE SKY EXCEPT AS OTHERWISE ALLOWED IN TABLE 155.9402.C. ALLOWABLE REQUIRED YARD ENCROACHMENTS, OR ALLOWED OR LIMITED BY PROVISIONS IN ARTICLE 4: USE STANDARDS, ARTICLE 5: DEVELOPMENT STANDARDS, OR ELSEWHERE IN THIS CODE.		OPEN BALCONIES	

4 PARKING AND LOADING REQUIREMENTS			
OFF-STREET PARKING SPACE DIMENSIONS		SECTION 155.5102.L.1 & 155.9102.L.2	
CITY OF POMPANO BEACH		MUNICODICE	
SEE TABLE 155.5102.L.1: DIMENSIONAL STANDARDS FOR PARKING SPACES AND AISLES WHEN COMPACT PARKING SPACES PROVIDED IN A PARKING GARAGE, THE DIMENSIONS OF UP TO 20% OF THE REQUIRED OFF-STREET PARKING SPACES MAY BE REDUCED TO A WIDTH OF 8 FEET AND 6 INCHES AND A DEPTH/LENGTH OF 16 FEET. THE SPACES SHALL BE MARKED AS COMPACT PARKING SPACES.		STANDARD	
		ADA	
		COMPACT	
OFF-STREET LOADING SPACE DIMENSIONS		SECTION 155.5102.M.2	
CITY OF POMPANO BEACH		MUNICODICE	
EACH LOADING BERTH SHALL BE OF SUFFICIENT SIZE TO ACCOMMODATE THE TYPES OF VEHICLES LIKELY TO USE THE LOADING AREA. THE MINIMUM LOADING BERTH SIZE THAT PRESUMPTIVELY SATISFIES LOADING BERTH NEEDS IS AT LEAST 32 FEET WIDE AND 35 FEET LONG. THE DEVELOPMENT SERVICES DIRECTOR MAY REQUIRE A LARGER LOADING BERTH OR ALLOW A SMALLER LOADING BERTH ON DETERMINING THAT THE CHARACTERISTICS OF THE PARTICULAR DEVELOPMENT WARRANT SUCH INCREASE OR REDUCTION AND THE GENERAL STANDARD IS MET.		WIDTH	
		LENGTH	
		VERTICAL CLEARANCE	
		WIDTH	
		LENGTH	
		VERTICAL CLEARANCE	
PARKING AISLES WIDTH		SECTION 155.5102.L.1	
CITY OF POMPANO BEACH		MUNICODICE	
FOR ONE-WAY TRAFFIC, AISLES FOR TWO-WAY TRAFFIC SHALL BE AT LEAST 23 FEET WIDE (FOR ALL PARKING ANGLES). THE DEVELOPMENT SERVICES DIRECTOR MAY APPROVE AN AISLE WIDTH LESS THAN THE MINIMUM ON DETERMINING THAT THE AISLE IS SUFFICIENTLY WIDE TO ALLOW VEHICLE TO CONVENIENTLY MANUEVER THROUGH THE PARKING AREA AND ACCESS EACH PARKING SPACE WITHOUT DRIVING THROUGH ANY OTHER PARKING SPACE.		ONE-WAY	
		TWO-WAY	
DIVEWAY WIDTH		SECTION 155.5101.D.7.A	
CITY OF POMPANO BEACH		MUNICODICE	
I. ONE-WAY DRIVEWAYS SHALL BE AT LEAST 12 FEET WIDE, AS MEASURED BETWEEN THE EDGES OF PAVING. II. TWO-WAY DRIVEWAYS SHALL BE AT LEAST 24 FEET WIDE, AS MEASURED BETWEEN THE EDGES OF PAVING.		ONE-WAY	
		TWO-WAY	
NUMBER OF REQUIRED PARKING SPACES - RESIDENTIAL		SECTION 155.4202.A.1 & 155.5102.L.1	
CITY OF POMPANO BEACH		MUNICODICE	
MULTIFAMILY DWELLINGS WITH TWO BEDROOMS OR LESS SHALL PROVIDE A MINIMUM OF ONE OFF-STREET PARKING SPACE PER 1,000 SQUARE FEET OF GROSS FLOOR AREA, WITH A MINIMUM OF ONE OFF-STREET PARKING SPACE PER UNIT. MULTIFAMILY DWELLING UNITS WITH THREE OR MORE BEDROOMS WILL PROVIDE THE PARKING REQUIRED IN TABLE 155.5102.D.1.		EFFICIENCY	
		1 BEDROOM	
		2 BEDROOMS	
		3 BEDROOMS	
		TOTAL	
NUMBER OF REQUIRED GUEST PARKING SPACES - RESIDENTIAL		ORDINANCE NO. 2023 - 72	
CITY OF POMPANO BEACH		MUNICODICE	
1 PER 5 DU, IN ADDITION TO THE REQUIRED PARKING SPACES BASED ON DWELLING UNIT		1 PS / 5 DU + 132 DU / 5 = 26.4 ROUND UP TO 27 PS	
NUMBER OF REQUIRED PARKING SPACES - COMMERCIAL		SECTION 155.5102.D.1	
CITY OF POMPANO BEACH		MUNICODICE	
TOTAL NUMBER OF REQUIRED PARKING OF COMMERCIAL USES (INCLUDING BOTH EXISTING AND PROPOSED COMMERCIAL USES). SEE SHEET A-005 FOR DETAILED PARKING COUNT		PROPOSED RETAIL	
		EXISTING BANK	
		EXISTING OFFICE	
		TOTAL	
NUMBER OF REQUIRED PARKING SPACES WITH PARKING REDUCTION		SECTION 155.5102.K.1 & 155.5102.K.2	
CITY OF POMPANO BEACH		MUNICODICE	
THE MINIMUM NUMBER OF PARKING SPACES REQUIRED IN SECTION 155.5102.D.1, MINIMUM NUMBER OF OFF-STREET PARKING SPACES, MAY BE REDUCED THROUGH IMPLEMENTATION OF ONE OR MORE OF THE FOLLOWING STRATEGIES FOR REDUCING PARKING DEMAND.		TRANSIT ACCESSIBILITY	
1. TRANSIT ACCESSIBILITY THE DEVELOPMENT SERVICES DIRECTOR MAY AUTHORIZE UP TO A 15 PERCENT REDUCTION IN THE MINIMUM NUMBER OF OFF-STREET PARKING SPACES REQUIRED BY TABLE 155.5102.D.1, MINIMUM NUMBER OF OFF-STREET PARKING SPACES, FOR USES LOCATED WITHIN 1,000 FEET OF A BUS OR RAPID TRANSIT STOP.		15% OF TOTAL REQUIRED PS 0.15 * 378 PS = 56.85 PS	
2. SPECIAL FACILITIES FOR BICYCLE COMMUTERS THE DEVELOPMENT SERVICES DIRECTOR MAY AUTHORIZE UP TO A FIVE PERCENT REDUCTION IN THE MINIMUM NUMBER OF OFF-STREET PARKING SPACES REQUIRED BY TABLE 155.5102.D.1, MINIMUM NUMBER OF OFF-STREET PARKING SPACES, FOR DEVELOPMENTS THAT PROVIDES BOTH OF THE FOLLOWING: A. ENCLOSED (INDOOR OR LOCKER) AND SECURE BICYCLE PARKING SPACES EQUAL TO AT LEAST FIVE PERCENT OF THE NUMBER OF VEHICLE PARKING SPACES PROVIDED; AND B. SHOWER AND DRESSING AREAS FOR EMPLOYEES.		5% OF TOTAL REQUIRED PS 0.05 * 378 PS = 18.95 PS	
		TOTAL REQUIRED PARKING WITH PARKING REDUCTION = 378 PS - 56.85 PS - 18.95 PS = 303.2 PS	
NUMBER OF REQUIRED ADA PARKING SPACES		TABLE 155.5102.K.1 & 155.5102.K.2	
U.S. DEPARTMENT OF JUSTICE CIVIL RIGHTS DIVISION		2010 ADA STANDARDS FOR ACCESSIBLE DESIGN	
		TABLE 155.5102.K.2	
		TOTAL NUMBER OF PARKING SPACES PROVIDED IN A PARKING LOT OR GARAGE	
		SPACES	
		1 TO 25	
		26 TO 50	
		51 TO 75	
		76 TO 100	
		101 TO 150	
		151 TO 200	
		201 TO 300	
		301 TO 400	
		401 TO 500	
		500 TO 1000	
		1000 AND OVER	
THE NUMBER OF ACCESSIBLE PARKING SPACES MUST BE CONSIDERED SEPARATELY FOR EACH PARKING STRUCTURE (LOT OR GARAGE), NOT BASED ON THE TOTAL NUMBER OF PARKING SPACES PROVIDED ON A SITE.		2% OF TOTAL 20, PLUS 1 FOR EACH 100	
NUMBER OF ALLOWED COMPACT PARKING SPACES (MAXIMUM)		SECTION 155.5102.L.2	
CITY OF POMPANO BEACH		MUNICODICE	
WHEN COMPACT PARKING SPACES PROVIDED IN A PARKING GARAGE, THE DIMENSIONS OF UP TO 20% OF THE REQUIRED OFF-STREET PARKING SPACES MAY BE REDUCED TO A WIDTH OF 8 FEET AND 6 INCHES AND A DEPTH/LENGTH OF 16 FEET. THE SPACES SHALL BE MARKED AS COMPACT PARKING SPACES.		20% OF TOTAL REQUIRED PARKING SPACES	
		0.2 * 304 PS = 60.8 PS	
NUMBER OF REQUIRED BICYCLE RACKS		SECTION 155.5102.L.1	
CITY OF POMPANO BEACH		MUNICODICE	
ALL PARKING AREAS CONTAINING MORE THAN TEN PARKING SPACES SHALL PROVIDE BICYCLE RACKS OR LOCKERS SUFFICIENT TO ACCOMMODATE THE PARKING OF AT LEAST FOUR BICYCLES FOR EACH TEN PARKING SPACES, OR MAJOR FRACTION THEREOF, ABOVE TEN SPACES--PROVIDED THAT NO MORE THAN 20 BICYCLE PARKING SPACES BE REQUIRED IN ANY ONE PARKING AREA.		4 BICYCLE RACKS PER 10 PARKING SPACES (MAX. 20 SPACES)	
NUMBER OF REQUIRED LOADING BERTHS		SECTION 155.5102.M.1	
CITY OF POMPANO BEACH		MUNICODICE	
SEE TABLE 155.5102.M.1: MINIMUM NUMBER OF OFF-STREET LOADING BERTHS		GFA (SF)	
		BERTHS	
		20,000 - LESS THAN 50,000	
		50,000 - LESS THAN 75,000	
		75,000 - LESS THAN 120,000	
NUMBER OF ALLOWED EV PARKING SPACES		SECTION 155.5102.E	
CITY OF POMPANO BEACH		MUNICODICE	
UP TO TEN PERCENT OF THE REQUIRED NUMBER OF OFF-STREET PARKING SPACES MAY BE USED AND DESIGNATED AS ELECTRIC VEHICLE (EV) CHARGING STATIONS, SUBJECT TO THE STANDARDS IN SUBSECTION (I) BELOW. THE DEVELOPMENT SERVICES DIRECTOR SHALL HAVE AUTHORITY TO APPROVE THE USE AND DESIGNATION OF ADDITIONAL REQUIRED PARKING SPACES AS ELECTRIC VEHICLE CHARGING STATIONS, PROVIDED THAT SUCH ADDITIONAL SPACES SHALL COUNT AS ONLY ONE-HALF OF A PARKING SPACE WHEN COMPUTING THE MINIMUM NUMBER OF PARKING SPACES REQUIRED. PARKING SPACES USED AS ELECTRIC VEHICLE CHARGING STATIONS SHALL CONSIDER AS ONE OR MORE GROUPS OF CONTIGUOUS SPACES LOCATED WHERE THEY CAN BE READILY IDENTIFIED BY ELECTRIC VEHICLE DRIVERS (E.G., THROUGH DIRECTIONAL SIGNALS), BUT WHERE THEIR USE BY NON-ELECTRIC VEHICLES IS DISCOURAGED (E.G., NOT IN LOCATIONS MOST CONVENIENT TO THE ENTRANCES OF THE BUILDINGS SERVED).		MAX. 10% OF REQUIRED PARKING SPACES 0.1 * 304 PS = 30.4 PS	

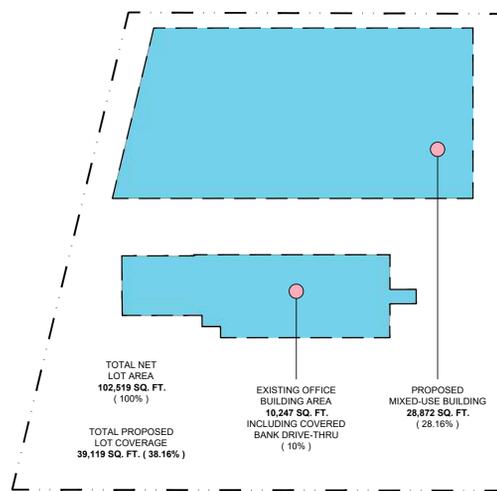
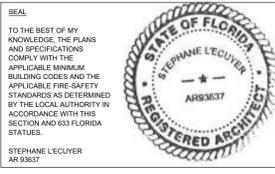


DIAGRAM LOT COVERAGE CALCULATION
SCALE: 1" = 60'-0"



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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 KHARTONENKOV
TEL: 305.833.3303

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

Title
ZONING CODE ANALYSIS & PARKING REQUIREMENTS

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-004

Project
24-838



01 ADJACENT ZONING DIAGRAM
A-004A SCALE: NTS



02 ADJACENT ZONING DIAGRAM
A-004A SCALE: NTS

PROPERTY A INFORMATION



PROPERTY ID:
424307050050

ADDRESS:
1541 SE 23 AVENUE # 1-3 POMPANO BEACH, 33062

PROPERTY USE:
08-MULTI-FAMILY - LESS THAN 10 UNITS

*BASED ON BROWARD COUNTY PROPERTY APPRAISER

PROPERTY B INFORMATION



PROPERTY ID:
494307050060

ADDRESS:
1551 SE 23 AVENUE POMPANO BEACH, 33062

PROPERTY USE:
08-MULTI-FAMILY - LESS THAN 10 UNITS

*BASED ON BROWARD COUNTY PROPERTY APPRAISER

PROPERTY C INFORMATION



PROPERTY ID:
494307050061

ADDRESS:
1561 SE 23 AVENUE POMPANO BEACH, 33062

PROPERTY USE:
08-MULTI-FAMILY - LESS THAN 10 UNITS

*BASED ON BROWARD COUNTY PROPERTY APPRAISER

PROPERTY D INFORMATION



PROPERTY ID:
494307050070

ADDRESS:
1571 SE 23 AVENUE # 1-4 POMPANO BEACH, 33062

PROPERTY USE:
08-MULTI-FAMILY - LESS THAN 10 UNITS

*BASED ON BROWARD COUNTY PROPERTY APPRAISER

PROPERTY E INFORMATION



PROPERTY ID:
494307050080

ADDRESS:
1581 SE 23 AVENUE POMPANO BEACH, 33062-7523

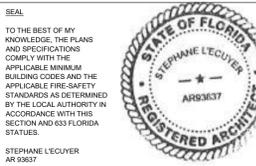
PROPERTY USE:
08-MULTI-FAMILY - LESS THAN 10 UNITS

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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
**ADJACENT ZONING
AND PROPERTY INFORMATION**

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-004A
Project 24-838	



DIAGRAM (A)
DISTANCE TO BUS STOPS
SCALE: NTS

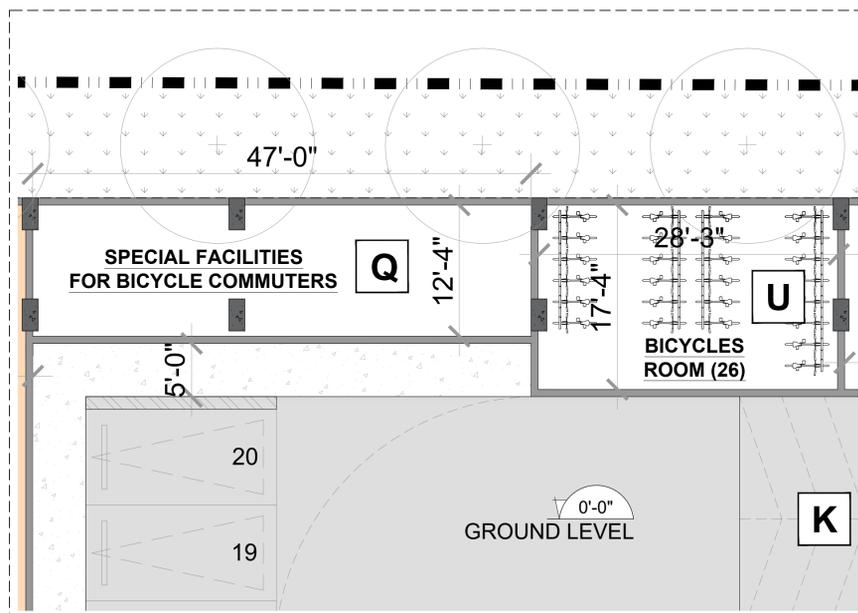


DIAGRAM (B)
BICYCLE FACILITIES
SCALE: 1/8" = 1'-0"

CITY CODE OF POMPANO BEACH
155.5102. OFF-STREET PARKING AND LOADING
The minimum Number of Off-Street Parking Spaces, may be reduced through implementation of one or more of the following strategies for reducing parking demand.

155.5102.K.1. TRANSIT ACCESSIBILITY

The Development Services Director may authorize up to a 15 percent reduction in the minimum number of off-street parking spaces required by Table 155.5102.D.1. Minimum Number of Off-Street Parking Spaces, for uses located within 1,000 feet of a bus or rapid transit stop.

155.5102.K.3. SPECIAL FACILITIES FOR BICYCLE COMMUTERS

The Development Services Director may authorize up to a five percent reduction in the minimum number of off-street parking spaces required by Table 155.5102.D.1, Minimum Number of Off-Street Parking Spaces, for developments that provides both of the following:

- a. Enclosed (indoor or locker) and secure bicycle parking spaces equal to at least five percent of the number of vehicle parking spaces provided; and (PROVIDED)
- b. Shower and dressing areas for employees. (PROVIDED)

REQUIRED PARKING COUNT - RESIDENTIAL COMPONENT						
RESIDENTIAL	1 BEDROOM	1 BEDROOM + DEN	2 BEDROOMS	3 BEDROOMS	GUEST PARKING	TOTAL
PARKING RATIO	1	1	1	2	1 PS / 5 DU	-
UNIT COUNT	53	26	46	7	132	132
TOTAL	53	26	46	14	27	166

REQUIRED PARKING COUNT - COMMERCIAL COMPONENT				
COMMERCIAL	PROPOSED RETAIL	EXISTING BANK	EXISTING OFFICE	TOTAL
PARKING RATIO	1 PER 300 SF	1 PER 300 SF	1 PER 400 SF	-
GROSS FLOOR AREA (SF)	3,650	3,250	75,484	82,384
TOTAL	13	11	189	213
TOTAL PARKING SPACES REQUIRED	379			

155.5102.K.1. TRANSIT ACCESSIBILITY

REDUCTION OF 15% SEE DIAGRAM (A)

56.85

155.5102.K.3. SPECIAL FACILITIES FOR BICYCLE COMMUTERS

REDUCTION OF 5% SEE DIAGRAM (B)

18.95

TOTAL PARKING REQUIRED

303.20

* ROUND UP TO 304 PS

155.5102.I.2. COMPACT PARKING SPACES IN PARKING GARAGES

When provided in a Parking Garage, the dimensions of up to 20% of the required parking spaces may be reduced to a width of 8 feet and 6 inches and a depth/length of 16 feet. The Spaces shall be marked as Compact Parking Spaces.

20% Compact Cars TOTAL OF 304PS

60.8

TOTAL COMPACT CARS PROVIDED

38

* The parking car provided are reduced to a width of 8 feet and 6 inches, but keep the same depth/length of 18 feet.

** See floor plans on sheet A-201, A-202 & A-203 for location of proposed compact parking spaces.

155.5102.H. ACCESSIBLE PARKING SPACES FOR PHYSICALLY DISABLED PERSONS

In each Off-Street Parking Area, a portion of the total number of Off-street parking spaces shall be space specifically designated, located, and reserved for use by persons with physical disabilities ("accessible parking spaces"). In accordance with the Standards of the Florida Accessibility Code for Building Construction, as amended.

The number of parking spaces for persons who have disabilities must be increased on the basis of demonstrated and documented need. TABLE 208.2 PARKING SPACES

TABLE 208.2 PARKING SPACES 301 to 400 Parking Spaces

8

TOTAL ADA PARKING SPACES PROVIDED

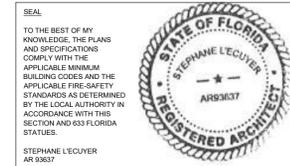
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TOTAL PARKING SPACES REQUIRED	379
TOTAL PARKING SPACES REQUIRED WITH REDUCTIONS	304
TOTAL PARKING SPACES PROVIDED	245
* 59 PARKING SPACES ARE SHARED BETWEEN RESIDENTIAL USE AND COMMERCIAL USE.	



