



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

COVER	
-	COVER SHEET

ARCHITECTURE	
A-001	DRAWING INDEX & GENERAL SITE INFORMATION
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A-004	ZONING CODE ANALYSIS & PARKING REQUIREMENTS
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A-081	CPTD SITE PLAN
A-082	THE CPTD & SECURITY STRENGTHENING CONDOTIONS
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A-202	LEVEL 02 FLOOR PLAN LAYOUT
A-203	LEVEL 03 FLOOR PLAN LAYOUT
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A-206	LEVEL 10 FLOOR PLAN LAYOUT
A-207	ROOF PLAN
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R-003	CONCEPTUAL 3D RENDERINGS 03
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R-006	CONCEPTUAL 3D RENDERINGS 06
R-007	CONCEPTUAL 3D RENDERINGS 07
S-001	SUN STUDY (3D VIEWS)
S-002	SUN STUDY (TOP VIEWS)

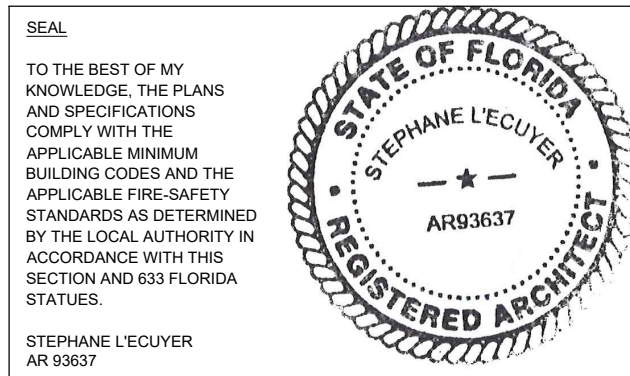
CIVIL	
C1	PAVEMENT MARKING & SIGNAGE PLAN
C2	PAVING, GRADING, & DRAINAGE PLAN
C3	WATER & SEWER PLAN

LANDSCAPE	
L-000	EX TREE DISPOSITION PLAN
L-100	HARDSCAPE PLAN – GROUND FLOOR
L-101	HARDSCAPE PLAN – GROUND FLOOR
L-102	HARDSCAPE PLAN – GROUND FLOOR
L-103	HARDSCAPE PLAN – GROUND FLOOR
L-104	HARDSCAPE PLAN – 4TH FLOOR
L-105	HARDSCAPE PLAN – 10TH FLOOR
L-100	HARDSCAPE PLAN – GROUND FLOOR
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L-102	HARDSCAPE PLAN – GROUND FLOOR
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L-200	PLANTING PLAN – GROUND FLOOR
L-201	PLANTING PLAN – GROUND FLOOR
L-202	PLANTING PLAN – GROUND FLOOR
L-203	PLANTING PLAN – GROUND FLOOR
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L-206	PLANT LIST AND LANDSCAPE LEGEND
L-207	SOIL VOLUME PLAN
L-208	PLANTING DETAILS AND SPECS
L-300	IRRIGATION PLAN – GROUND FLOOR
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L-302	IRRIGATION PLAN – GROUND FLOOR
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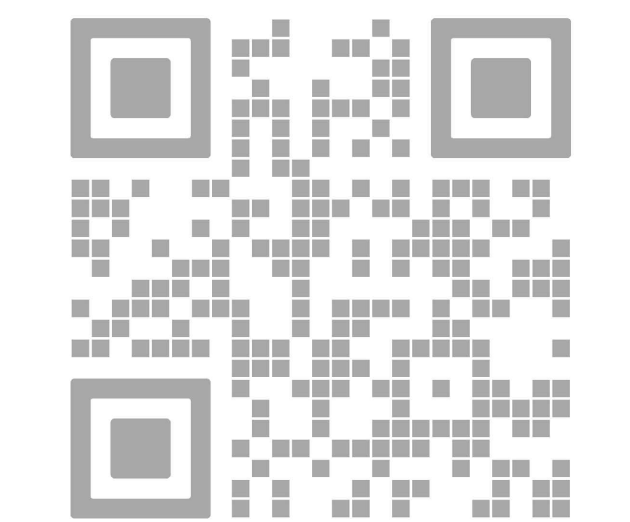
PHOTOMETRICS	
P-001	GROUND FLOOR PHOTOMETRICS
P-002	LEVEL 1.5 PHOTOMETRICS
P-003	LEVEL 02 PHOTOMETRICS



absolute-idea.com
CANAL PARK
3523 NE 163rd Street, Suite 200 North Miami Beach, FL 33160
T 305.792.0015 T 305.931.0279 @ info@absolute-idea.com



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,
POMPAÑO BEACH, FL 33062

DRAWING INDEX & GENERAL SITE INFORMATION	
Drawn J. WU	Field ARCHITECTURE
Verified N. TREMBLAY	Scale as shown
Approved S. L'ECUYER	Date 01-29-2025
Project Manager J. WU	Dwg. no. A-001
Project PZ24-12024-838	

DRC
PZ24-12024-838
03/05/2025