



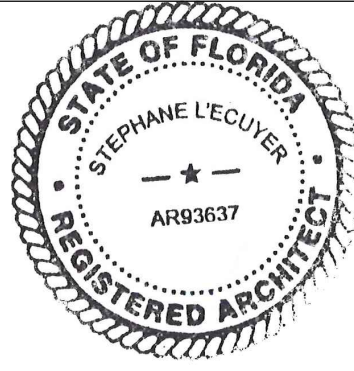
1600 S FEDERAL HIGHWAY (MIXED-USE PROJECT)

ADDRESS : 1600 S FEDERAL HIGHWAY, POMPAO BEACH, FL33062
PROJECT NUMBER : 24-838
CLIENTS : NICK POLYUSHKIN & YURI KHARITONENKOV
DATE OF ISSUE : 06-02-2026
Issued for: AAC (ARCHITECTURAL APPEARANCE COMMITTEE)

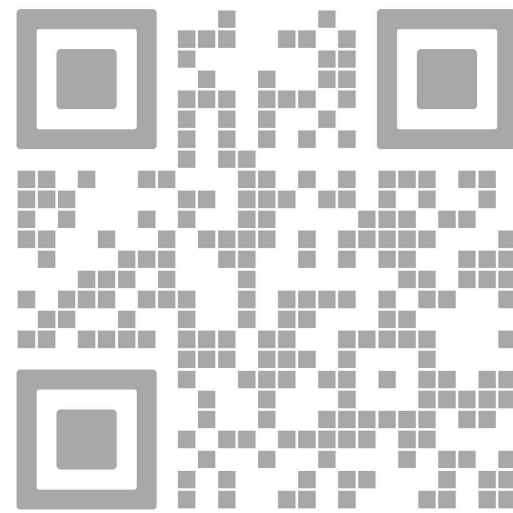
idea
Architect

absolute-idea.com
CANAL PARK
3323 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.
STEPHANE L'ECUYER
AR 93637



AAC 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,
POMPAO BEACH, FL 33062

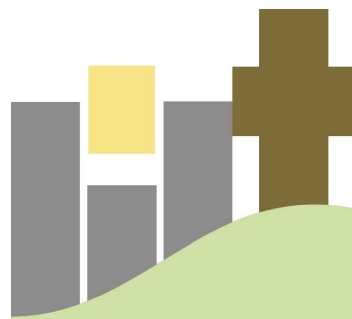
COVER	
Drawn J. WU	Field ARCHITECTURE
Verified N. TREMBLAY	Scale as shown
Approved S. L'ECUYER	Date 06-02-2026
Project Manager J. WU	Dwg. no. A-000
Project 24-838	

CLIENT



VERA FUND
NICK POLYUSHKIN
& YURI KHARITONENKOV
305.833.3303

LAND
PLANNER



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

ARCHITECT



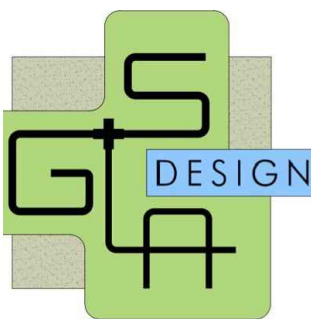
IDEA ARCHITECT
3323 NE 163RD ST. SUITE 200
NORTH MIAMI BEACH, FL 33160
305.792.0015

CIVIL
ENGINEER



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

LANDSCAPE
ARCHITECT



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

LIGHTING
CONSULTANT



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

AAC

PZ24-12000027
06/02/2026