

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

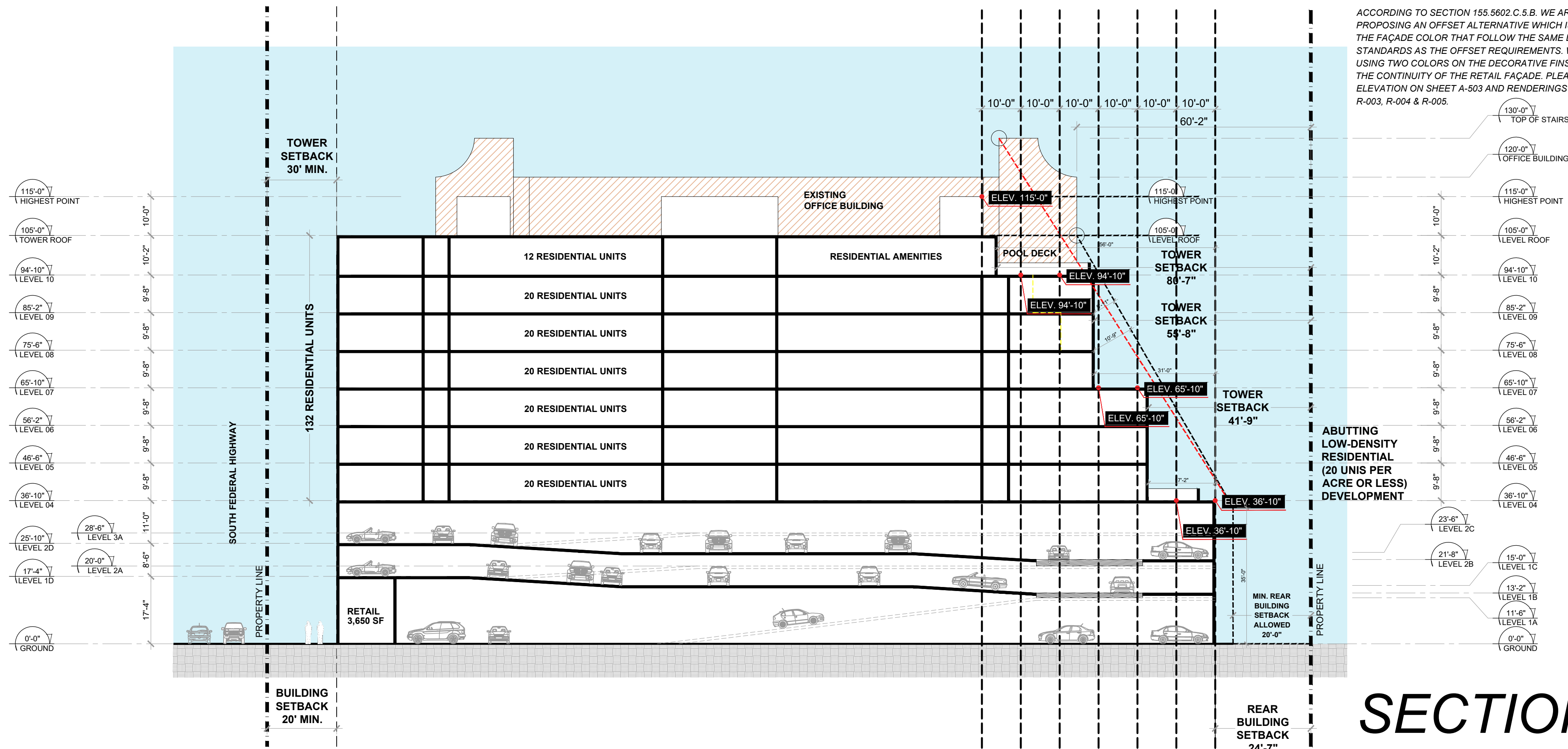
Project
**1600 S FEDERAL HIGHWAY
(MIXED-USE PROJECT)**
1600 SOUTH FEDERAL HIGHWAY,
POMPAHO BEACH, FL 33062

Title
HEIGHT TRANSITION DIAGRAM

Drawn
J. WU
Verified
N. TREMBLAY
Approved
S. L'ECUYER

Field
ARCHITECTURE
Scale
as shown
Date
06-02-2026
Project Manager
J. WU
Project
24-838
Dwg. no.
A-004B

NOTE:
ACCORDING TO SECTION 155.5602 C.5.B. WE ARE
PROPOSING AN OFFSET ALTERNATIVE WHICH IS CHANGING
THE FAÇADE COLOR THAT FOLLOW THE SAME DIMENSIONAL
STANDARDS AS THE OFFSET REQUIREMENTS. WE ARE
USING TWO COLORS ON THE DECORATIVE FINS TO BREAK
THE CONTINUITY OF THE RETAIL FAÇADE. PLEASE SEE
ELEVATION ON SHEET A-503 AND RENDERINGS ON SHEET
R-003, R-004 & R-005.