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Key section

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VERA FUND
NICK POLYUSHKIN
& YURI KHARITONENKOV
TEL: 305.833.3303

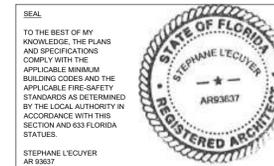
Project
1600 S FEDERAL HIGHWAY (MIXED-USE PROJECT)
1600 SOUTH FEDERAL HIGHWAY,
POMPANO BEACH, FL 33062

Title
PARKING PROGRAM

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

Field
ARCHITECTURE
Scale
as shown
Date
03-12-2025
Project Manager
J. WU
Dwg. no.
A-005
Project
24-838

01 PARKING PROGRAM
SCALE: NTS

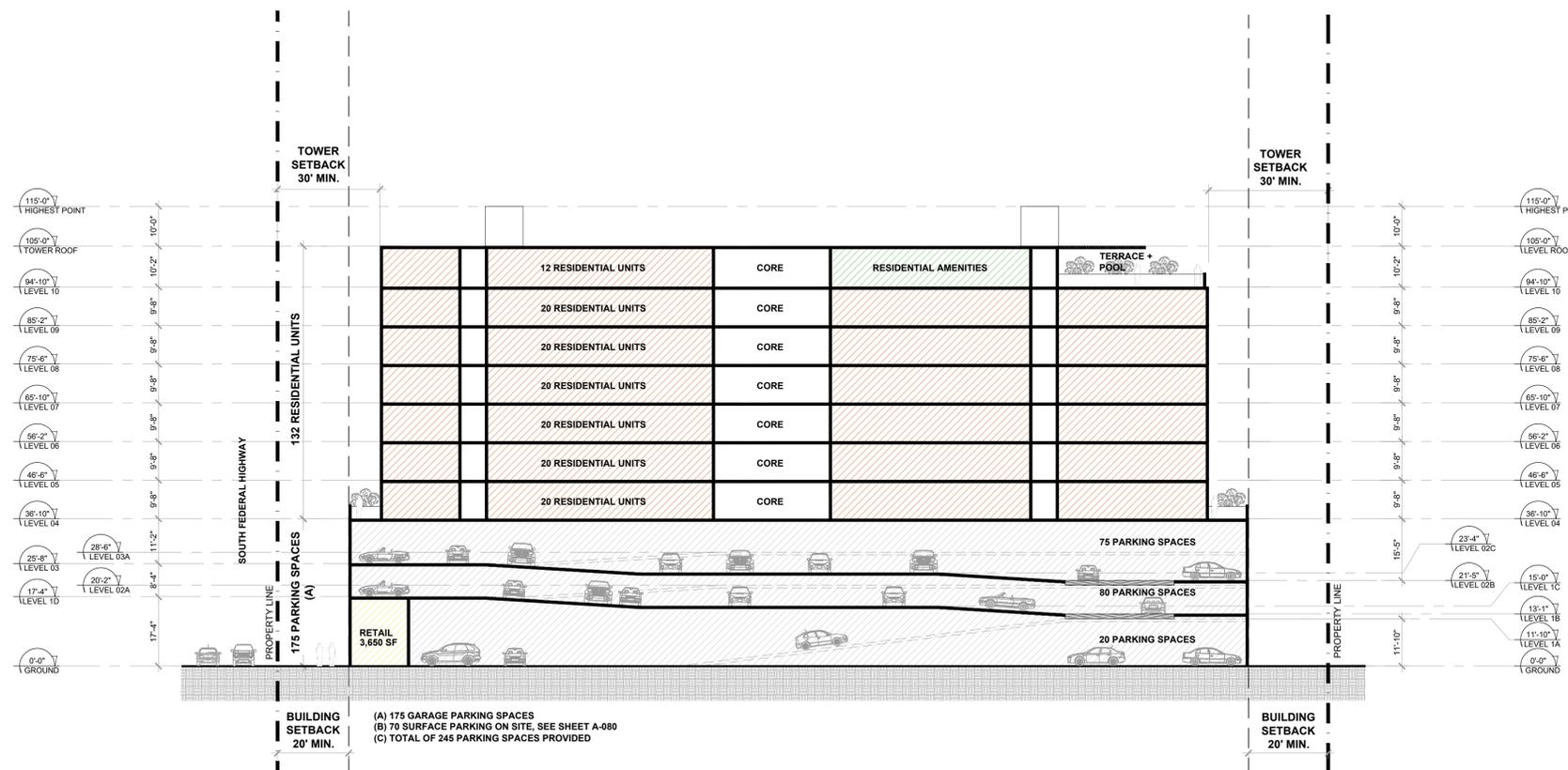


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01
A-006 CONCEPTUAL BUILDING SECTION
SCALE: 1"= 20'-0"



BUILDING SETBACK 20' MIN.
(A) 175 GARAGE PARKING SPACES
(B) 70 SURFACE PARKING ON SITE, SEE SHEET A-080
(C) TOTAL OF 245 PARKING SPACES PROVIDED

GFA TABLE												
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)
LEVEL	COMMERCIAL AREA	RESIDENTIAL UNITS	RESIDENTIAL STORAGE	RESIDENTIAL AMENITIES	RESIDENTIAL COMMON AREAS	VERTICAL CIRCULATION	BALCONIES & TERRACES	POOL DECK	SERVICES	PARKING	SITE CIRCULATION	TOTAL
10th Level	-	38,575.00	228.00	2,830.00	1,570.00	500.00	450.00	4,140.00	1,023.00	-	-	41,986.00
9th Level	-	17,475.00	595.00	-	1,765.00	500.00	735.00	-	225.00	-	-	21,295.00
8th Level	-	17,475.00	595.00	-	1,765.00	500.00	735.00	-	225.00	-	-	21,295.00
7th Level	-	17,475.00	595.00	-	1,765.00	500.00	735.00	-	225.00	-	-	21,295.00
6th Level	-	17,475.00	595.00	-	1,765.00	500.00	735.00	-	225.00	-	-	21,295.00
5th Level	-	17,475.00	595.00	-	1,765.00	500.00	735.00	-	225.00	-	-	21,295.00
4th Level	-	17,475.00	595.00	-	1,765.00	500.00	735.00	-	225.00	-	-	21,295.00
3rd Level	-	-	350.00	-	305.00	430.00	-	-	35.00	6,575.00	-	7,695.00
2nd Level	-	-	1,140.00	-	760.00	890.00	-	-	40.00	26,245.00	-	28,875.00
1.5nd Level	-	-	630.00	-	630.00	1,125.00	-	-	35.00	23,340.00	-	25,790.00
Ground Level	3,650.00	-	-	-	1,750.00	835.00	-	-	5,080.00	1,645.00	15,775.00	26,720.00
TOTAL	3,650.00	115,425.00	7,700.00	2,630.00	15,405.00	6,960.00	7,960.00	4,140.00	7,565.00	17,815.00	15,775.00	244,450.00

02
A-006 GFA TABLE
SCALE: NTS

EFFICIENCY = GROSS SELLABLE / TOTAL GROSS AREA = $\frac{(B)+(C)+(D)}{(M)}$ = 51.86%

* ALL NUMBERS ARE CONCEPTUAL AND MAY CHANGE DURING FURTHER DEVELOPMENT OF THE PROJECT.

UNIT MATRIX & UNIT AREAS													
LEVEL	1-BED			1-BED + DEN		2-BED						3-BED	TOTAL
	A-1	A-2	A-3	B-1	B-2	C-1	C-2	C-3	C-4	C-5	C-6	D-1	
LEVEL 10	3	1	1	1	1	1	-	1	1	1	-	1	12
LEVEL 9	6	1	1	2	2	1	1	1	1	2	1	1	20
LEVEL 8	6	1	1	2	2	1	1	1	1	2	1	1	20
LEVEL 7	6	1	1	2	2	1	1	1	1	2	1	1	20
LEVEL 6	6	1	1	2	2	1	1	1	1	2	1	1	20
LEVEL 5	6	1	1	2	2	1	1	1	1	2	1	1	20
LEVEL 4	6	1	1	2	2	1	1	1	1	2	1	1	20
LEVEL 3	-	-	-	-	-	-	-	-	-	-	-	-	0
LEVEL 2	-	-	-	-	-	-	-	-	-	-	-	-	0
LEVEL 1	-	-	-	-	-	-	-	-	-	-	-	-	0
TOTAL	39	7	7	13	13	7	6	7	7	13	6	7	132

UNITS MIX (%)					
PROPOSED %	40.15%	19.70%	34.85%	5.30%	100.00%

AVERAGE UNIT SIZE (SF)					
PROPOSED SF	720	850	1,013	1,225	-

TOTAL UNIT AREA (SF)													
UNIT SIZE	700	750	800	850	850	1,000	1,000	1,000	1,000	1,000	1,100	1,225	-
UNIT COUNT	39	7	7	13	13	7	6	7	7	13	6	7	132
TOTAL (SF)	27,300	5,250	5,600	11,050	11,050	7,000	6,000	7,000	7,000	13,000	6,600	8,575	115,425

* ALL NUMBERS ARE CONCEPTUAL AND MAY CHANGE DURING FURTHER DEVELOPMENT OF THE PROJECT.

03
A-006 UNIT MATRIX
SCALE: NTS

AFFORDABLE UNITS MIX					
LEVEL	UNIT TYPE				TOTAL
	1-BED	1-BED+DEN	2-BED	3-BED	
LEVEL 10	-	-	-	-	0
LEVEL 9	3	-	1	-	4
LEVEL 8	3	-	1	-	4
LEVEL 7	3	-	1	-	4
LEVEL 6	3	-	1	-	4
LEVEL 5	3	-	1	-	4
LEVEL 4	-	-	-	-	0
LEVEL 3	-	-	-	-	0
LEVEL 2	-	-	-	-	0
LEVEL 1	-	-	-	-	0
TOTAL	15	0	5	0	20

15.15% OF TOTAL UNITS

UNITS MIX (% OF TOTAL UNITS PER UNIT TYPE)					
PROPOSED %	28.30%	-	10.87%	-	-

AVERAGE UNIT SIZE PER TYPE (SF)					
PROPOSED SF	720	-	1,013	-	-

90% AVERAGE UNIT SIZE PER TYPE (SF)					
PROPOSED SF	648	-	912	-	-

* ALL NUMBERS ARE CONCEPTUAL AND MAY CHANGE DURING FURTHER DEVELOPMENT OF THE PROJECT.

04
A-006 AFFORDABLE UNIT MATRIX
SCALE: NTS

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.

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
CONCEPTUAL BUILDING SECTION, GFA TABLE & UNIT MATRIX

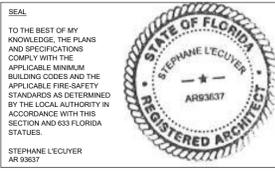
Drawn
J. WU
Field
ARCHITECTURE

Verified
N. TREMBLAY
Scale
as shown

Approved
S. L'ECUYER
Date
03-12-2025

Project Manager
J. WU
Dwg. no.
A-006

Project
24-838

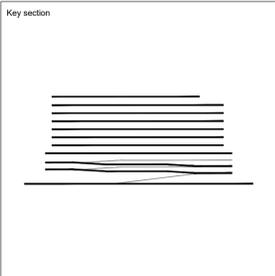


ISSUE FOR:
DRC SUBMITTAL



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
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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
Field ARCHITECTURE

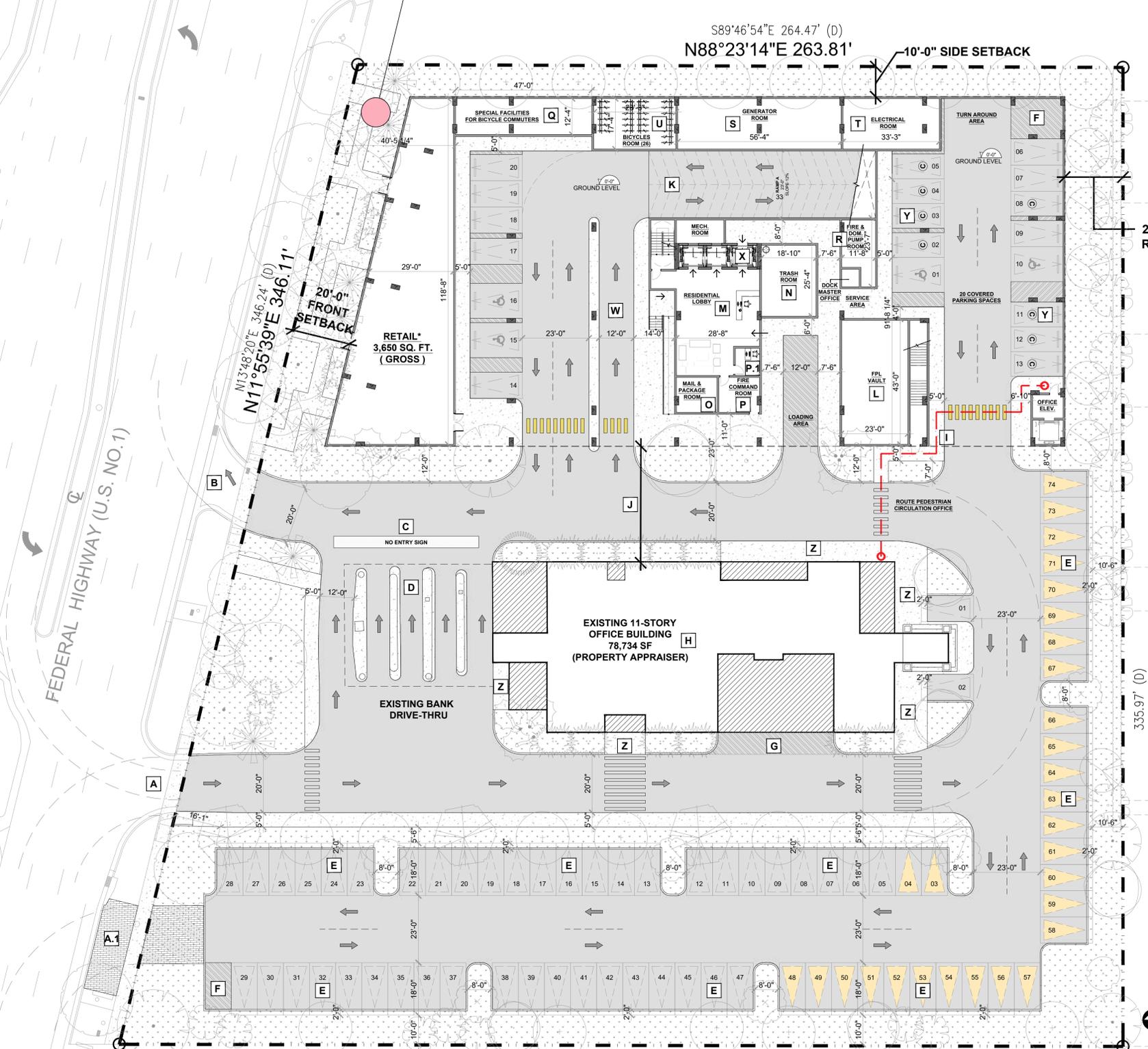
Verified
N. TREMBLAY
Scale as shown

Approved
S. L'ECUYER
Date 03-12-2025

Project Manager
J. WU
Dwg. no. **A-080**

Project
24-838

BUILD-TO-ZONE AREA = 3,000 SF (100%)
INCLUDING PAVEMENT AREA (1,200 SF) & PLANTING AREA (1,800 SF)



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** VEHICULAR TURN AROUND AREA FOR DEAD END
 - G** EXISTING LOADING AREA FOR OFFICE BUILDING USE ONLY
 - H** EXISTING 11-STORY OFFICE BUILDING (78,734 SF)
 - I** PEDESTRIAN CIRCULATION ROUTE FOR EXISTING OFFICE BUILDING
 - 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 (TBD)
 - 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** SERVICE ELEVATOR FOR RESIDENTIAL USE
 - Y** 8'-6" X 18'-0" COMPACT PARKING STALL
 - Z** EXISTING SIDEWALK TO REMAIN
- GROUND RETAIL AREA
 GROSS FLOOR AREA: 3,650 SF

PERVIOUS / IMPERVIOUS AREA

PERVIOUS AREA	IMPERVIOUS AREA
LANDSCAPE 22,902 SF	ASPHALT 49,554 SF
	SIDEWALK 12,392 SF
TOTAL = 22,902 SF	TOTAL = 61,946 SF

- COMPACT PARKING SPACE COUNT = 38 PS
- SHARED PARKING BETWEEN RESIDENTIAL USE & COMMERCIAL USE
- CONVEX MIRROR

PARKING COUNT PER LEVEL

LEVEL	COUNT
LEVEL 3	18 PS
LEVEL 2	77 PS
LEVEL 1.5	60 PS
LEVEL 1	20 PS
SURFACE	74 PS
TOTAL	249 PS

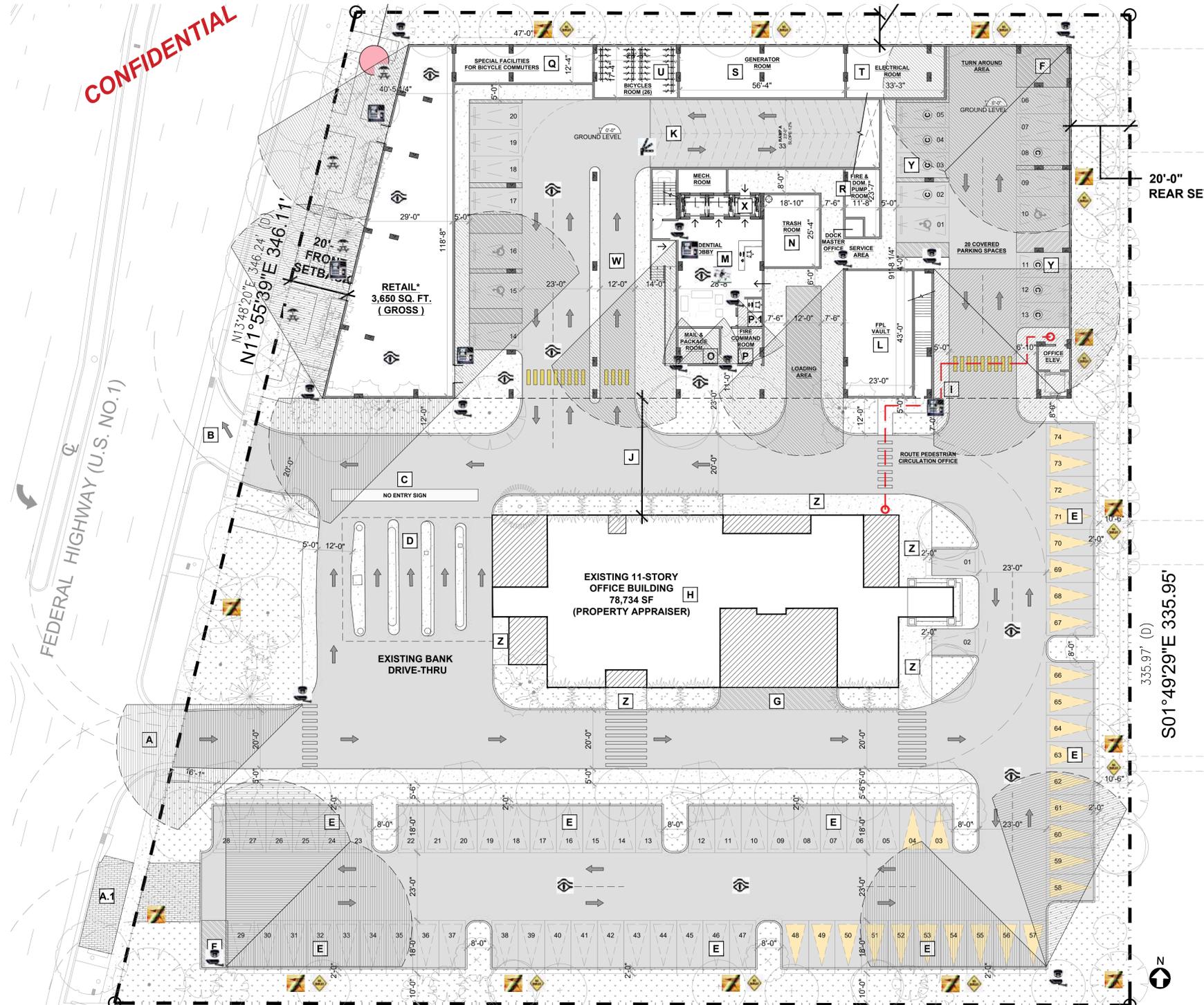
DENSITY COUNT

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 EATING OR DRINKING ESTABLISHMENTS (INCLUDING ACCESSORY OUTDOOR SEATING AREAS); PROFESSIONAL/MEDICAL OFFICE; AND RETAIL SALES AND SERVICE USES.

CONFIDENTIAL

CONFIDENTIAL



CPTED:
(CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN)
SECURITY NARRATIVE PLAN

CPTED IS A CRIME PREVENTION METHOD WHICH HAS BEEN SHOWN TO REDUCE OPPORTUNITIES FOR CRIME AND INCREASE THE COMMUNITY SAFETY BENEFITS BY IMPROVING PLANNING AND DESIGN DECISIONS IN WAYS THAT PROVIDE ORGANIZATIONS, COMMUNITIES AND BUSINESSES WITH PRACTICAL CRIME PREVENTION TOOLS. THIS IMPLEMENTATION GUIDE WAS DEVELOPED TO INCORPORATE THE PRINCIPLES OF CPTED IN THE PREPARATION, REVIEW AND IMPLEMENTATION OF PLANNING SCHEMES AND POLICIES.

