



STREET VIEW OF THE SOUTH WEST CORNER OF THE BUILDING

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  
AR93637  
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 03

Drawn	Field
J. WU	ARCHITECTURE
N. TREMBLAY	as shown
S. L'ECUYER	08-15-2025
J. WU	24-838

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11/19/2025  
24-838

R-003