



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

COVER		
-	COVER SHEET	o

ARCHITECTURE		
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A-006	CONCEPTUAL BUILDING SECTION, GFA TABLE & UNIT MATRIX	o
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A-502	SOUTH ELEVATION	o
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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
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S-001	SUN STUDY (3D VIEWS)	o
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CIVIL		
C1	PAVEMENT MARKING & SIGNAGE PLAN	o
C2	PAVING, GRADING, & DRAINAGE PLAN	o
C3	WATER & SEWER PLAN	o

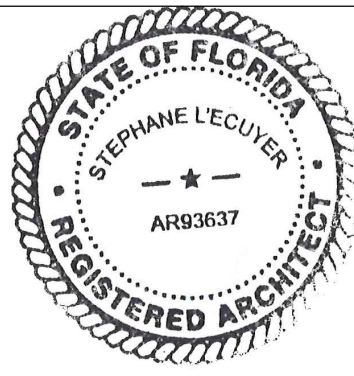
LANDSCAPE		
L-000	EX TREE DISPOSITION PLAN	o
L-100	HARDSCAPE PLAN – GROUND FLOOR	o
L-101	HARDSCAPE PLAN – GROUND FLOOR	o
L-102	HARDSCAPE PLAN – GROUND FLOOR	o
L-103	HARDSCAPE PLAN – GROUND FLOOR	o
L-104	HARDSCAPE PLAN – 4TH FLOOR	o
L-105	HARDSCAPE PLAN – 10TH FLOOR	o
L-100	HARDSCAPE PLAN – GROUND FLOOR	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
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L-300	IRRIGATION PLAN – GROUND FLOOR	o
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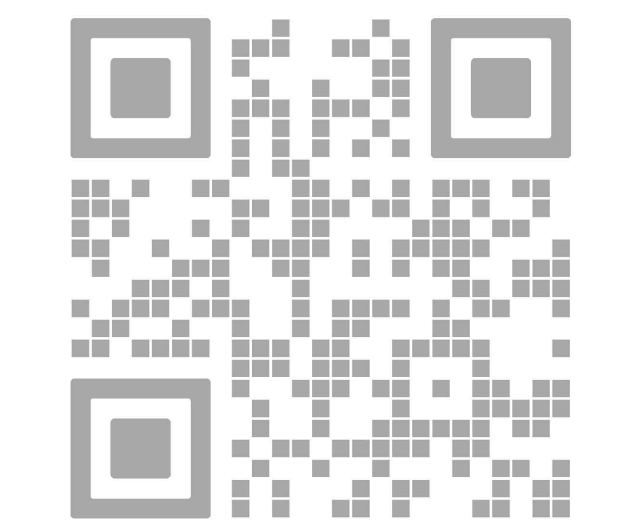


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SEAL
TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUTES.
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,
POMPAO BEACH, FL 33062

Title	
<div>DRAWING INDEX</div> <div>& GENERAL SITE INFORMATION</div>	
Drawn	Field
J. WU	ARCHITECTURE
Verified	Scale
N. TREMBLAY	as shown
Approved	Date
S. L'ECUYER	03-12-2025
Project Manager	Dwg. no.
J. WU	A-001
Project	
24-838	