THE CPTED PRINCIPLES OUTLINED AND DISCUSSED IN THESE GUIDELINES CANNOT BE RULES OR UNIVERSAL SOLUTIONS FOR EVERY SITUATION. INSTEAD THEY FOCUS ATTENTION ON KEY ISSUES TO CONSIDER IN RELATION TO THE NEEDS OF EACH LOCAL SETTING. FOR FURTHER INFORMATION ON THE KEY PRINCIPLES OF CPTED AND SPECIFIC EXAMPLES OF CPTED APPROACHES IN PARTICULAR AREAS, PLEASE REFER TO: CPTED SECURITY DRAWING PLAN (A901).

OUTCOME/OBJECTIVE

INCIDENTS, OPPORTUNITIES, AND FEAR OF CRIME ARE PREVENTED OR REDUCED BY ENSURING THAT CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) PRINCIPLES ARE UNDERSTOOD AND INTEGRATED INTO THE PROJECT. THE GOAL IS TO USE DESIGN, PLANNING, MANAGEMENT AND USE OF SPACE TO INCORPORATE CPTED THROUGHOUT.

SURVEILLANCE: NATURAL (SN)

NATURAL SURVEILLANCE IN THE PROJECT WILL BE PRESENT THROUGHOUT. BY IMPLEMENTING A WIDE VARIETY OF WINDOWS AND OPENINGS THE OCCUPANTS HAVE VIEWPOINTS AND SITE LINES OVERLOOKING THE KEY AREAS OF THE BUILDING. KEY POINTS INCLUDE, BUT ARE NOT LIMITED TO PATHWAYS, STAIRS, ENTRANCES, EXITS, AND EXTERIOR/INTERIOR PARKING AREAS. LIGHT DISCOURAGES CRIMINAL ACTIVITY, ENHANCES NATURAL SURVEILLANCE OPPORTUNITIES, AND REDUCES FEAR. ALONG WITH NATURAL/ARTIFICIAL LIGHTING, THE TRANSPARENT NATURE OF THE PROJECT ALLOWS FOR THE USERS TO EASILY MONITOR ACTIVITIES WITHIN AND AROUND THE BUILDING, WHILE MINIMIZING BLIND SPOTS. PROJECT WILL INCLUDE WIDE ANGLE VIEWERS (PEEPOLES) &/ OR REINFORCED SECURITY WINDOWS IN ALL SOLID EXTERIOR UNIT DOORS TO ENABLE SCREENING OUTSIDE DOOR FOR SAFE EXITING. FOLLOW CPTED STANDARD LANDSCAPING, MAXIMUM HEIGHT 2.5' FEET GROUND COVER/ HEDGES, AND MINIMUM 8' FEET CLEAR TRUNK ON CANOPY TREES (6" DIAMETER TRUNK AND GREATER). PROJECT WILL ALSO INCLUDE MOTION SENSOR SECURITY LIGHTING OVER OR AT ALL EXTERIOR BUILDING FACADE DOORS SUCH AS SERVICE DOORS, PARKING LOT ACCESS, EXIT HALLWAYS, ETC. SITE & GARAGE LIGHTING WILL BE TAMPER & VANDAL PROOF + LIGHTING WILL BE PLACED ENSURING THAT ANY POTENTIAL CONCEALMENT OR AMBUSH POINTS WILL BE ELIMINATED

SURVEILLANCE: ELECTRONIC (SE)

ELECTRONIC SURVEILLANCE IS A KEY STRATEGY THAT WOULD BE IMPLEMENTED IN THIS PROJECT. WITH THE USE OF CCTV CAMERAS PLACED IN STRATEGIC POSITIONS, THE ABILITY TO MONITOR ACTIVITIES IN THE FACILITY WILL GIVE A GREATER SENSE OF SECURITY. THESE CAMERAS MAY BE ACCESSED REMOTELY, BUT WILL ALSO HAVE A LOCATION ON SITE IN ORDER TO OBSERVE THE INTERIOR AND EXTERIOR SPACES THROUGHOUT. WHETHER IT IS EMPLOYEES, CUSTOMERS, OR CRIMINALS, THIS STRATEGY WOULD ULTIMATELY DETER THEFT, VANDALISM, AND OTHER UNLAWFUL ACTIVITY. ON-SITE MONITOR WILL BE LOCATED & SEEN IN THE LOBBY BY A FRONT DESK PERSON / RECEPTION DESK WHERE THE SECURITY CAMERA LOCATIONS ARE TO BE COORDINATED BY A SECURITY CONSULTANT AT THE TIME OF BUILDING PERMIT (SEE NOTES #3 AND #4).

ACCESS CONTROL: NATURAL (ACN)

NATURAL ACCESS CONTROL CAN BE SEEN IN VARIOUS FORMS AND THE GOAL IS TO CLEARLY DIFFERENTIATE BETWEEN PUBLIC SPACES AND PRIVATE SPACES. POINTS THAT REINFORCE NATURAL ACCESS CONTROL INCLUDE THE SURFACE TREATMENT AND LOCATION OF GRASS, PAVEMENT, AND SIDEWALK WHICH DEFINE THE PUBLIC FROM THE PRIVATE SPACES. ALSO THE DESIGN IMPLEMENTS A STRATEGIC LOCATION OF ENTRANCES (PRIMARY/SECONDARY), EXITS, FENCING, LANDSCAPING AND LIGHTING WOULD SUBTLY DIRECT BOTH FOOT AND VEHICULAR TRAFFIC IN WAYS THAT DECREASES CRIMINAL OPPORTUNITIES. WITH FEATURES THAT INCLUDE ADEQUATE LOCKS, WINDOW BARRIERS, AND A NATURAL BOUNDARY, THE CONTROL OF ACCESS IS DEFINED. EMERGENCY ACCESS WILL BE PROVIDED TO LAW ENFORCEMENT. PARKING GARAGE WILL BE EQUIPPED WITH AN OVERHEAD PIVOTING GATE WITH FOB CONTROL TO ALL RESIDENTS. THE PROJECT WILL FEATURE A SMART CARD READER. NEVERTHELESS, LANDSCAPING WILL NOT BE BUTTING UP CLOSE TO BOUNDARY GUARDRAILS WHICH WOULD ALLOW CONCEALMENT/ AMBUSH OPPORTUNITIES. NEVERTHELESS, THE GUARDRAILS ARE ALSO INTENDED TO BE AN ALUMINUM GLASS RAILING SYSTEM (CLEAR GLASS), WHICH IS ALSO DESIGNED TO PREVENT EASY CLIMBING / BREACHING.

ACCESS CONTROL: PHYSICAL (ACP)

PHYSICAL ACCESS CONTROL IS ONE OF THE MOST CRUCIAL POINTS IN CREATING A SAFE ENVIRONMENT FOR THIS PROJECT. EXAMPLES THAT INCLUDE PHYSICAL ACCESS CONTROL ELEMENTS INCLUDE BOLLARDS, GATES, RAMPS, TRAFFIC SPIKES. BOLLARDS WILL BE PLACED THROUGHOUT THE FACILITY IN ORDER TO KEEP VEHICLES FROM ENTERING OR EXITING WITHOUT PERMISSION. GATES AND RAMPS WILL BE PLACED AT ENTRY POINTS AND EXITS IN ORDER TO CONTROL THE CIRCULATION AND ACCESS OF PEOPLE AND VEHICLES. TRAFFIC SPIKES WILL BE PLACED AT VEHICULAR ENTRY/EXIT POINTS IN ORDER TO DETER THEFT BY PREVENTING VEHICLES FROM LEAVING THE FACILITY (PARKING CONTROL), DOORS, FENCES, AND OTHER PHYSICAL ELEMENTS IN KEY LOCATIONS ARE ALSO IMPLEMENTED IN ORDER TO KEEP UNAUTHORIZED PERSONS OUT OF A PARTICULAR PLACE IF THEY DO NOT HAVE A LEGITIMATE REASON FOR BEING THERE. BOLLARDS WILL BE STRATEGICALLY LOCATED SUCH AS IN PEDESTRIAN/ VEHICLE PICK UP AREA OUT IN FRONT OF LOBBY FOR EXAMPLE. ANY PUBLICLY ACCESSIBLE EXTERIOR PERIMETER OR BUILDING FACADE WATER SERVICE SPIGOTS & ELECTRICAL SERVICE OUTLETS WILL BE EQUIPPED WITH AN INTERNAL CUTOFF OR ROBUST LOCKING CAP OR LOCKABLE COVERS (SEE NOTE #6).

ACCESS CONTROL: ELECTRONIC (ACE)

THE PROJECT WILL BE EQUIPPED WITH ELECTRONIC ACCESS CONTROL WOULD INCLUDE SYSTEMS THAT WOULD INCREASE THE SECURITY OF PARTICULAR SPACES THAT REQUIRE AUTHORIZATION. A BUILDING SECURITY SYSTEM WILL BE USED WHEN THE FACILITY AT ALL TIMES. THIS ALARM SYSTEM WILL INCLUDE MONITORING, MOTION DETECTION, AND IMMEDIATE NOTIFICATION TO THE LOCAL AUTHORITIES SHOULD A PROBLEM ARISE. SECONDARY SYSTEMS INCLUDE ACCESS CODES/CARDS IN ORDER FOR EMPLOYEES TO ENTER PARTICULAR SPACES (PRIVATE) THAT ARE NOT INTENDED FOR PUBLIC USE. EX-EMPLOYEES, FORMER CONTRACTORS, ANY UNAUTHORIZED PERSONS, ETC. WILL BE IMMEDIATELY REMOVED FROM ANY ACCESS PERMISSIONS. BOLLARD WILL BE PROVIDED FOR PEDESTRIANS IN FRONT OF LOBBIES BETWEEN DRIVING LANES OR PARKING SPACES. (SEE MARKUPS ON PLANS).

TERRITORIAL REINFORCEMENT (TR)

TERRITORIAL REINFORCEMENT PROMOTES SOCIAL CONTROL THROUGH INCREASED DEFINITION OF SPACE AND IMPROVED PROPRIETARY CONCERN. THE IMPLEMENTATION OF SIGNAGE AT KEY POINTS WILL ADDRESS THIS PRINCIPLE. EXAMPLES MAY INCLUDE "NO TRESPASSING" SIGNS ALONG WITH SECURITY SYSTEM SIGNAGE NEAR ACCESS ZONES. THE SECURITY CAMERAS WILL ALSO FUNCTION AS TERRITORIAL REINFORCEMENT ELEMENTS BY DETERING CRIMINAL ACTIVITY. TERRITORIAL REINFORCEMENT IS ALSO EXPRESSED FROM PREVIOUS PRINCIPLES BY USING BUILDINGS, FENCES, PAVEMENT, SIGNS, LIGHTING AND LANDSCAPE TO EXPRESS OWNERSHIP AND DEFINE THE PUBLIC, SEMI-PUBLIC AND PRIVATE SPACES. ENROLLMENT IN THE BSO TRESPASS PROGRAM IS REQUIRED. DEMONSTRATION THAT A SUFFICIENT AMOUNT OF AUTHORIZED LEGAL SIGNAGE IS PROPERLY POSTED THROUGHOUT THE PROPERTY WITH THE GUIDANCE OF A BSO DEPUTY (SEE NOTE #11).

MAINTENANCE (M)

MAINTENANCE WILL BE HANDLED BY PERSONNEL (JANITOR, LANDSCAPE COMPANY, ETC) APPOINTED BY THE OWNER TO CARRY OUT RELATIVE TASKS. MAINTENANCE AND MANAGEMENT HAVE BEEN CONSIDERED THROUGHOUT THE DESIGN PHASE WITH THE CAREFUL SELECTION OF BUILDING MATERIALS AND FINISHES. THERE ARE ALSO ROOMS FOR THE JANITOR, BACK-UP POWER GENERATORS AS WELL AS STORAGE AREAS IN ORDER TO ENABLE FUNCTIONALITY AND EFFICIENCY FOR THE FACILITY. ULTIMATELY, THE PRINCIPAL OF HAVING GOOD MAINTENANCE PORTRAYS A GREATER SENSE OF OWNERSHIP AND IMAGE.

ACTIVITY SUPPORT (AS)

ACTIVITY SUPPORT INCREASES THE USE OF A BUILT ENVIRONMENT FOR SAFE ACTIVITIES WITH THE INTENT OF INCREASING THE RISK OF DETECTION OF CRIMINAL AND UNDESIRABLE EVENTS. ACTIVITY SUPPORT WILL BE PRESENT IN PARTICULAR AREAS OF THE FACILITY AS DESIGNATED PUBLIC AREAS FOR SEATING, WAITING, ETC. WILL BE PROVIDED. APPROPRIATELY LOCATED NEAR THE MAIN ENTRANCE OF THE BUILDING, THERE ARE BENCHES AND SEATS FOR CUSTOMERS AND EMPLOYEES ALIKE. THERE WILL ALSO BE A VEHICLE DISPLAY NEAR THE FRONT ENTRY TO FURTHER EMPHASIZE ACTIVITY IN THIS SPACE. TO ALLOW FOR PUBLIC OUTDOOR SPACES INTENDED FOR THE USE OF THE CUSTOMERS, THIS PRINCIPLE REINFORCES THE NATURAL SURVEILLANCE (SN) AS WELL AS THE TERRITORIAL REINFORCEMENT (TR) OF THE BUILDING. SINGLE SEATING WILL BE PROVIDED ON ANY EXTERIOR PUBLICLY ACCESSIBLE BENCHES TO DETER UNWANTED LOITERING SUCH AS VAGRANTS TRESPASSING WHO USE THEM FREQUENTLY FOR LYING DOWN TO SLEEP, CONSUME ALCOHOL, ETC. (SEE MARKUPS ON PLANS).

CPTED LEGEND

- SURVEILLANCE NATURAL (SN)
- SURVEILLANCE ELECTRONIC (SE)
- ACCESS CONTROL - NATURAL (ACN)
- ACCESS CONTROL - PHYSICAL (ACP)
- ACCESS CONTROL - ELECTRONIC (ACE)
- TERRITORIAL REINFORCEMENT (TR)
- MAINTENANCE (M)
- ACTIVITY SUPPORT (AS)

NOTE: PLEASE REFER TO THE CPTED SECURITY NARRATIVE PLAN FOR ADDITIONAL INFORMATION.

NOTES :

1. REFER TO SUBMITTED CPTED NARRATIVE FOR DISCUSSION ON HOW THE (8) CPTED PRINCIPLES ARE ACHIEVED FOR THIS PROJECT.
2. THE PROPOSED DEVELOPMENT WILL NOT FEATURE LATE NIGHT BUSINESS.
3. THE PROJECT WILL INCORPORATE A CCTV SECURITY SYSTEM. CAMERA LOCATIONS WILL BE DETERMINED BASED ON THE RECOMMENDATIONS OF THE SECURITY CONSULTANT AND CONSULTATION WITH THE BSO DURING THE BUILDING PERMIT REVIEW.
4. SECURITY CAMERA LOCATIONS AND DIRECTION ARE APPROXIMATE AND ARE SUBJECT TO CHANGE. BUILDING PERMIT APPLICATION WILL BE SUBMITTED FOR INSTALLATION OF THE SECURITY SYSTEM. DETAILED PLANS SHOWING "CONE OF COVERAGE" SHALL BE PROVIDED AT THE TIME OF THE BUILDING PERMIT.
5. 180 DEGREE WIDE ANGLE DOOR VIEWERS (PEEPOLES) &/ OR REINFORCED SECURITY WINDOWS WILL BE INSTALLED IN ALL RESIDENTIAL SOLID EXTERIOR UNIT DOORS TO ENABLE SCREENING OUTSIDE DOOR FOR SAFE EXITING. GLAZED OPENINGS WILL BE PROVIDED AT ALL COMMON AREA ENTRY DOORS. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
6. ANY EXTERIOR ELECTRICAL POWER OUTLETS AND ANY PERIMETER OR BUILDING FACADE WATER SERVICE SPIGOTS WHICH ARE LOCATED IN UNSECURED PUBLIC ACCESS AREAS WILL HAVE A LOCK AND/OR POWER SECURE INTERNAL CUT SWITCH TO DENY UNAUTHORIZED USE OR ROBUST LOCKING CAP OR LOCKABLE COVERS.
7. CLEAR SIGHT VIEWS, ACTIVITY NODES, AND PROPERTY MAINTENANCE WILL PROVIDE NATURAL SURVEILLANCE AND POLICING OF THE ADJACENT AREAS, INCLUDING THE PUBLIC SIDEWALKS, STOREFRONTS WINDOWS WILL NOT BE OBSTRUCTED, AND CLEAR VIEWS WILL BE MAINTAINED TO THE EXTERIOR AT ALL TIMES.
8. REFER TO LANDSCAPE PLANS FOR PROPOSED LANDSCAPE TYPE, NAMES, QUANTITIES, AND MAINTENANCE NOTES.
9. ALL HEDGES, BUSHES, LOW PLANTS, AND GROUND COVER SHALL BE MAINTAINED AT A MAXIMUM 30" HEIGHT (REFER TO LANDSCAPE PLANS FOR ADDITIONAL DETAILS AND MAINTENANCE NOTES).
10. CANOPY TREES AND PALMS SHALL BE MAINTAINED WITH AN 8" CLEAR TRUNK (REFER TO LANDSCAPE PLANS FOR ADDITIONAL DETAILS AND MAINTENANCE NOTES).
11. BROWARD COUNTY "NO TRESPASS" SIGNAGE, PER BROWARD COUNTY NO TRESPASS PROGRAM, SHALL BE PLACED AT THE MAIN ENTRANCE AND AROUND THE COMMON AREAS OF THE SITE. SIGNS SHALL BE POSTED IN CLEAR VIEW AND FASTENED SECURELY AT ALL CORNERS.
12. PROJECT WILL INCLUDE MOTION SENSOR SECURITY LIGHTING OVER OR AT ALL EXTERIOR BUILDING FACADE DOORS SUCH AS SERVICE DOORS, PARKING LOT ACCESS, EXIT HALLWAYS, ETC.

A. SAFETY & SECURITY REVIEWS DO NOT GUARANTEE A CRIME WILL NEVER OCCUR; IT IS AN EFFORT TO MITIGATE OPPORTUNITIES FOR CRIME & TO HELP AVOID ANY PRESENT & FUTURE SECURITY DEFICIENCIES, CONFLICTS, THREATS, BREACHES, OR LIABILITIES THAT MIGHT OCCUR WITHOUT ANY REVIEW.

B. WHEN A BROWARD SHERIFFS OFFICE CPTED PRACTITIONER IS REQUIRED TO ASSIST IN AN INSPECTION OF THE PROJECT DURING THE CERTIFICATE OF COMPLETION &/OR CERTIFICATE OF OCCUPANCY APPLICATION PHASE. SECURITY STRENGTHENING & CPTED MEASURES THAT HAVE NOT BEEN ADEQUATELY ADDRESSED WILL STILL BE REQUIRED TO ENSURE THE SAFETY & WELL-BEING OF THE EMPLOYEES, RESIDENTS, TENANTS, VISITORS & ALL LEGITIMATE USERS OF THE SITE.

C. PLEASE NOTE THAT PARTICIPATION IN THE BSO NO TRESPASSING PROGRAM IS REQUIRED. IF THIS SITE IS ALREADY ON THE PROGRAM, THEN ADDITIONAL SIGNAGE MAY BE NECESSARY ALONG WITH AN UPDATED AFFIDAVIT SIGNED BY AUTHORIZED PERSONNEL. PLEASE CONTACT THE BSO POMPANO BEACH C.P.T.E.D ADVISOR REGARDING PLACEMENT OF THE NO TRESPASS SIGNS.

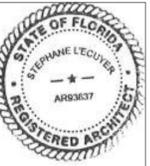
D. ACTIVITY SUPPORT SECURITY STRENGTHENING

- 1.) PUBLIC, VISITOR &/OR COMMON USE RESTROOMS, STORAGE ROOMS, LOCKER ROOMS, FITNESS ROOMS, SAUNAS, ETC. (IF ANY) MUST BE EQUIPPED WITH EITHER CONSTANT LIGHTING &/OR A SECURED MOTION SENSOR LIGHTING SYSTEM THAT WILL PROVIDE IMMEDIATE ILLUMINATION UPON ENTRY.
- 2.) FOR PROJECTS WITH MULTIPLE STAIRWELLS, EACH STAIRWELL MUST BE PROMINENTLY IDENTIFIABLE WITH WAYFINDING SIGNAGE, PREFERABLE BY NUMBER OR LETTER, TO HELP EXPEDITE RESPONSE TIMES FOR EMERGENCY PERSONNEL (POLICE, FIRE RESCUE, SECURITY, MANAGEMENT STAFF) IN CASE OF POSSIBLE CRISIS EVENTS WITHIN THE BUILDING.



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ISSUE FOR:
DRC SUBMITTAL



REV.	DATE	DESCRIPTION
01	01-29-2025	D.R.C. SUBMITTAL

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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

CPTED SITE PLAN	
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-081
Project 24-838	

THE CPTED & SECURITY STRENGTHENING CONDITIONS

A. NATURAL SURVEILLANCE - SECURITY STRENGTHENING

1.) THE PLACEMENT OF A WINDOW WITHIN A DOOR MUST NOT FACILITATE THE EASY REACH OF THE DOOR'S LOCKING MECHANISMS (I.E. DEADBOLTS, LOCKABLE DOORKNOBS, SLIDE LOCKS, ETC.)