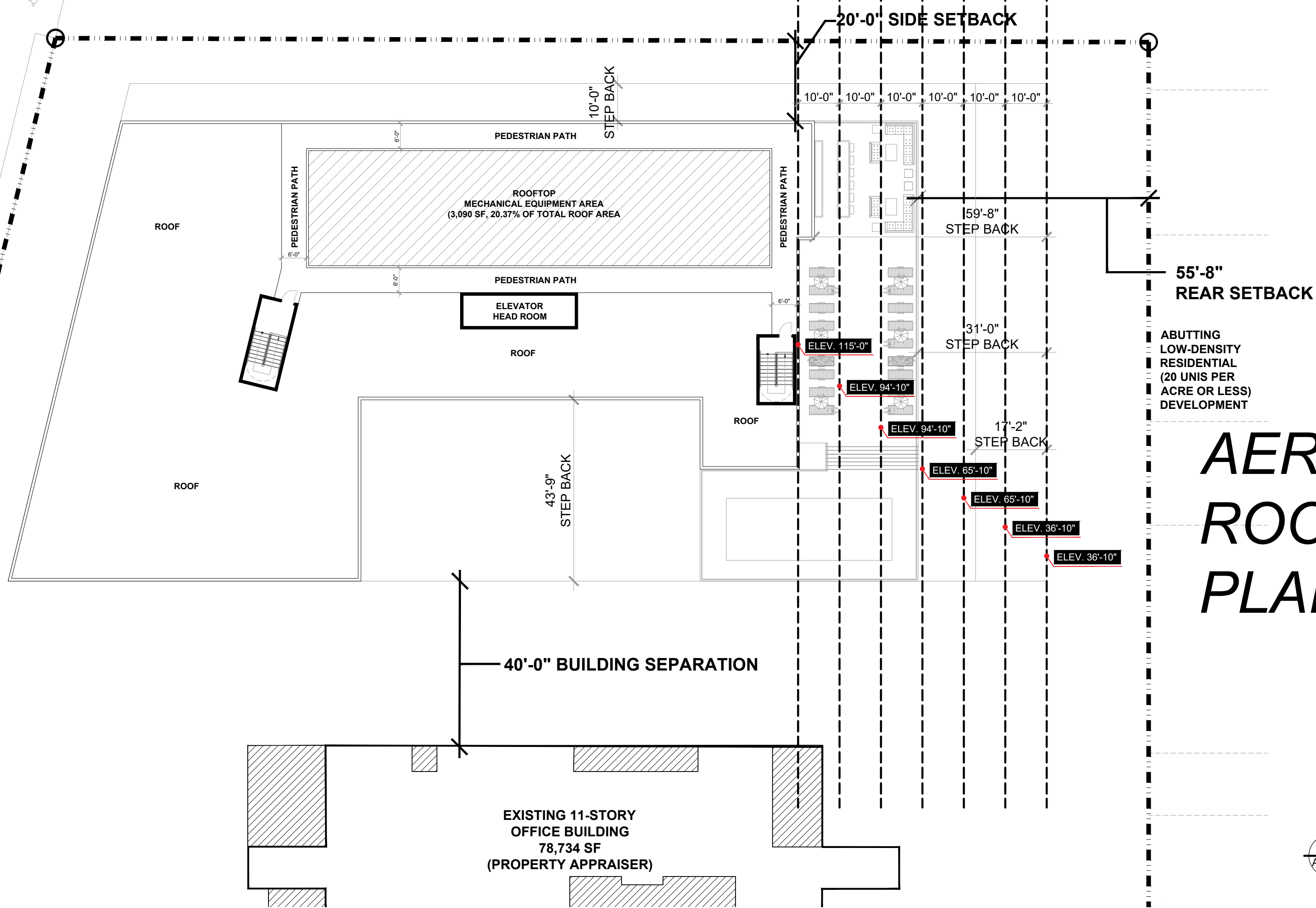


SECTION

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



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



AERIAL ROOF PLAN

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

AAC

PZ24-12000027
06/02/2026