

1

PARCEL AERIAL IMAGERY



2

GENERAL SITE INFORMATION

	STREET ADDRESS	FOLIO #	NET SITE AREA (BASED ON LAND SURVEY)
PARCEL	1600 SOUTH FEDERAL HIGHWAY, POMPAÑO BEACH, FLORIDA 33062	494-212-000-070	2.354 AC = 102,519 SF

DRAWING INDEX

DRC SUBMITTAL
03/12/2025

DRC SUBMITTAL
01/19/2026

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L-100	HARDSCAPE PLAN – GROUND FLOOR	o o
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DRC

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idea

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SEAL

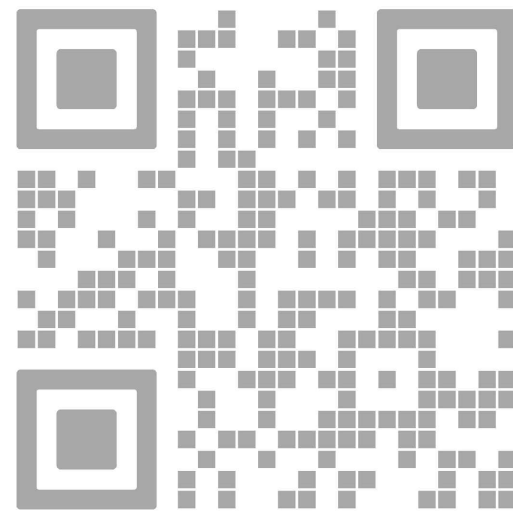
TO THE BEST OF MY
KNOWLEDGE, THE PLANS
AND SPECIFICATIONS
COMPLY WITH THE
APPLICABLE MINIMUM
BUILDING CODES AND THE
APPLICABLE FIRE-SAFETY
STANDARDS AS DETERMINED
BY THE LOCAL AUTHORITY IN
ACCORDANCE WITH THIS
SECTION AND 633 FLORIDA
STATUTES.

STEPHANE L'ECUYER
AR 93637

STATE OF FLORIDA
STEPHANE L'ECUYER
REGISTERED ARCHITECT
AR93637

ISSUE FOR:

DRC SUBMITTAL



REV.	DATE	DESCRIPTION
01	05-13-2025	DRC 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	01-19-2026
Project Manager	J. WU	Dwg. no.	A-001
Project	24-838		