GOAL: TO AID IN PREVENTING A CRIMINAL OFFENDER FROM GAINING UNLAWFUL FORCED ENTRY. WINDOWS WITHIN ENTRY DOORS SHOULD BE IMPACT RESISTANT &/OR HAVE A SECURITY REINFORCED DESIGN.

2) EXTERIOR DESIGN ELEMENTS AND/ OR FEATURES, WHETHER ELEVATED OR NOT, SUCH AS WALKWAYS, STAIR WELLS, PROMENADES, RAMPS, WHETHER ADA COMPLIANT OR NOT, MUST NOT HAVE SOLID WALLS OBSTRUCTING &/ OR PREVENTING NATURAL SURVEILLANCE. IF AN ELEVATED/ RAISED DESIGN ELEMENT AND/ OR DESIGN FEATURE OBSTRUCTS NATURAL SURVEILLANCE, IT CREATES UNINTENDED VULNERABLE AND POTENTIALLY DANGEROUS CONCEALMENT AND/ OR AMBUSH OPPORTUNITIES FOR QUALITY-OF-LIFE ISSUES/ DISTURBANCES AND/ OR CRIMES TO OCCUR. ANOTHER IMPORTANT CONCERN TO THE SUCCESS OF A DEVELOPMENT'S SUSTAINABILITY IS UNDERSTANDING THAT AREAS WHICH ATTRACT INTRUDERS, LOITERERS, TRESPASSERS, ETC., FREQUENTLY RESULT IN PROFUSE LITTERING AND PERSONS USING THE AREA, ESPECIALLY AFTERHOURS, TO RELIEVE THEMSELVES CONTRARY TO THE INTENDED USE OF THE DEVELOPMENT. THESE UNINTENDED CONSEQUENCES ALSO DETER OWNERS, OPERATORS, TENANTS, ETC., AS A RESULT OF THE CHRONICALLY INCREASED MAINTENANCE EXPENSES.

PURPOSE: DETER UNINTENDED LOITERING, TRESPASS. AVOID CREATING CONCEALMENT &/ OR AMBUSH OPPORTUNITIES FOR CRIME. REDUCE AVOIDABLE EXPENSIVE MAINTENANCE COSTS.

3.) FOR COMMERCIAL, INDUSTRIAL & MULTIFAMILY, EXTERIOR STAIRWELL RISERS (IF ANY) SHOULD BE OF A SEE-THROUGH DESIGN.

GOAL: TO ENHANCE NATURAL SURVEILLANCE & TO PREVENT THE UNDERSIDE OF THE STAIRWELL FROM BEING USED AS PLACE FOR CRIMINAL ACTIVITY, CONCEALMENT, AMBUSH ATTACK AS WELL AS TO DETER TRESPASS & LOITERING.

A1. ELECTRONIC SURVEILLANCE - SECURITY STRENGTHENING

*** ATTENTION ***

PROPOSED CAMERA AND MONITORING LOCATIONS WILL BE COORDINATED WITH A SECURITY AND ACCESS CONTROL CONSULTANT AND THE BROWARD SHERIFF'S OFFICE CPTED REVIEWER *** PRIOR *** TO PERMITTING. PLANNING AND INSTALLATION OF THE SURVEILLANCE MONITORING SYSTEM MUST INCLUDE FIELD INPUT FROM EXPERIENCED CPTED/ SECURITY STRENGTHENING LAW-ENFORCEMENT TO ENSURE OPTIMAL RESULTS.

1.) SURVEILLANCE MONITORS DEPICTING REAL TIME SECURITY CAMERA VIEWS MUST BE STRATEGICALLY LOCATED FOR MAXIMUM OVERLAPPING ACTIVE AND PASSIVE OBSERVATION.

GOAL: PLACEMENT OF MONITORS IN STRATEGIC LOCATIONS INCREASES VALUABLE SURVEILLANCE AND EXPEDITES REPORTING OF SUSPICIOUS OR ILLEGAL ACTIVITY INCLUDING DANGEROUS OFTEN CRITICAL INCIDENTS SUCH AS ACTIVE KILLERS, ETC. LARGE MONITORS ARE RECOMMENDED FOR OPTIMAL VIEWING. THEY SHOULD BE PLACED STRATEGICALLY WHEREVER THEY WOULD RECEIVE THE MOST VIEWING FROM PERSONNEL TRAFFIC SUCH AS AT THE FRONT DESK, LOBBIES, THE MANAGERS' OFFICE, ETC.

2.) ANY INTERNAL &/OR EXTERNAL U.S. MAIL KIOSKS / POST OFFICE BOX STATIONS MUST BE CAPTURED BY VIDEO SURVEILLANCE.

B. ACCESS CONTROL - SECURITY STRENGTHENING

1.) ALL EXTERIOR DOORS MUST HAVE NON-REMOVABLE DOOR HINGE PINS, AND IT IS RECOMMENDED TO INCLUDE THE CAPACITY FOR ELECTRONIC DOOR POSITION SWITCHES TO SIGNAL A SECURITY ALARM SYSTEM THAT A DOOR, WHICH SHOULD NOT HAVE BEEN OPENED, HAS BEEN OPENED AND BREACHED. OCCUPANTS OR THE ALARM COMPANY WILL THEN INVESTIGATE AND/ OR ADDRESS ANY EMERGENCY ACCORDINGLY.

2.) INCLUDE ANTI-PRY ROBUST SECURITY BAR DEVICE ON ANY GROUND & SECOND LEVEL SLIDING GLASS DOORS (IF ANY).

3.) FOR COMMERCIAL INCLUDING COMMERCIAL / INDUSTRIAL / RESIDENTIAL/ HOTELS/ RETAIL / MULTI-FAMILY WITH SECURITY/ FRONT DESK RECEPTIONISTS / HOSTS (IF ANY): AREAS DESIGNATED FOR EMPLOYEE & CUSTOMER TRANSACTIONS SUCH AS A RECEPTION DESK, COUNTER TOPS, PODIUM, &/OR BAR MUST BE DESIGNED WITH A CLEAR BOUNDARY DELINEATION &/OR ENCLOSURE SEPARATING PUBLIC FROM PRIVATE AREAS. EXAMPLES WOULD BE APPROPRIATE SIGNAGE AND A PHYSICAL BARRIER SUCH AS A DOOR, OR AT LEAST A STANCHION WITH A CHAIN OR ROPE DELINEATING THE PRIVATE NON-PUBLIC AREA AS OFF-LIMITS.

PURPOSE: TO DETER THE ACCIDENTAL OR INTENTIONAL TRESPASS INTO A RESTRICTED AREA, TO PROTECT EMPLOYEES & TO PREVENT UNAUTHORIZED PERSONS FROM GAINING ACCESS TO PROPERTY, VALUABLES, SENSITIVE EQUIPMENT, ETC. ALSO, TO SIGNAL AN EARLY ALERT TO EMPLOYEES IF SOMEONE UNAUTHORIZED IS ATTEMPTING TO BREACH THE PRIVATE NON-PUBLIC AREA SO THEY CAN BUY TIME TO QUICKLY GET TO SAFETY AND ALERT SECURITY/ POLICE FOR HELP.

B1. ACCESS CONTROL - SECURITY STRENGTHENING FOR DUMPSTER ENCLOSURES / TRASH ROOMS

1.) TO DETER LOITERING BY TRESPASSERS, ILLEGAL DUMPING AND A CONCEALMENT / AMBUSH POINT FOR CRIMINALS, DUMPSTER ENCLOSURES WITH ROLLING OR SWING GATES, INCLUDING THOSE THAT ALSO HAVE A DESIGNATED PEDESTRIAN ENTRY PASSAGEWAY, MUST INCLUDE ALL THE FOLLOWING FOR BOTH THE SWING AND PEDESTRIAN GATES.

2.) A ROBUST LOCKING MECHANISM SUCH AS A THROW BOLT WITH A ROBUST SHIELDED PADLOCK FOR EXAMPLE RATHER THAN ONLY A VULNERABLE CHAIN AND NON-SHIELDED PADLOCK.

3.) BOTTOM GATE CLEARANCES MUST BE 8" ABOVE THE GROUND.

PURPOSE: FOR VIEWING UNDERNEATH TO DETER LOITERING AND TRESPASSING INSIDE THE ENCLOSURES, AND TO DETER/ PREVENT THE ENCLOSURE FROM BEING USED AS CONCEALMENT/ AMBUSH FOR A MORE SERIOUS CRIME SUCH AS A VIOLENT ROBBERY, SEXUAL ASSAULT/ BATTERY, ETC.

4.) IF THERE IS A PEDESTRIAN PASSAGEWAY INTO THE DUMPSTER ENCLOSURE IT MUST HAVE THE LOCKABLE GATE WHICH REMAINS CLOSED AND LOCKED EXCEPT WHEN IN ACTIVE USE BY AUTHORIZED PERSONS.

5.) DUMPSTER AREA MUST HAVE A VANDAL RESISTANT/ PROOF MOTION-SENSOR SECURITY LIGHT TO ILLUMINATE THE AREA WHEN IN USE BETWEEN SUNSET AND SUNRISE.

6.) DUMPSTER AREAS MUST BE SECURED WITH ACCESS CONTROL AND VIDEO SURVEILLANCE.

7.) ENCLOSED TRASH ROOMS (IF ANY) MUST BE EQUIPPED WITH EITHER CONSTANT LIGHTING &/OR A SECURED MOTION SENSOR LIGHTING SYSTEM THAT WILL PROVIDE IMMEDIATE ILLUMINATION UPON ENTRY.

B2. ACCESS CONTROL - SECURITY STRENGTHENING FOR KEY CONTROL & MANAGEMENT OFFICES

1.) ANY KEYS, KEY FOBS, KEY CARD DEVICES &/OR SIMILAR DEVICES THAT ARE STORED ON SITE MUST BE SECURED WITH ACCESS CONTROL SUCH AS, BUT NOT LIMITED TO: MECHANICAL, ELECTRONIC CONTROL, BIOMETRIC, ETC. ELECTRONIC KEY SIGNALS CAN BE CLONED (COPIED) SO KEYS MUST BE STORED IN A SIGNAL BLOCKING LOCKED SAFE.

2.) KEY SECURITY OFFICE / ROOM / KEY STORAGE CLOSET DOOR MUST HAVE AN ALARM AND ROBUST MECHANICAL LOCKING SYSTEM.

3.) A SURVEILLANCE CAMERA MUST MONITOR THE OFFICE KEY STORAGE AREA.

4.) MANAGEMENT / SECURITY OFFICE DOOR MUST HAVE A SECURITY VIEWER (DOOR SCOPE / PEEPHOLE) OR REINFORCED SECURITY WINDOW.

C. SECURITY STRENGTHENING - PARKING LOTS / PARKING GARAGES / COVERED PARKING

1.) (MULTI-RESIDENTIAL OR COMMERCIAL OFFICE ONLY) PARKING SPACES SHOULD BE CLEARLY AND INDIVIDUALLY MARKED AND ASSIGNED FOR OWNERS/ AUTHORIZED GUESTS USE ONLY. (IN THE CASE OF A RETAIL, RESTAURANT OR LIKE BUSINESS THIS IS OPTIONAL)

2.) (MULTI-RESIDENTIAL OR COMMERCIAL ONLY) POST SIGNAGE IN PARKING AREAS FORBIDDING VEHICLES OTHER THAN OWNER'S/ AUTHORIZED GUESTS TO PARK AND LOITER IN PRIVATE PARKING LOT.

3.) (MULTI-RESIDENTIAL OR COMMERCIAL ONLY) POST TOWING SIGN AND ENFORCE TOW AWAY POLICY CONSISTENTLY CONCERNING ILLEGALLY PARKED OR ABANDONED VEHICLES.

4.) INSTALL CONVEX SECURITY MIRRORS TO INCREASE VISIBILITY AROUND BLIND CORNERS, RAMPS & ANY POINTS OF INTERSECTION BETWEEN VEHICLE LANES OF TRAVEL & PEDESTRIAN PATHWAYS.

5.) VEHICLE PARKING LOTS & GARAGES THAT EXIT ONTO THE PUBLIC ROADWAY MUST HAVE MULTIPLE TRAFFIC CONTROL INDICATORS STRATEGICALLY PLACED TO ADVISE EXITING VEHICLES TO USE CAUTION BEFORE ENTERING THE RIGHT-OF-WAY. EXAMPLES OF SUCH INDICATORS CAN BE, BUT ARE NOT LIMITED TO: STOP SIGNS, STOP BAR PAVEMENT MARKINGS, AN ILLUMINATED STOP SIGN, FLASHING RED LIGHT, RUMBLE STRIPS, SIGNAGE INDICATING TO WATCH FOR VEHICLES, BICYCLISTS & PEDESTRIANS, ETC.

D. MAINTENANCE & MANAGEMENT - SECURITY STRENGTHENING

1.) FOR COMMERCIAL INCLUDING COMMERCIAL/ INDUSTRIAL/ RESIDENTIAL/ HOTELS/ MULTI-FAMILY / OFFICES, ETC. WITH SECURITY/ FRONT DESK RECEPTIONISTS / HOSTS (IF ANY): INSTALL A FIXED CONCEALED SILENT PANIC DURESS ALARM AT MAIN ENTRANCE AND A PROVIDE A PORTABLE ACTIVATOR FOR REDUNDANCY IN THE EVENT THE FIXED ALARM IS COMPROMISED DUE TO THE FIXED ALARM POST BEING VACANT, OR FOR ANY SERIOUS INCIDENT SUCH AS AN ACTIVE KILLER OR OTHER EMERGENCY.

2.) THE NUMBER ADDRESS SIGNAGE MUST BE UNOBSTRUCTED BY LANDSCAPING OR EXTERNAL FEATURES, PROVIDE GOOD COLOR CONTRAST, BE VISIBLE FROM THE ROADWAY & PREFERABLY BE REFLECTIVE FOR INSTANT RECOGNITION BY LAW ENFORCEMENT & EMS WHEN RESPONDING TO EMERGENCY CALLS FOR SERVICE.

E. ACTIVITY SUPPORT - SECURITY STRENGTHENING

1.) PLACE BIKE STORAGE RACKS (IF ANY) CLOSE TO THE MAIN ACCESS DOORS PROVIDING CONVENIENCE AND MAXIMUM NATURAL AND ELECTRONIC SECURITY SURVEILLANCE.

2.) IF THE BUILDING/ DEVELOPMENT HAS A WI-FI SYSTEM, IT NEEDS TO BE ENCRYPTED, AND PASSWORD PROTECTED. IF WI-FI IS OFFERED AS A COMPLIMENTARY SERVICE BY A BUSINESS, THEN IT SHOULD BE DISABLED WHEN THE BUSINESS IS CLOSED TO THE PUBLIC.

PURPOSE: AN OPEN WI-FI SYSTEM WILL ATTRACT NON-LEGITIMATE USERS TO LOITER AND USE THE OPEN FREE WI-FI.

3.) EXTERIOR BENCH SEATING (IF ANY) FOR PUBLIC USE SHOULD BE CPTED ORIENTATED TO INCLUDE SPACERS / DIVIDERS / ARM RESTS OR PREFERABLY USE A SINGLE SEAT DESIGN.

PURPOSE: TO DETER UNINTENDED EXCESSIVE LOITERING, TRESPASSING, LYING DOWN, SLEEPING, ETC THEREBY DEPRIVING LEGITIMATE USERS TO ABILITY TO UTILIZE THE DESIGNATED SEATING.

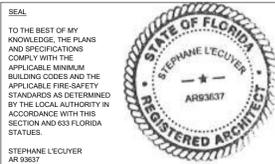
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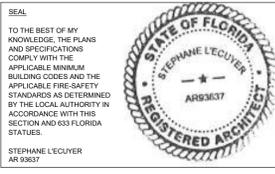
Client
VERA FUND
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& YURI KHARITONENKOV
TEL: 305.833.3303

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

Title
THE CPTED & SECURITY
STRENGTHENING CONDITIONS

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-082
Project 24-838	

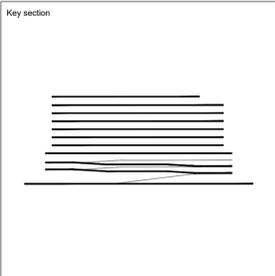


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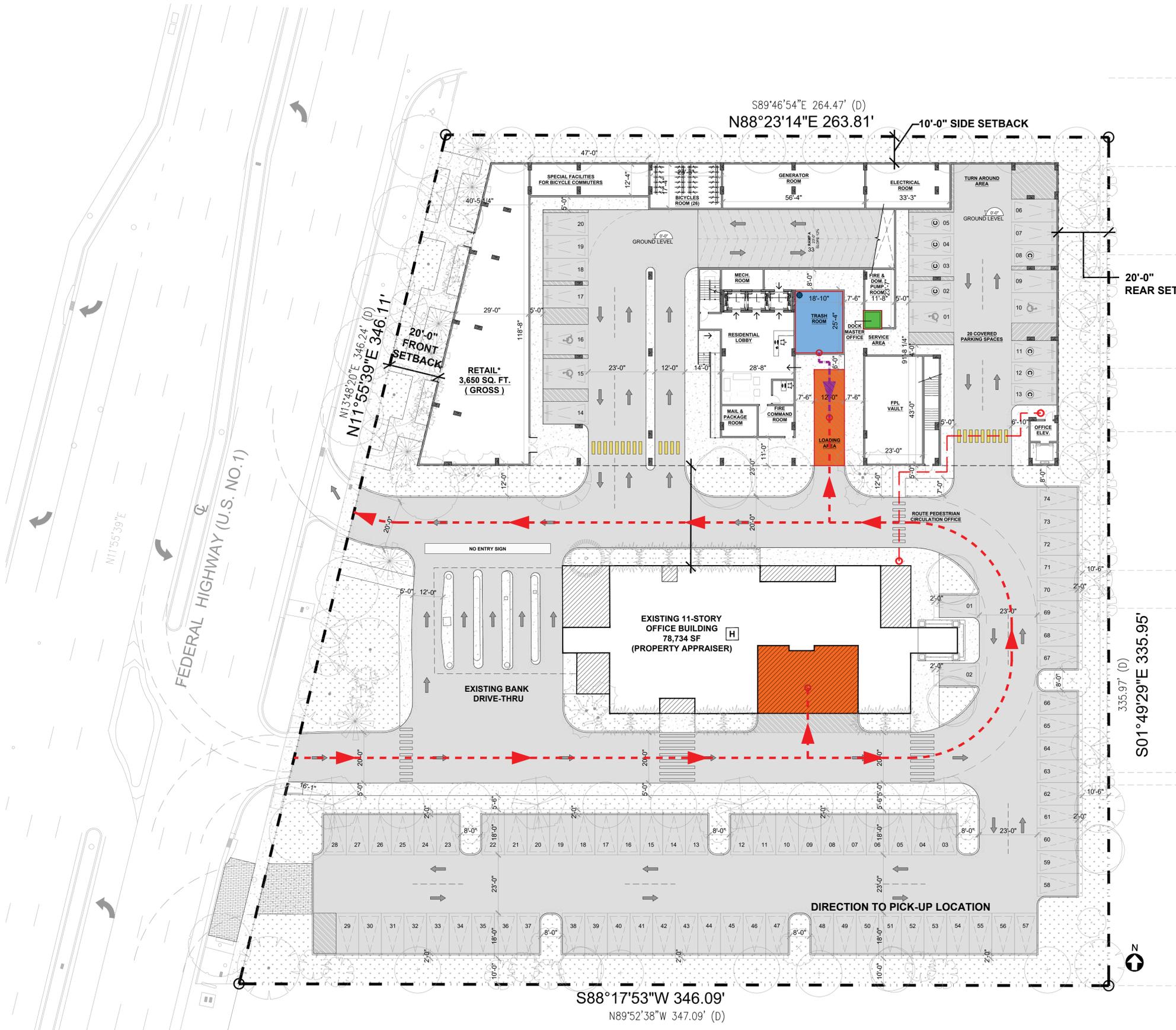
Client
VERA FUND
NICK POLYUSHKIN
& YURI KHARITONENKOV
TEL: 305.833.3303

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

Title
**GARBAGE COLLECTION &
ON-SITE CIRCULATION**

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

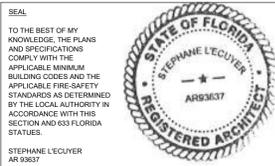
Field
ARCHITECTURE
Scale
as shown
Date
03-12-2025
Project Manager
J. WU
Project
24-838



TRASH DIAGRAM LEGEND

- TRASH ROOM
- LOADING AREA
- DOCK MASTER OFFICE *
- TRASH CHUTE
- TRASH PICK-UP ROUTE
- TRASH TRUCK ROUTE
- DIRECTION TO PICK-UP LOCATION
- DIRECTION TO PICK-UP LOCATION

* THE DOCK MASTER'S OFFICE WILL ENSURE THAT THE LOADING AREA IS NOT OCCUPIED BY RESIDENTIAL USE DURING TRASH COLLECTION.



