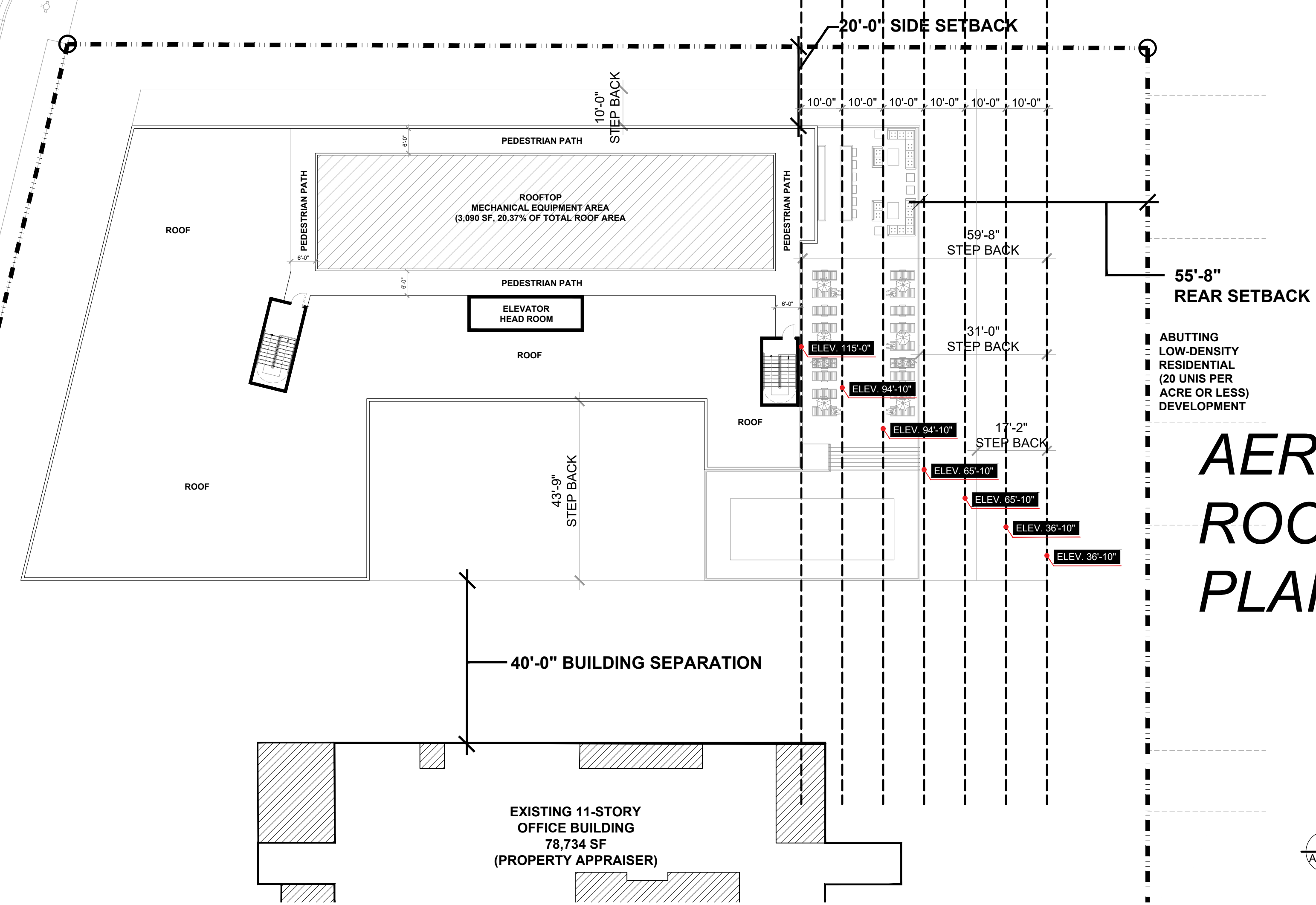


SECTION



3D VIEW  
HEIGHT TRANSITION  
SCALE: 1" = 20'-0"

\* The City has determined proposed height transition meets the intent to the code and generally aligns the mass of the building with the existing structure.



AERIAL  
ROOF  
PLAN

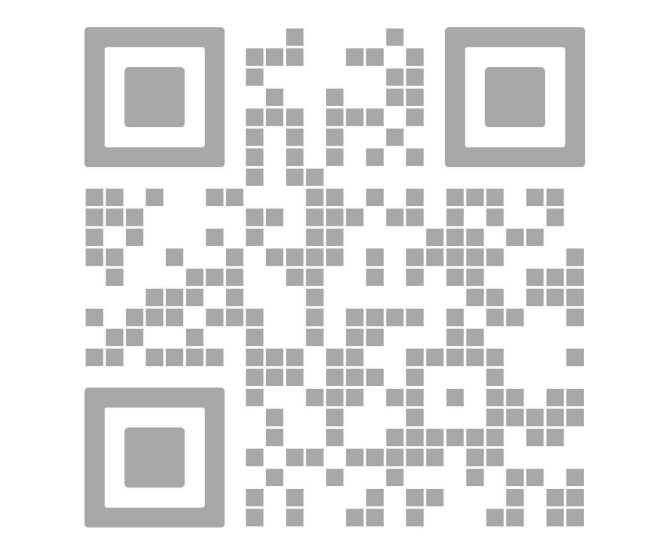
DIAGRAM  
HEIGHT TRANSITION  
SCALE: 1" = 20'-0"

**DRC**  
PZ24- 12000027  
03/04/2026  
idea  
Architect

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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'ECUYER  
AR 93637

ISSUE FOR:  
**DRC SUBMITTAL**



REV.	DATE	DESCRIPTION
01	05-13-2025	DRC SUBMITTAL

ALL MEASUREMENTS MUST BE VERIFIED BEFORE BEGINNING THE WORK. 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,  
POMPAHO BEACH, FL 33062

Title HEIGHT TRANSITION DIAGRAM	
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>01-19-2026</b>
Project Manager <b>J. WU</b>	Dwg. no. <b>A-004B</b>
Project <b>24-838</b>	