


**CANAL PARK**  
3323 NE 163rd Street, Suite 200 North Miami Beach, FL 33160  
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SEAL

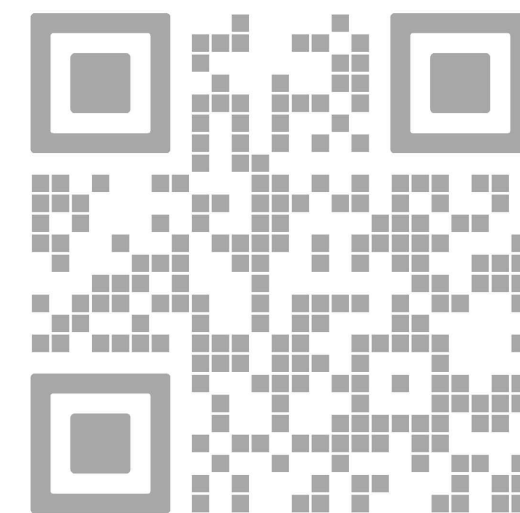
TO THE BEST OF MY  
KNOWLEDGE, THE PLANS  
AND SPECIFICATIONS  
COMPLY WITH THE  
APPLICABLE MINIMUM  
BUILDING CODES AND THE  
APPLICABLE FIRE-SAFETY  
STANDARDS AS DETERMINED  
BY THE LOCAL AUTHORITY IN  
ACCORDANCE WITH THIS  
SECTION AND 633 FLORIDA  
STATUTES.

STEPHANE L'ECUIER  
AR 93637

The seal is circular with a decorative border. The outer ring contains the text "STATE OF FLORIDA" at the top and "REGISTERED ARCHITECT" at the bottom, separated by two small stars. The inner circle contains the name "STEPHANE L'ECUIER" at the top, a single star in the center, and the number "AR93637" at the bottom.

ISSUE FOR:

**DRC SUBMITTAL**



REV.	DATE	DESCRIPTION
01	05-13-2025	DRC SUBMITTAL
PZ24- 12000027		
04/15/2026		

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

**SOUTH ELEVATION**

Drawn	Field
<b>J. WU</b>	<b>ARCHITECTURE</b>
Verified	Scale
<b>N. TREMBLAY</b>	<b>as shown</b>
Approved	Date
<b>S. L'ECUYER</b>	<b>03-11-2026</b>

Project Manager <b>J. WU</b>	Dwg. no.  <b>A-502</b>
Project <b>24-838</b>	



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