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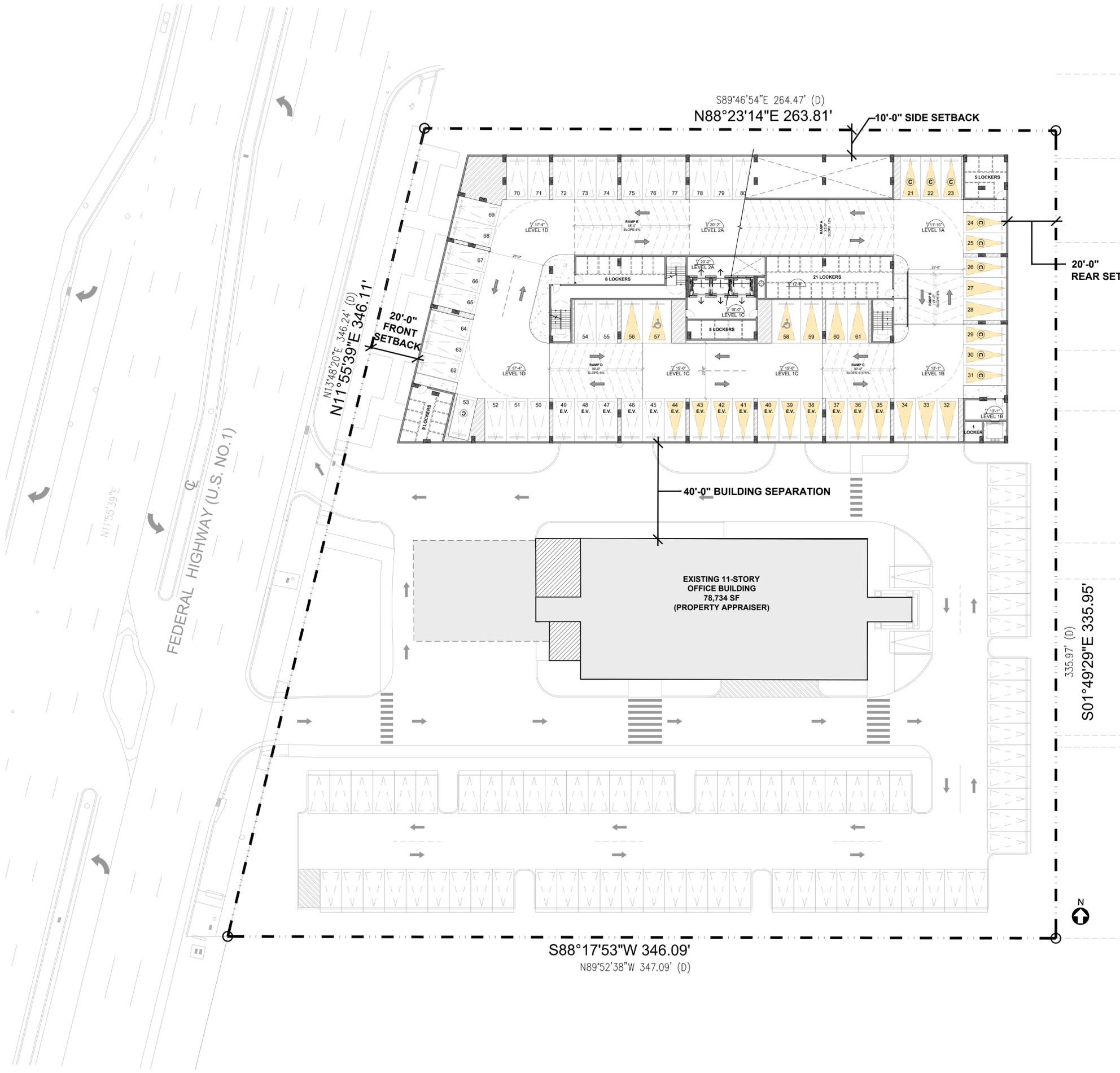
Project
1600 S FEDERAL HIGHWAY (MIXED-USE PROJECT)
1600 SOUTH FEDERAL HIGHWAY,
POMPANO BEACH, FL 33062

Title
LEVEL 1.5 FLOOR PLAN LAYOUT

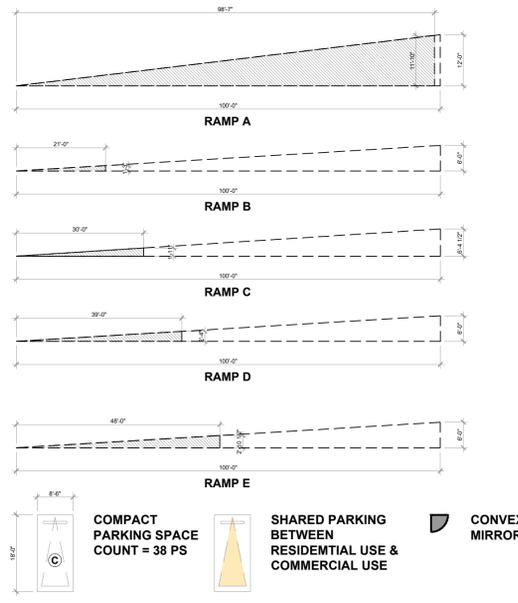
Drawn
J. WU
Verified
N. TREMBLAY
Approved
S. L'ECUYER

Field
ARCHITECTURE
Scale
as shown
Date
03-12-2025
Project Manager
J. WU
Project
24-838

Dwg. no.
A-201



PARKING RAMP SCHEMATIC SECTION



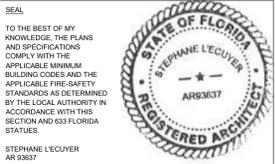
PARKING COUNT PER LEVEL

LEVEL	COUNT
LEVEL 3	18 PS
LEVEL 2	77 PS
LEVEL 1.5	60 PS
LEVEL 1	20 PS
SURFACE	70 PS
TOTAL	245 PS

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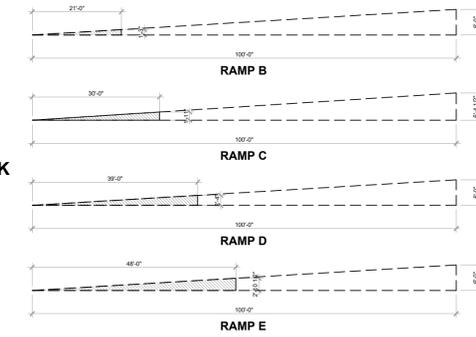
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Project
1600 S FEDERAL HIGHWAY (MIXED-USE PROJECT)
1600 SOUTH FEDERAL HIGHWAY,
POMPANO BEACH, FL 33062

LEVEL 02 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-202
Project 24-838	

PARKING RAMP SCHEMATIC SECTION

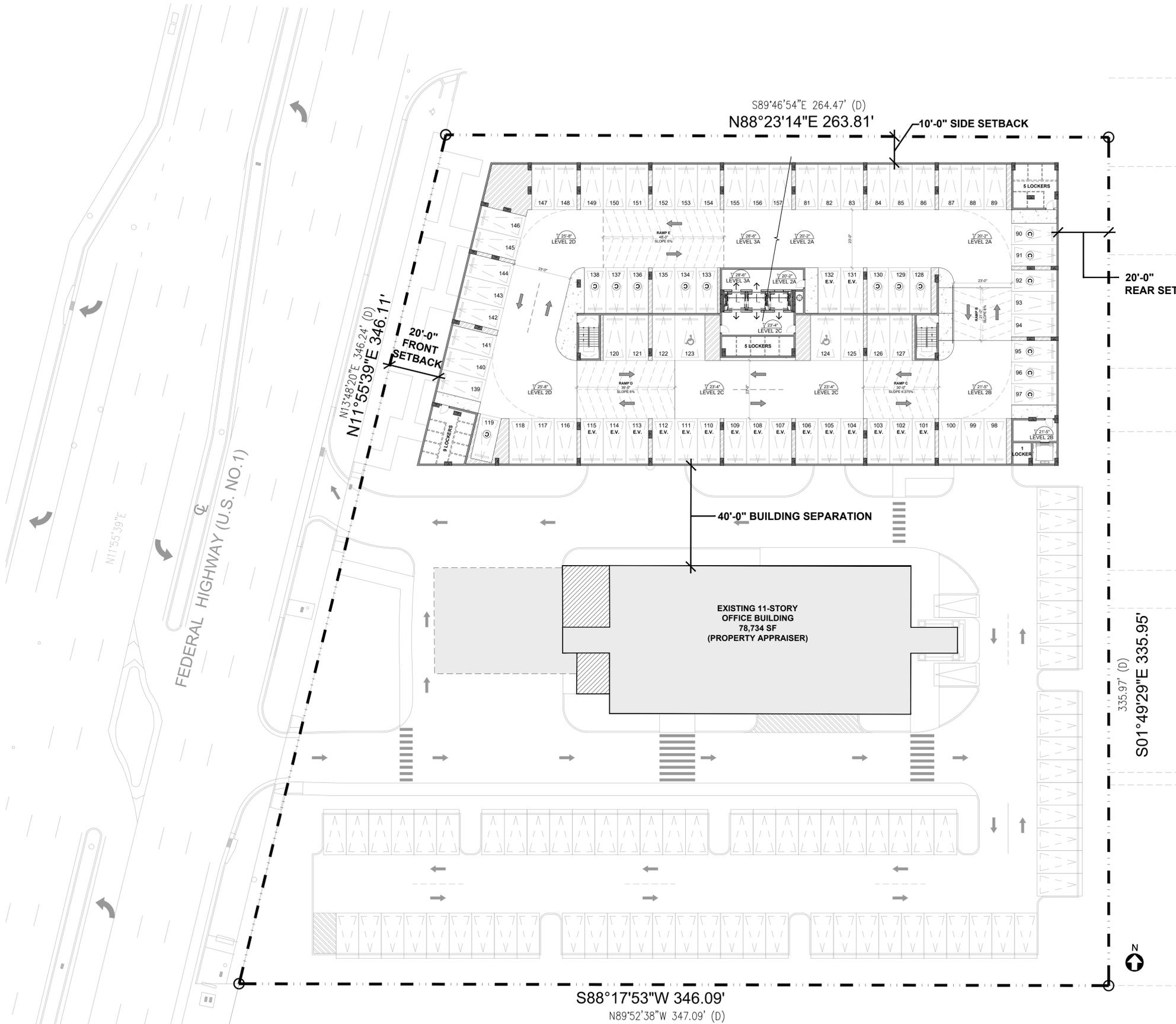


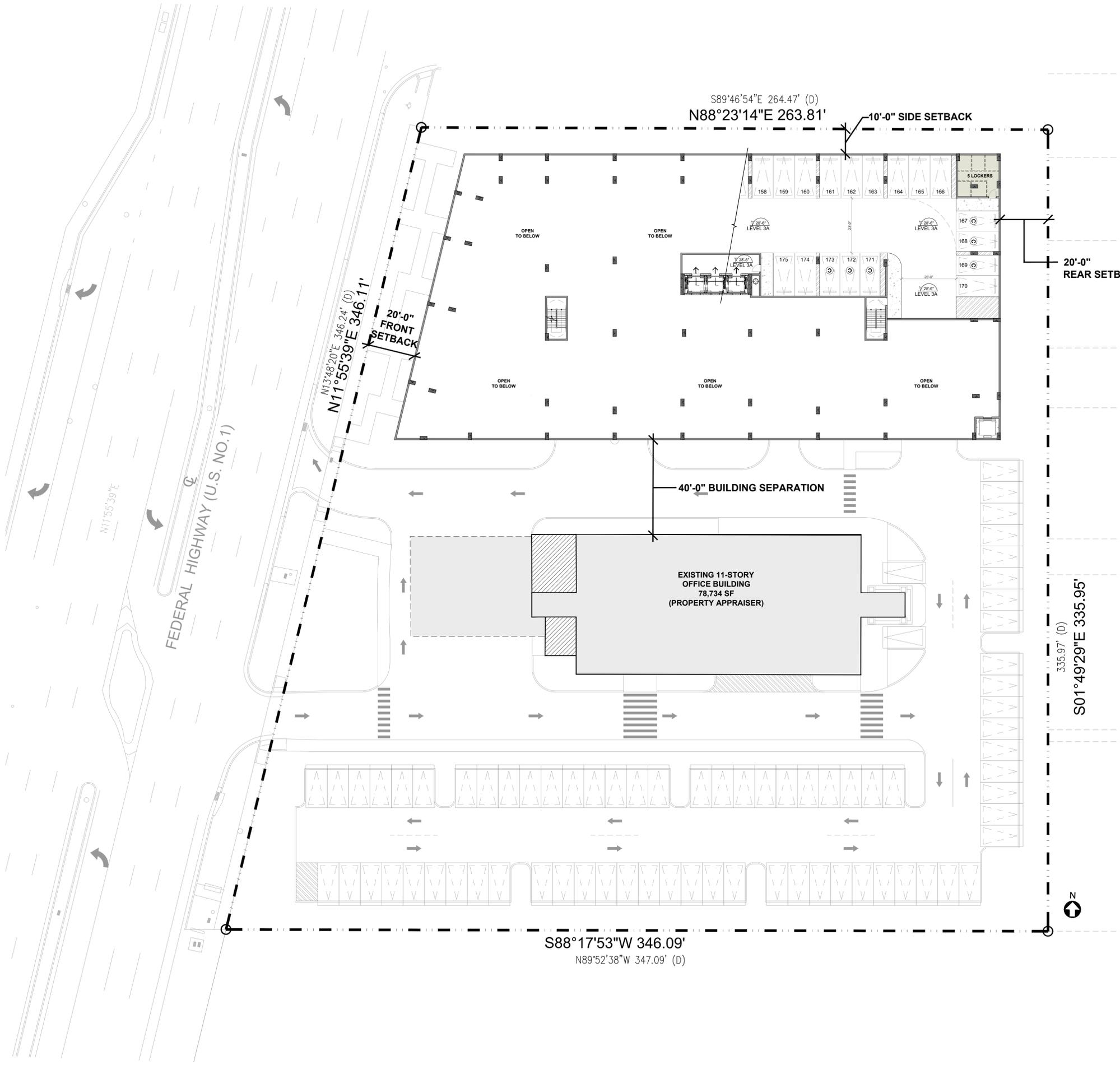
COMPACT PARKING SPACE
38 PS / 282 PS (MIN. REQUIRED PARKING) = 13.48%



PARKING COUNT PER LEVEL	
LEVEL	COUNT
LEVEL 3	18 PS
LEVEL 2	77 PS
LEVEL 1.5	60 PS
LEVEL 1	20 PS
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TOTAL	245 PS

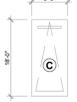
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GROUND	-
TOTAL	132
RATIO = 1 LOCKER / UNIT	





PARKING COUNT PER LEVEL	
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RATIO = 1 LOCKER / UNIT	


COMPACT PARKING SPACE
 38 PS / 282 PS (MIN. REQUIRED PARKING)
 = 13.48%


CONVEX MIRROR



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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 STATUTES.
 STEPHANE L'ECUYER
 AR 93637



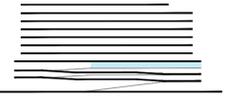
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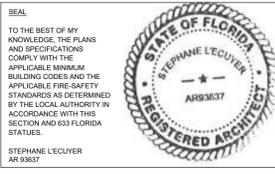


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VERA FUND
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 TEL: 305.833.3303

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

LEVEL 03 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-203
Project 24-838	

LEVEL 03
 FLOOR PLAN LAYOUT
 SCALE: 1"=20'-0"



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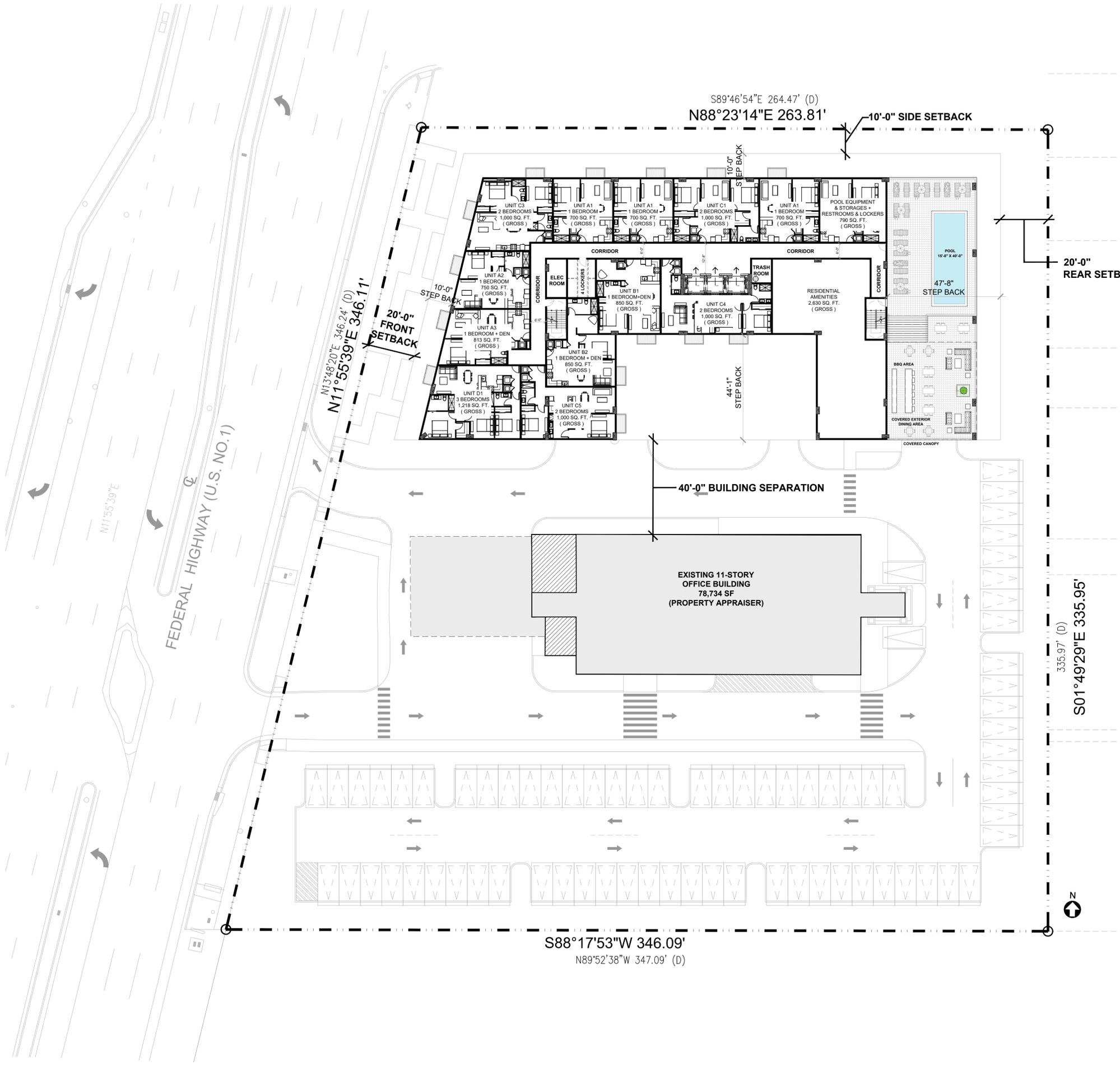
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1600 SOUTH FEDERAL HIGHWAY,
POMPANO BEACH, FL 33062

Title
LEVEL 10 FLOOR PLAN LAYOUT

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

Field
ARCHITECTURE
Scale
as shown
Date
03-12-2025
Project Manager
J. WU
Project
24-838
Dwg. no.
A-206

