



AREA VIEW LOOKING SOUTH EAST

PZB

PZ24-12000027
12/17/2025

idea
Architect

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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
AR 93637
REGISTERED ARCHITECT

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,
POMPANO BEACH, FL 33062

Title
CONCEPTUAL
3D RENDERING 02

Drawn	Field
J. WU	ARCHITECTURE
N. TREMBLAY	as shown
S. L'ECUYER	08-15-2025
J. WU	Dwg. no.
24-838	R-002