



STREET VIEW OF THE SOUTH WEST CORNER OF THE BUILDING



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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

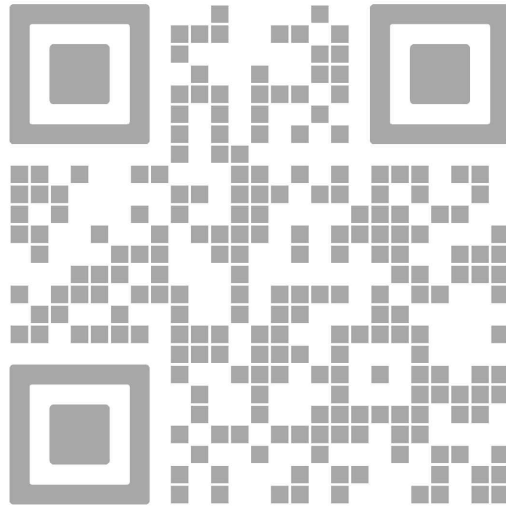
STEPHANE L'ECUYER

AR93637

REGISTERED ARCHITECT

ISSUE FOR:

**DRC SUBMITTAL**



REV.	DATE	DESCRIPTION
01	05-16-2026	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

**CONCEPTUAL  
3D RENDERING 04**

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

Project Manager <b>J. WU</b>	Dwg. no. <b>R-004</b>
Project <b>24-838</b>	