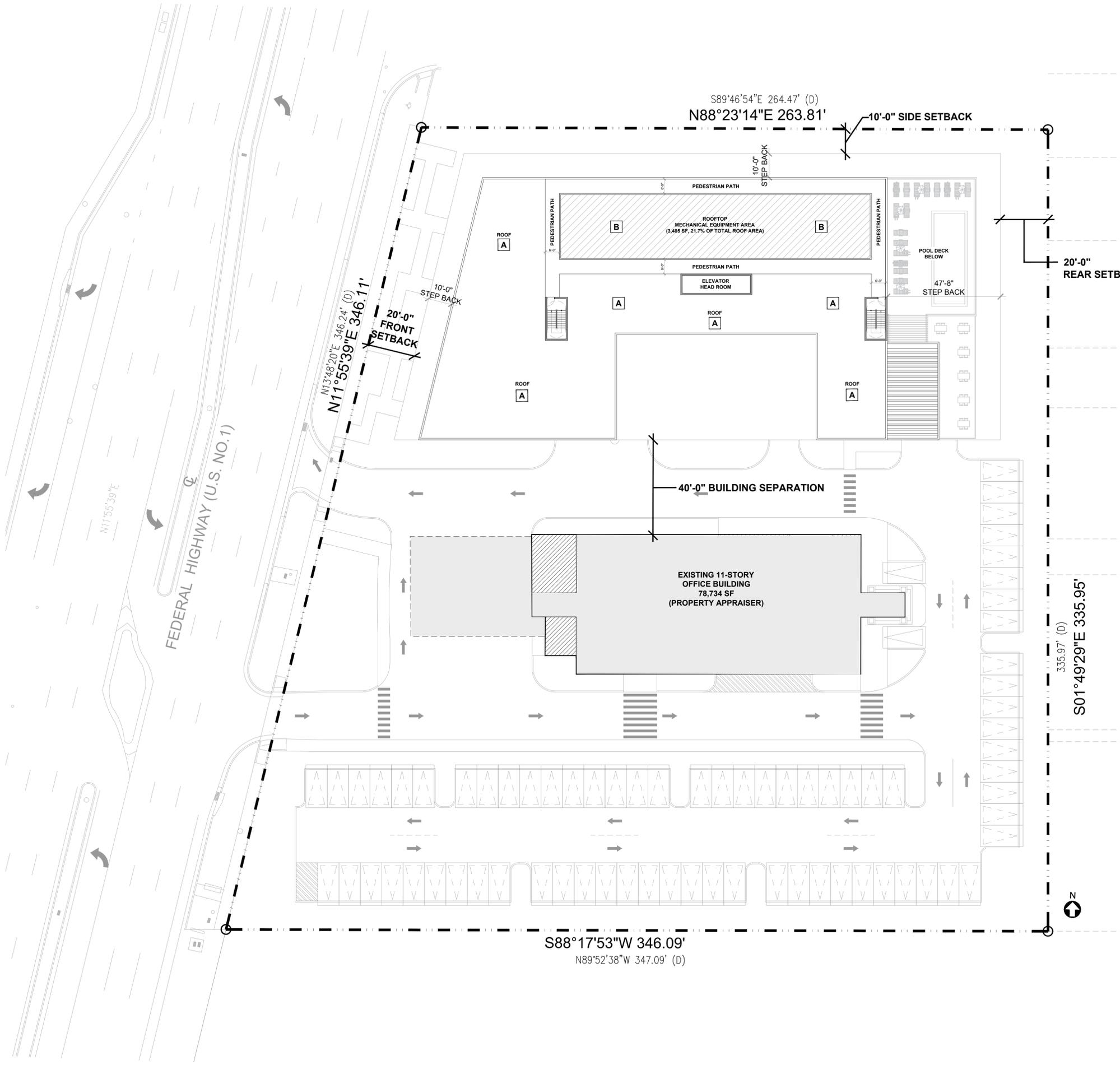


UNIT COUNT PER LEVEL	
LEVEL	COUNT
LEVEL 10	12 UNITS
LEVEL 9	20 UNITS
LEVEL 8	20 UNITS
LEVEL 7	20 UNITS
LEVEL 6	20 UNITS
LEVEL 5	20 UNITS
LEVEL 4	20 UNITS
LEVEL 3	-
LEVEL 2	-
LEVEL 1.5	-
GROUND	-
TOTAL	132 UNITS

UNITS MATRIX PER LEVEL			
NAME	TYPE	AREA	COUNT
UNIT A1	1 BD	700 SF	03
UNIT A2	1 BD	750 SF	01
UNIT A3	1 BD	800 SF	01
UNIT B1	1 BD + DEN	850 SF	01
UNIT B2	1 BD + DEN	850 SF	01
UNIT C1	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	01
UNIT D1	3 BDS	1,225 SF	01
TOTAL			12

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	

LEVEL 10 AMENITIES FLOOR PLAN SCALE: 1"= 40'-0"



ROOFTOP MECHANICAL EQUIPMENT SCREEN

ROOF PLAN KEYNOTES & LEGEND	
A	WHITE ROOF MEMBRANE
B	ROOFTOP MECHANICAL EQUIPMENT AREA
	ROOFTOP MECHANICAL EQUIPMENT COVERAGE AREA = 3,485 SF (21.7% OF TOTAL ROOF AREA)



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STEPHANE L'ECUYER
AR 93637



ISSUE FOR:
DRC SUBMITTAL



REV.	DATE	DESCRIPTION
01	01-29-2025	D.R.C. SUBMITTAL

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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
ROOF PLAN

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

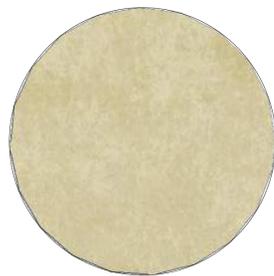
Field
ARCHITECTURE
Scale
as shown
Date
03-12-2025
Project Manager
J. WU
Project
24-838



1 SMOOTH STUCCO FINISH
SW-7005 PURE WHITE
SHERWIN-WILLIAMS
OR EQUIVALENT APPROVED
BY ARCHITECT



2 SMOOTH STUCCO FINISH
AF-685 THUNDER
BENJAMIN MOORE
OR EQUIVALENT APPROVED
BY ARCHITECT



3 SMOOTH STUCCO FINISH
CHAMPAGNE GOLD
OR EQUIVALENT APPROVED
BY ARCHITECT



4 ALUMINUM CLADDING PANELS
CHAMPAGNE GOLD
OR EQUIVALENT APPROVED
BY ARCHITECT



5 WOOD-POLYPROPYLENE COMPOSITE
NICHIA RIFTSAWN CHESTNUT
OR EQUIVALENT APPROVED
BY ARCHITECT



6 TINTED GLASS FOR STOREFRONTS,
WINDOWS, BALCONY DOORS
VIRACON OPTIGRAY
OR EQUIVALENT APPROVED
BY ARCHITECT



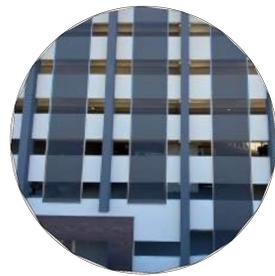
7 ALUMINUM FRAME
2134-30 IRON MOUNTAIN
BENJAMIN MOORE
OR EQUIVALENT APPROVED
BY ARCHITECT



8 METAL MESH RAILING
CHAMPAGNE GOLD
OR EQUIVALENT APPROVED
BY ARCHITECT



9 FACTORY PAINTED
ALUMINUM EXTRUSIONS
WOOD COLOR
OR EQUIVALENT APPROVED
BY ARCHITECT



10 PARKING GARAGE SCREENING
VENTILATED METAL MESH



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STEPHANE L'ECUYER
AR 93637



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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
NORTH ELEVATION

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

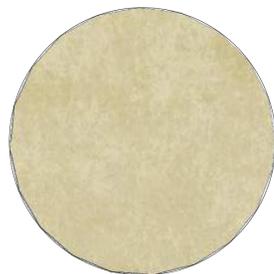
Field
ARCHITECTURE
Scale
as shown
Date
03-12-2025
Project Manager
J. WU
Project
24-838



1 SMOOTH STUCCO FINISH
SW-7005 PURE WHITE
SHERWIN-WILLIAMS
OR EQUIVALENT APPROVED
BY ARCHITECT



2 SMOOTH STUCCO FINISH
AF-685 THUNDER
BENJAMIN MOORE
OR EQUIVALENT APPROVED
BY ARCHITECT



3 SMOOTH STUCCO FINISH
CHAMPAGNE GOLD
OR EQUIVALENT APPROVED
BY ARCHITECT



4 ALUMINUM CLADDING PANELS
CHAMPAGNE GOLD
OR EQUIVALENT APPROVED
BY ARCHITECT



5 WOOD-POLYPROPYLENE COMPOSITE
NICHIIA RIFTSAWN CHESTNUT
OR EQUIVALENT APPROVED
BY ARCHITECT



6 TINTED GLASS FOR STOREFRONTS,
WINDOWS, BALCONY DOORS
VIRACON OPTIGRAY
OR EQUIVALENT APPROVED
BY ARCHITECT



7 ALUMINUM FRAME
2134-30 IRON MOUNTAIN
BENJAMIN MOORE
OR EQUIVALENT APPROVED
BY ARCHITECT



8 METAL MESH RAILING
CHAMPAGNE GOLD
OR EQUIVALENT APPROVED
BY ARCHITECT



9 FACTORY PAINTED
ALUMINUM EXTRUSIONS
WOOD COLOR
OR EQUIVALENT APPROVED
BY ARCHITECT



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VENTILATED METAL MESH



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STEPHANE L'ECUYER
AR 93637



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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
SOUTH ELEVATION

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

Field
ARCHITECTURE
Scale
as shown
Date
03-12-2025
Project Manager
J. WU
Project
24-838

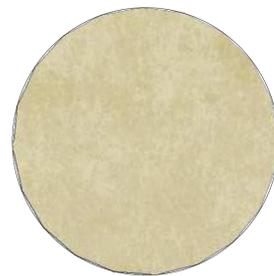
01 SOUTH ELEVATION
A-502 SCALE: 1"= 40'-0"



1 SMOOTH STUCCO FINISH
SW-7005 PURE WHITE
SHERWIN-WILLIAMS
OR EQUIVALENT APPROVED
BY ARCHITECT



2 SMOOTH STUCCO FINISH
AF-685 THUNDER
BENJAMIN MOORE
OR EQUIVALENT APPROVED
BY ARCHITECT



3 SMOOTH STUCCO FINISH
CHAMPAGNE GOLD
OR EQUIVALENT APPROVED
BY ARCHITECT



4 ALUMINUM CLADDING PANELS
CHAMPAGNE GOLD
OR EQUIVALENT APPROVED
BY ARCHITECT



5 WOOD-POLYPROPYLENE COMPOSITE
NICHIIA RIFTSAWN CHESTNUT
OR EQUIVALENT APPROVED
BY ARCHITECT



6 TINTED GLASS FOR STOREFRONTS,
WINDOWS, BALCONY DOORS
VIRACON OPTIGRAY
OR EQUIVALENT APPROVED
BY ARCHITECT



7 ALUMINUM FRAME
2134-30 IRON MOUNTAIN
BENJAMIN MOORE
OR EQUIVALENT APPROVED
BY ARCHITECT



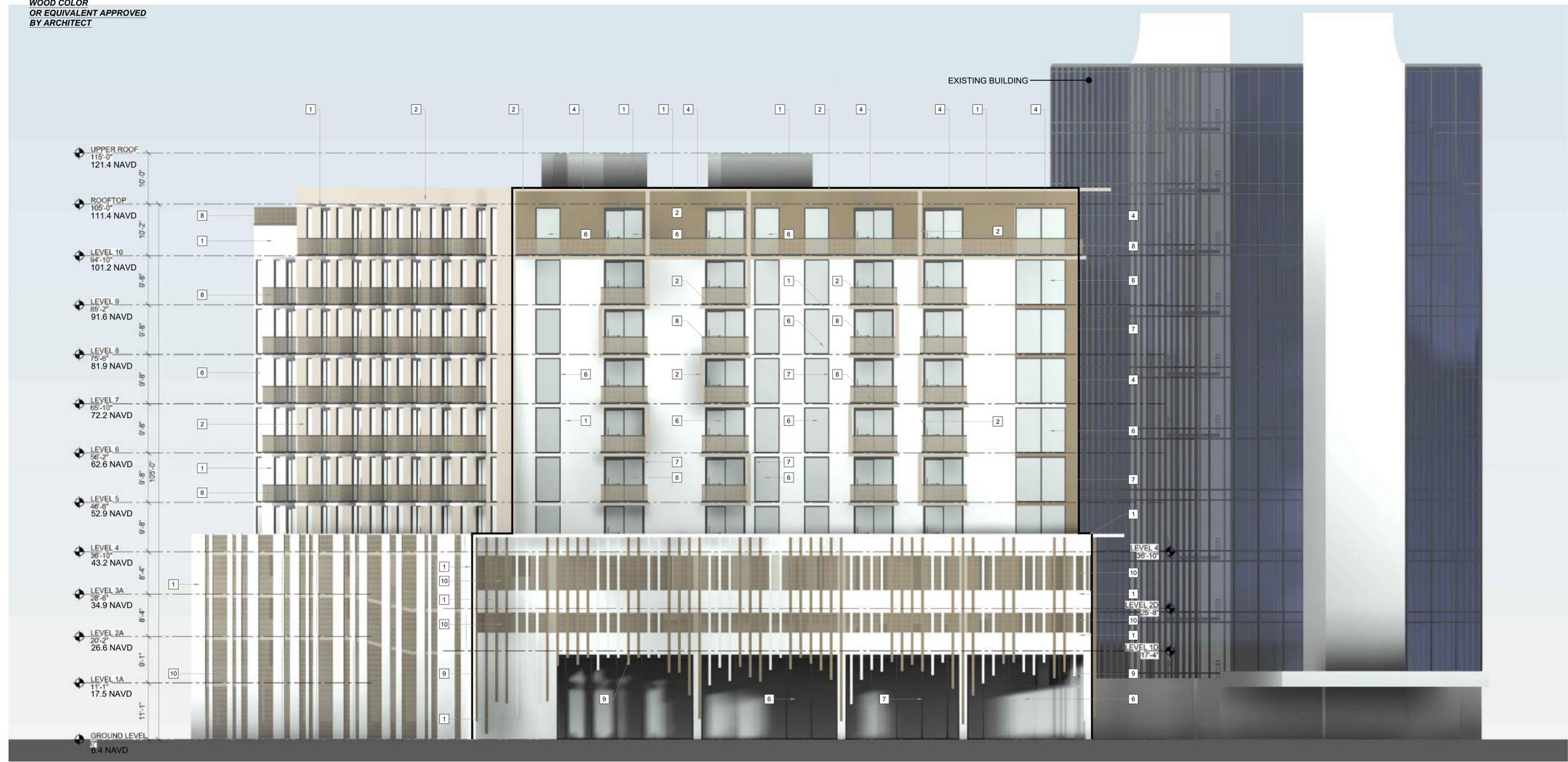
8 METAL MESH RAILING
CHAMPAGNE GOLD
OR EQUIVALENT APPROVED
BY ARCHITECT



9 FACTORY PAINTED
ALUMINUM EXTRUSIONS
WOOD COLOR
OR EQUIVALENT APPROVED
BY ARCHITECT



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STEPHANE L'ECUYER
AR 93637



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DRC SUBMITTAL



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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
WEST ELEVATION

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

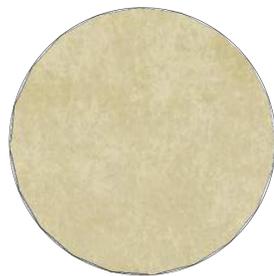
Field
ARCHITECTURE
Scale
as shown
Date
03-12-2025
Project Manager
J. WU
Dwg. no.
A-503
Project
24-838



1 SMOOTH STUCCO FINISH
SW-7005 PURE WHITE
SHERWIN-WILLIAMS
OR EQUIVALENT APPROVED
BY ARCHITECT



2 SMOOTH STUCCO FINISH
AF-685 THUNDER
BENJAMIN MOORE
OR EQUIVALENT APPROVED
BY ARCHITECT



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CHAMPAGNE GOLD
OR EQUIVALENT APPROVED
BY ARCHITECT



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OR EQUIVALENT APPROVED
BY ARCHITECT



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NICHIHA RIFTSAWN CHESTNUT
OR EQUIVALENT APPROVED
BY ARCHITECT



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WINDOWS, BALCONY DOORS
VIRACON OPTIGRAY
OR EQUIVALENT APPROVED
BY ARCHITECT



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2134-30 IRON MOUNTAIN
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9 FACTORY PAINTED
ALUMINUM EXTRUSIONS
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BY ARCHITECT



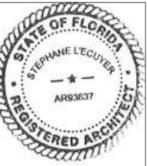
10 PARKING GARAGE SCREENING
VENTILATED METAL MESH



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APPLICABLE FIRE-SAFETY
STANDARDS AS DETERMINED
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STATUTES.
STEPHANE L'ECUYER
AR 93637



ISSUE FOR:
DRC SUBMITTAL



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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
EAST ELEVATION

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

Field
ARCHITECTURE
Scale
as shown
Date
03-12-2025
Project Manager
J. WU
Dwg. no.
A-504
Project
24-838



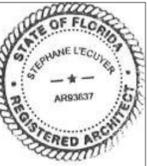
AREA VIEW LOOKING NORTH EAST



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STEPHANE L'ECUYER
AR 93637



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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
**CONCEPTUAL
3D RENDERING 01**

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. R-001
Project 24-838	



AREA VIEW LOOKING SOUTH EAST



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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
**CONCEPTUAL
3D RENDERING 02**

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. R-002
Project 24-838	



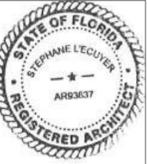
STREET VIEW OF THE SOUTH WEST CORNER OF THE BUILDING



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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
**CONCEPTUAL
3D RENDERING 03**

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. R-003
Project 24-838	



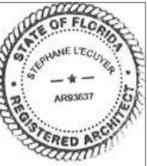
STREET VIEW OF THE SOUTH WEST CORNER OF THE BUILDING



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& YURI KHARITONENKOV
TEL: 305.833.3303

Project
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1600 SOUTH FEDERAL HIGHWAY,
POMPANO BEACH, FL 33062

Title
**CONCEPTUAL
3D RENDERING 04**

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. R-004
Project 24-838	



STREET VIEW OF THE SOUTH WEST CORNER OF THE BUILDING



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AR 93637



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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
**CONCEPTUAL
3D RENDERING 05**

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. R-005
Project 24-838	



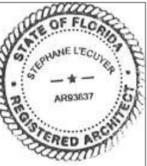
ZOOM-IN VIEW OF THE ROOFTOP POOL



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& YURI KHARITONENKOV
TEL: 305.833.3303

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

Title
**CONCEPTUAL
3D RENDERING 06**

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. R-006
Project 24-838	



ZOOM-IN VIEW OF THE ROOFTOP TERRACE

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	01-29-2025	D.R.C. 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
**CONCEPTUAL
3D RENDERING 07**

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. R-007
Project 24-838	



AERIAL VIEW OF THE ROOFTOP POOL DECK



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3523 NE 163rd Street, Suite 200 North Miami Beach, FL 33160
 T 305.792.0015 F 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.
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Key section

Client
VERA FUND
 NICK POLYUSHKIN
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 TEL: 305.833.3303

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

Title
CONCEPTUAL 3D RENDERING 07

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. R-008
Project 24-838	



ZOOM-IN VIEW OF THE ROOFTOP TERRACE

SEAL
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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
CONCEPTUAL 3D RENDERING 07

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. R-009
Project 24-838	



FIRE TRUCK ENTRANCE ON FEDERAL HIGHWAY



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TEL: 305.833.3303

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

Title
CONCEPTUAL 3D RENDERING 07

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. R-010
Project 24-838	



FIRE TRUCK ENTRANCE ON FEDERAL HIGHWAY



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VERA FUND
NICK POLYUSHKIN
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TEL: 305.833.3303

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

Title
CONCEPTUAL
3D RENDERING 07

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. R-011
Project 24-838	



ZOOM-IN VIEW OF THE PARKING GARAGE SCREENING



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SEAL
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Key section

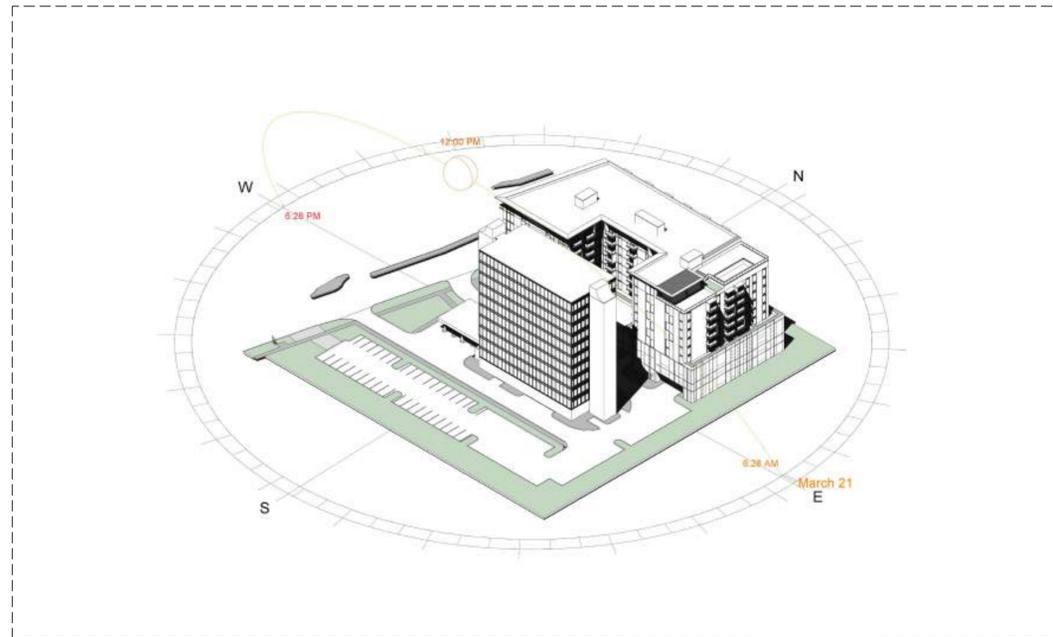
Client
VERA FUND
NICK POLYUSHKIN
& YURI KHARITONENKOV
TEL: 305.833.3303

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

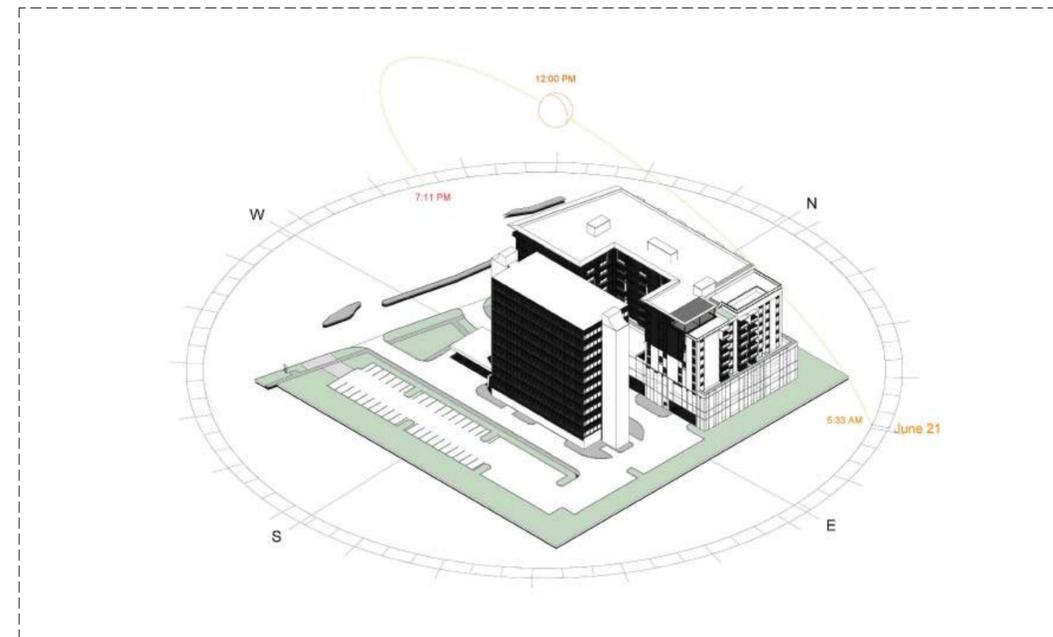
Title
**CONCEPTUAL
3D RENDERING 07**

Drawn J. WU	Field ARCHITECTURE
Verified N. TREMBLAY	Scale as shown
Approved S. L'ECUYER	Date 03-12-2025

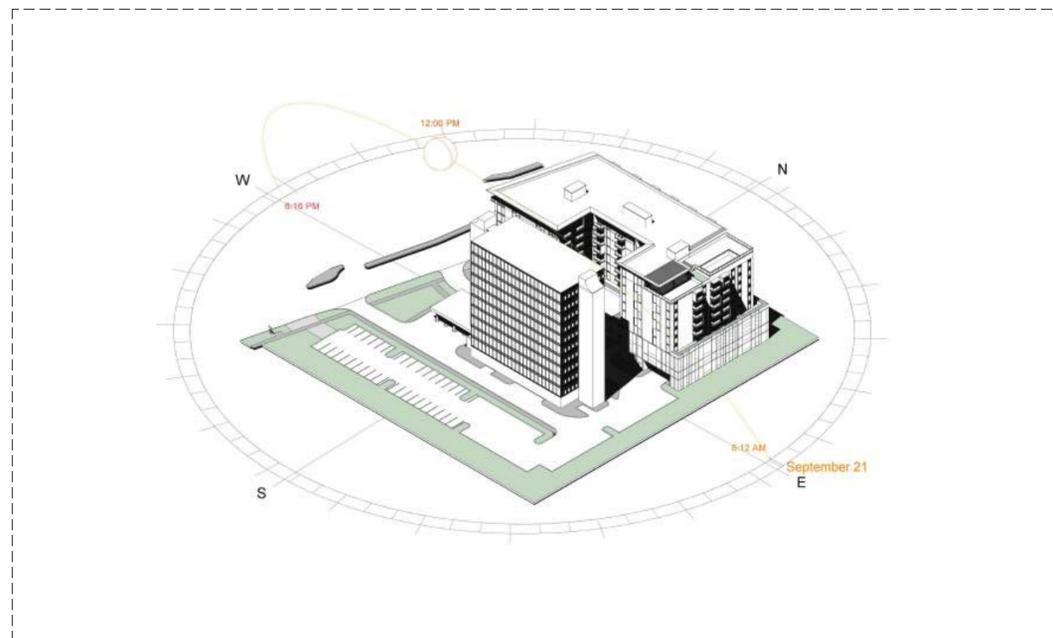
Project Manager J. WU	Dwg. no. R-012
Project 24-838	



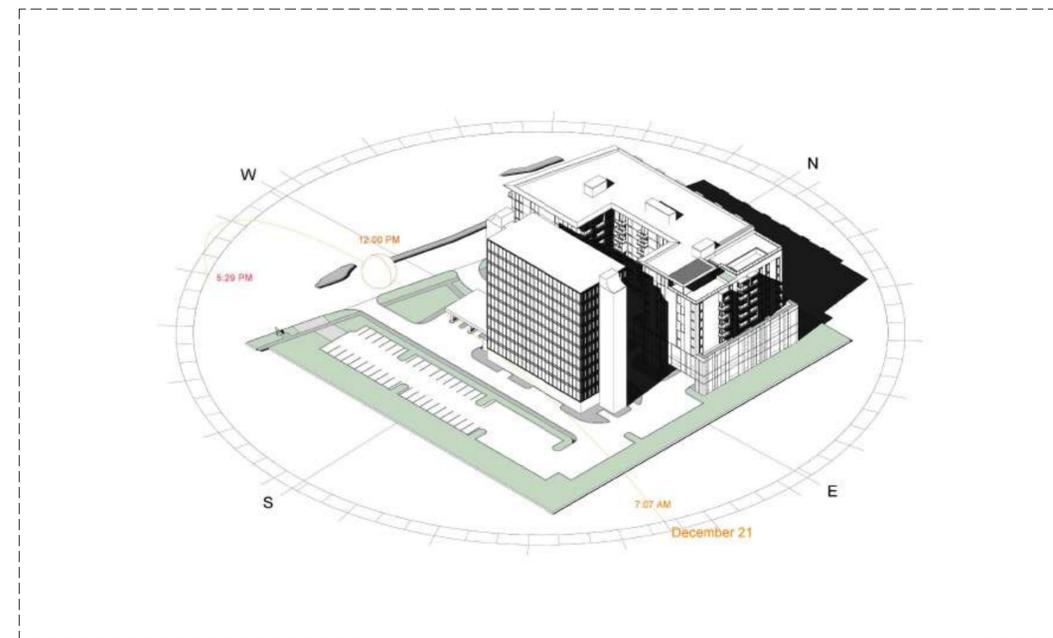
MARCH 21 AT 12PM



JUNE 21 AT 12PM



SEPTEMBER 21 AT 12PM



DECEMBER 21 AT 12PM

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.
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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

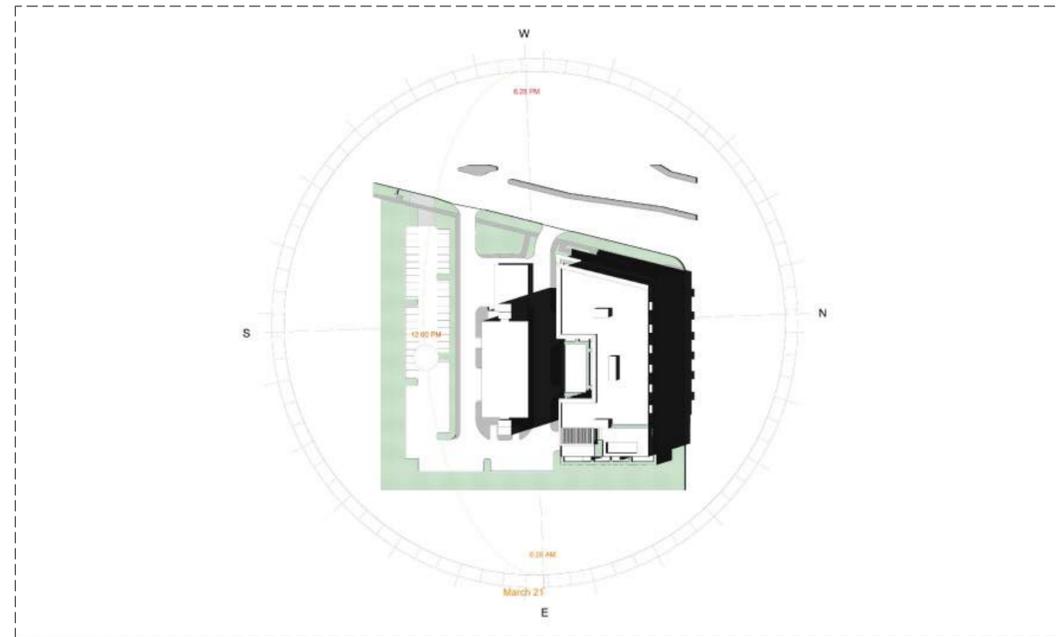
Drawn
J. WU
Verified
N. TREMBLAY
Approved
S. L'ECUYER

Field
ARCHITECTURE
Scale
as shown
Date
03-12-2025

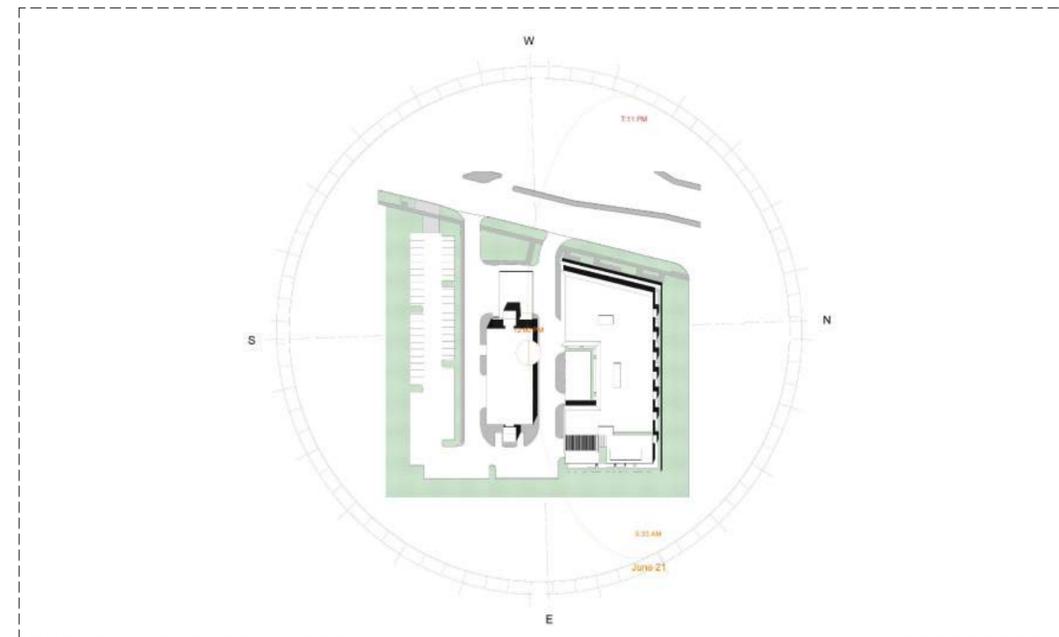
Project Manager
J. WU

Dwg. no.
S-001

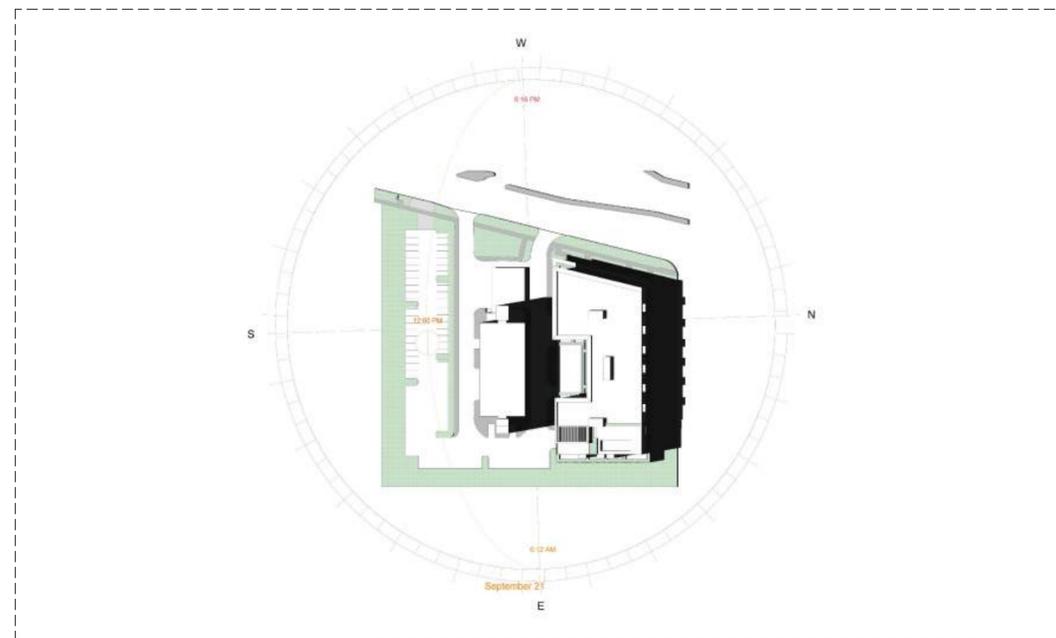
Project
24-838



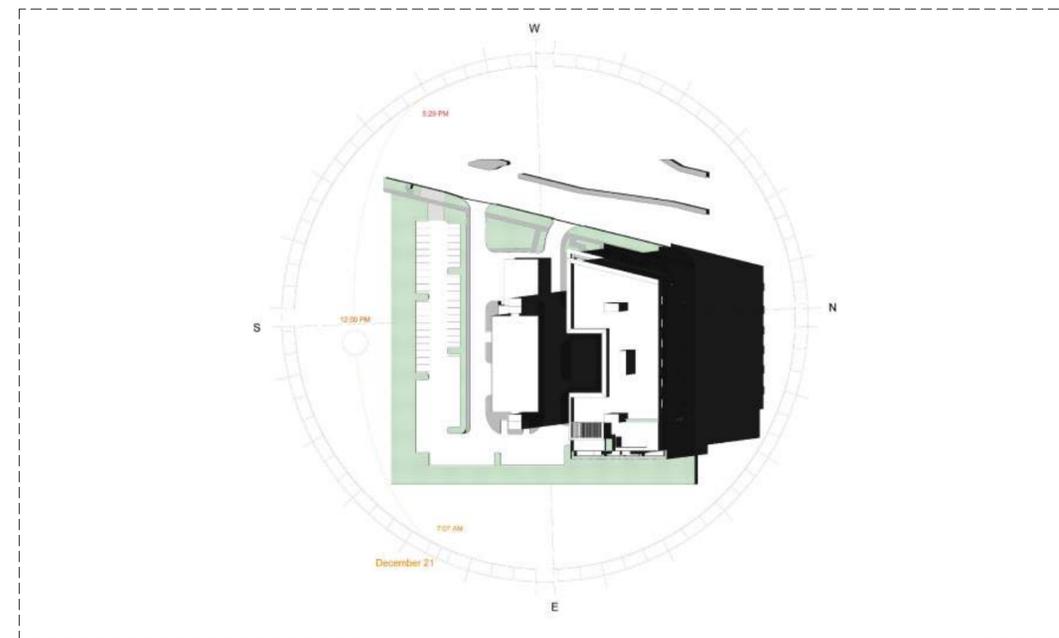
MARCH 21 AT 12PM



JUNE 21 AT 12PM



SEPTEMBER 21 AT 12PM



DECEMBER 21 AT 12PM



REV.	DATE	DESCRIPTION
01	01-29-2025	D.R.C. SUBMITTAL

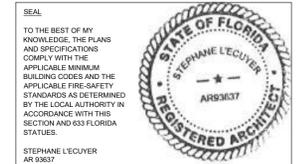
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NICK POLYUSHKIN
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Project
1600 S FEDERAL HIGHWAY (MIXED-USE PROJECT)
1600 SOUTH FEDERAL HIGHWAY,
POMPANO BEACH, FL 33062

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. S-002
Project 24-838	

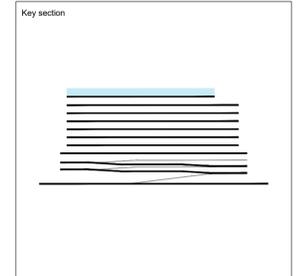


ISSUE FOR:
DRC SUBMITTAL



REV.	DATE	DESCRIPTION
01	01-29-2025	D.R.C. SUBMITTAL

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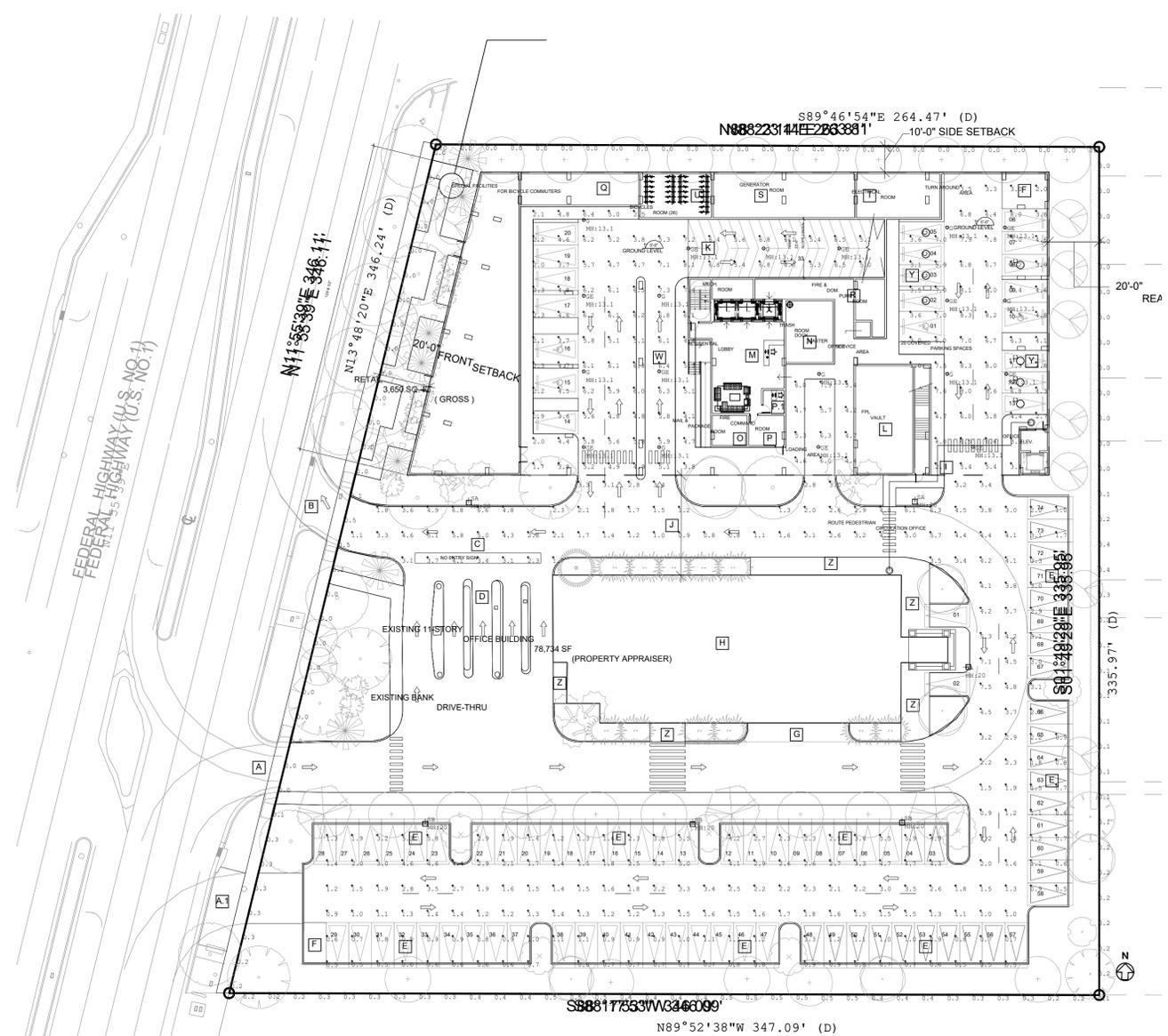


Client
VERA FUND
NICK POLYUSHKIN
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Project
1600 S FEDERAL HIGHWAY (MIXED-USE PROJECT)
1600 SOUTH FEDERAL HIGHWAY,
POMPANO BEACH, FL 33062

Title
**GROUND FLOOR
PHOTOMETRICS**

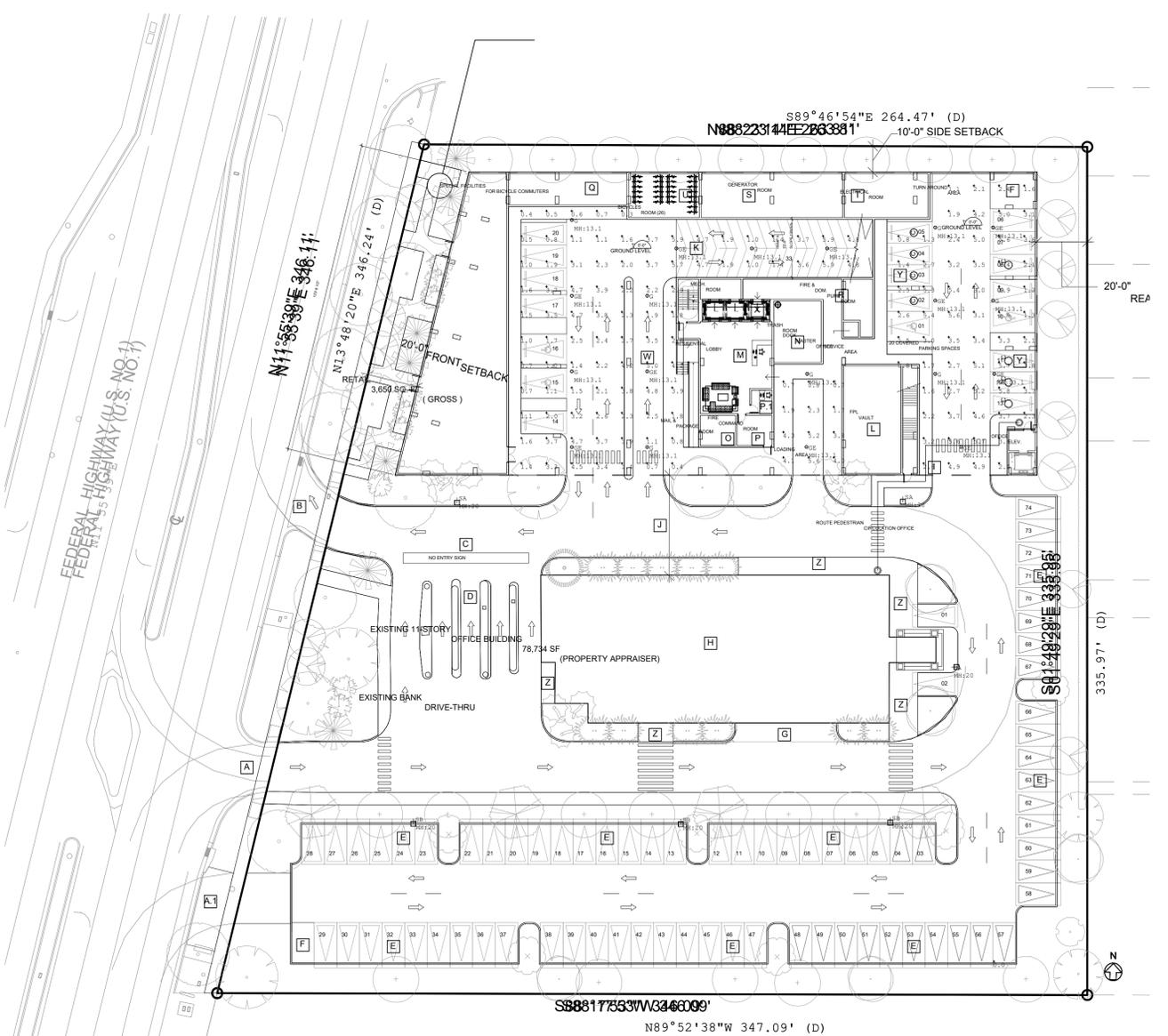
Drawn J. WU	Field ARCHITECTURE
Verified N. TREMBLAY	Scale as shown
Approved S. L'ECUYER	Date 03-12-2025
Project Manager J. WU	Dwg. no. P-001
Project 24-838	



Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
○	9	G	Single	Utopia Lighting LRC-3G-SLED-40K-UNV-WH	0.900	6890	53	477
○	10	GE	Single	Utopia Lighting LRC-3G-SLED-40K-UNV-WH (Connected to Generator)	0.900	6890	53	530
□	3	SA	Single	Xtra Light VNTM-20000L-40K-DIM-3M-N-XX-XX-HSS	0.900	14972	152	456
□	3	SB	Single	Xtra Light VNTM-20000L-40K-DIM-4M-N-XX-XX-HSS	0.900	14968	152	456

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Loading Dock	Illuminance	Fc	5.43	7.9	4.2	1.29	1.88
Parking Garage	Illuminance	Fc	5.31	8.3	1.0	5.31	8.30
Parking Lot	Illuminance	Fc	2.30	7.5	0.5	4.60	15.00
Property Line	Illuminance	Fc	0.15	0.5	0.0	N.A.	N.A.

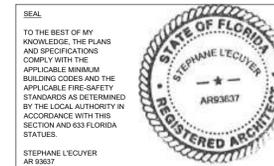
01 GROUND FLOOR
PHOTOMETRICS - NORMAL
SCALE: 1"= 30'-0"



Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
○	9	G	Single	Utopia Lighting LRC-3G-SLED-40K-UNV-WH	0.900	6890	53	477
○	10	GE	Single	Utopia Lighting LRC-3G-SLED-40K-UNV-WH (Connected to Generator)	0.900	6890	53	530
□	3	SA	Single	Xtra Light VNTM-20000L-40K-DIM-3M-N-XX-XX-HSS	0.900	14972	152	456
□	3	SB	Single	Xtra Light VNTM-20000L-40K-DIM-4M-N-XX-XX-HSS	0.900	14968	152	456

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Loading Dock	Illuminance	Fc	2.93	5.6	0.7	4.19	8.00
Parking Garage	Illuminance	Fc	2.82	5.9	0.3	9.40	19.67

01 GROUND FLOOR
PHOTOMETRICS - EMERGENCY
SCALE: 1"= 30'-0"



ISSUE FOR:

DRC SUBMITTAL



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Key section

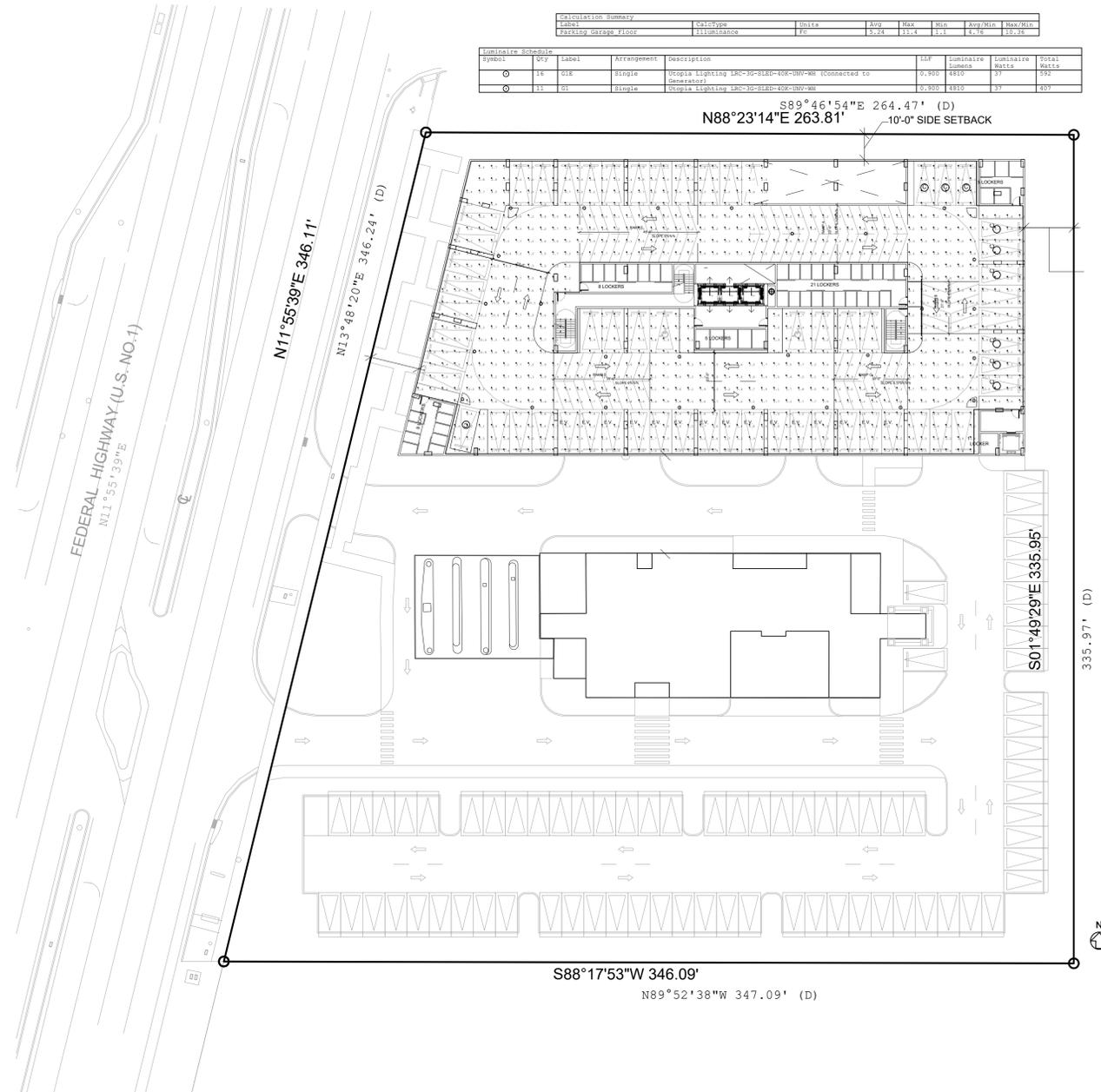
Client
VERA FUND
 NICK POLYUSHKIN
 & YURI KHARITONENKOV
 TEL: 305.833.3303

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

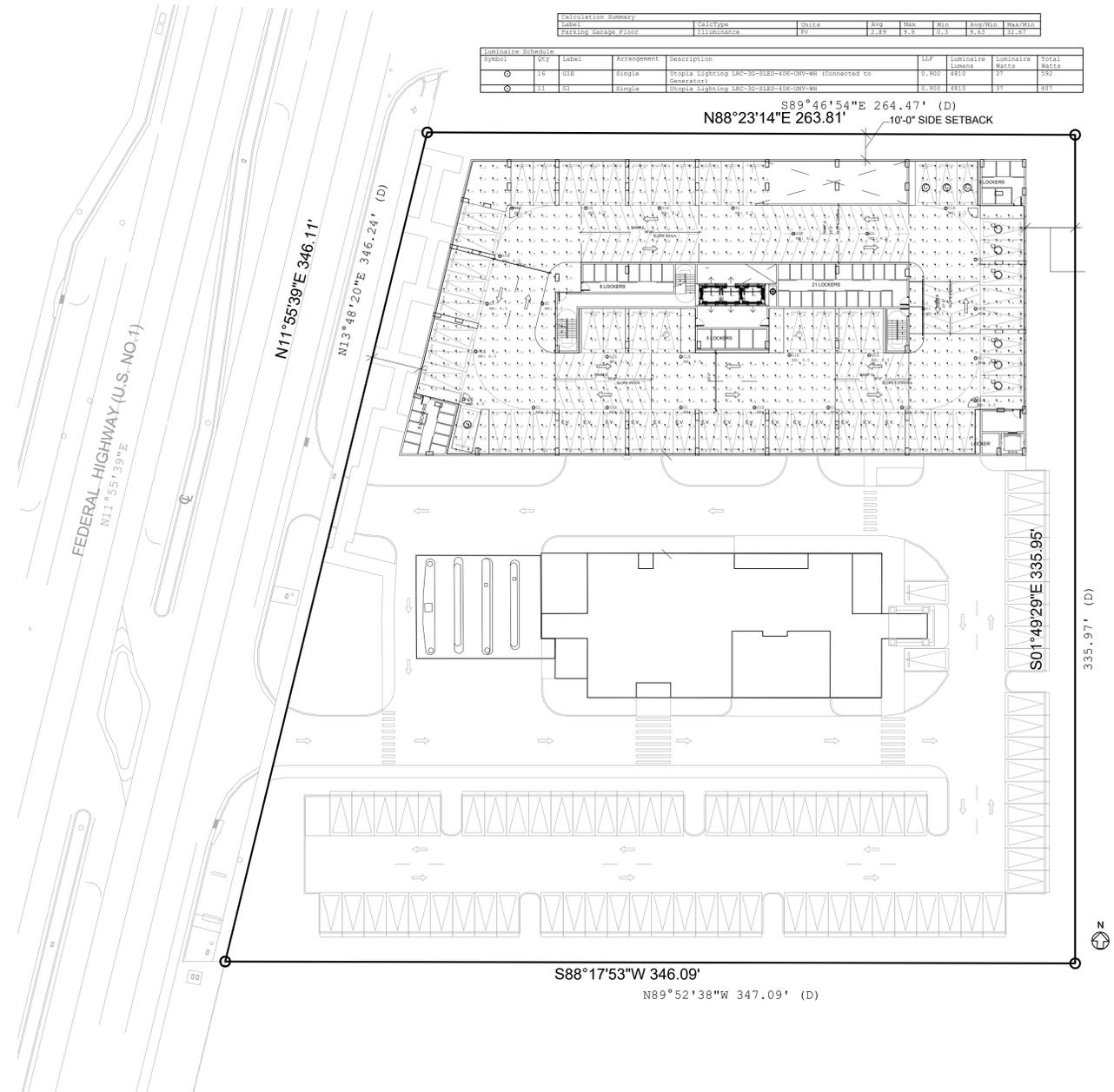
Title
**LEVEL 1.5
 PHOTOMETRICS**

Drawn J. WU	Field ARCHITECTURE
Verified	Scale as shown
Approved N. TREMBLAY	Date 03-12-2025
Approved S. L'ECUYER	

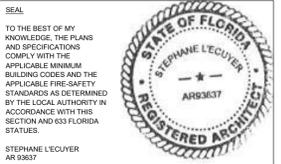
Project Manager J. WU	Dwg. no. P-002
Project 24-838	



LEVEL 1.5
 PHOTOMETRICS - NORMAL
 SCALE: 1"= 30'-0"

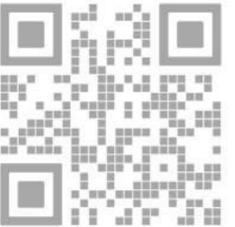


LEVEL 1.5
 PHOTOMETRICS - EMERGENCY
 SCALE: 1"= 30'-0"



ISSUE FOR:

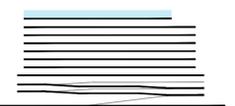
DRC SUBMITTAL



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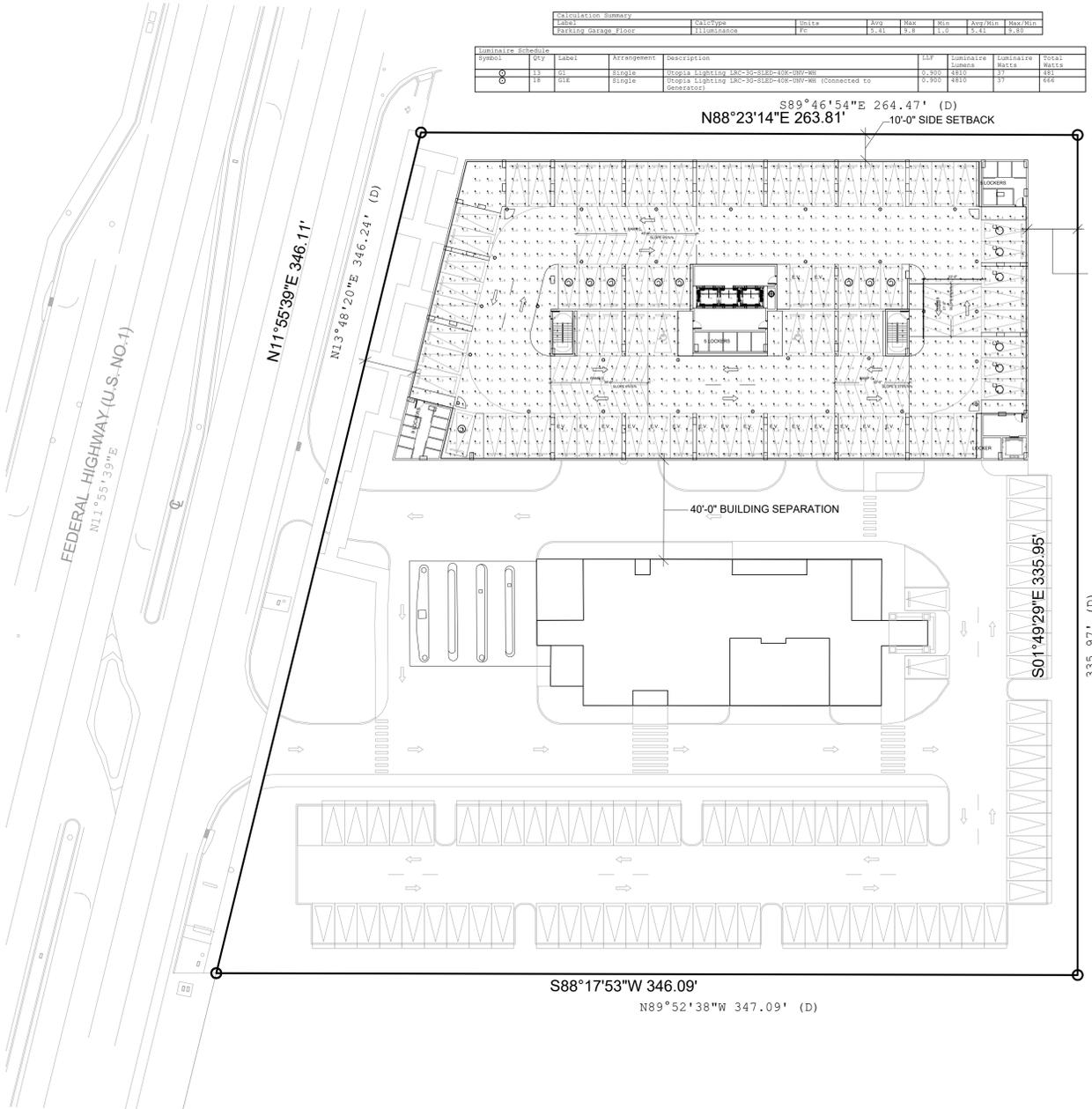
Client
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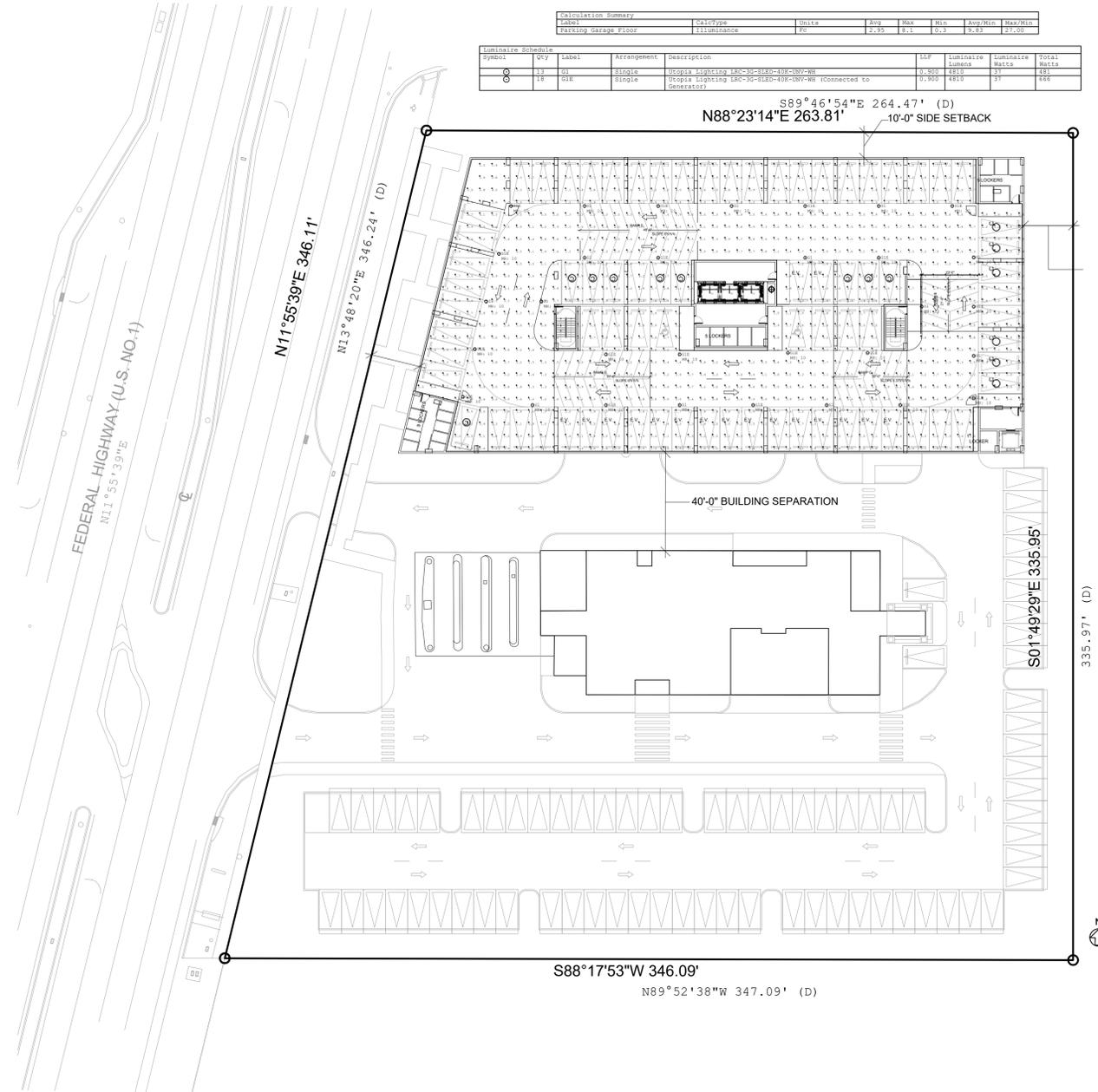
Title
**LEVEL 02
PHOTOMETRICS**

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. P-003
Project 24-838	



LEVEL 02
01 PHOTOMETRICS - NORMAL
P-003 SCALE: 1"= 30'-0"



LEVEL 02
01 PHOTOMETRICS - EMERGENCY
P-003 SCALE: 1"= 30'-0"