

MIXED-USE BUILDING GFA TABLE

(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)
LEVEL	COMMERCIAL AREA	RESIDENTIAL UNITS	RESIDENTIAL STORAGE	RESIDENTIAL AMENITIES	RESIDENTIAL COMMON AREAS	VERTICAL CIRCULATION	BALCONIES & TERRACES	POOL DECK	SERVICES	PARKING	SITE CIRCULATION	TOTAL
10th Level	-	10,540.00	220.00	-	2,160.00	505.00	450.00	4,340.00	1,015.00	-	-	20,600.00
9th Level	-	16,010.00	595.00	-	1,765.00	500.00	735.00	-	225.00	-	-	19,830.00
8th Level	-	16,010.00	595.00	-	1,765.00	500.00	735.00	-	225.00	-	-	19,830.00
7th Level	-	16,010.00	595.00	-	1,765.00	500.00	735.00	-	225.00	-	-	19,830.00
6th Level	-	17,475.00	595.00	-	1,765.00	500.00	735.00	-	225.00	-	-	21,295.00
5th Level	-	17,475.00	595.00	-	1,765.00	500.00	735.00	-	225.00	-	-	21,295.00
4th Level	-	17,475.00	595.00	-	1,765.00	500.00	3,235.00	-	225.00	-	-	23,795.00
3rd Level	-	-	350.00	-	305.00	430.00	-	-	35.00	6,375.00	-	7,695.00
2nd Level	-	-	1,140.00	-	760.00	690.00	-	-	40.00	26,245.00	-	28,875.00
1st Level	-	-	2,640.00	-	630.00	1,125.00	-	-	35.00	23,960.00	-	27,790.00
Ground Level	3,650.00	-	-	-	1,750.00	810.00	-	-	5,090.00	1,645.00	15,775.00	28,720.00
TOTAL	3,650.00	110,995.00	7,790.00	2,160.00	15,605.00	6,940.00	7,360.00	4,340.00	7,565.00	57,825.00	15,775.00	239,555.00

EFFICIENCY = GROSS SELLABLE / TOTAL GROSS AREA = $\frac{(B)+(C)+(D)}{(M)}$ = 51.07%

* ALL NUMBERS ARE CONCEPTUAL AND MAY CHANGE DURING FURTHER DEVELOPMENT OF THE PROJECT.

UNIT MATRIX & UNIT AREAS																								
-	1-BED											1-BED + DEN				2-BED						3-BED		TOTAL
	A-1	A-1A	A-1B	A-2	A-3	A-4	A-5	A-6	A-7	A-8	A-9	B-1	B-1A	B-2	B-3	C-1	C-2	C-3	C-4	C-5	C-5A	D-1	D-2	
LEVEL 10	1	2	-	1	1	-	-	-	-	-	-	1	-	1	-	1	-	1	1	-	1	1	-	12
LEVEL 9	2	2	-	1	1	1	1	2	1	1	-	1	1	1	-	1	-	1	1	-	1	1	-	20
LEVEL 8	2	2	-	1	1	1	1	2	1	1	-	1	1	1	-	1	-	1	1	-	1	1	-	20
LEVEL 7	2	2	-	1	1	1	1	2	1	1	-	1	1	1	-	1	-	1	1	-	1	1	-	20
LEVEL 6	2	2	1	1	1	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	20
LEVEL 5	2	2	1	1	1	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	20
LEVEL 4	2	2	1	1	1	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	20
LEVEL 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LEVEL 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LEVEL 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	13	14	3	7	7	3	3	6	3	3	3	7	6	7	3	7	3	7	7	3	7	7	3	132
	65											23				34						10		TOTAL
	1-BED											1-BED + DEN				2-BED						3-BED		

UNITS MIX (%)																										
PROPOSED %	49.24%											17.42%							25.76%				7.58%		100.00%	
AVERAGE UNIT SIZE (SF)																										
AVERAGE SF	695											891							981				1,198		-	
TOTAL UNIT AREA (SF)																										
UNIT SIZE	700	725	735	690	750	635	620	650	640	660	685	900	915	900	800	965	975	975	990	990	995	1,225	1,135	-		
UNIT COUNT	13	14	3	7	7	3	3	6	3	3	3	7	6	7	3	7	3	7	7	3	7	7	3	132		
TOTAL (SF)	9,100	10,150	2,205	4,830	5,250	1,905	1,860	3,900	1,920	1,980	2,055	6,300	5,490	6,300	2,400	6,755	2,925	6,825	6,930	2,970	6,965	8,575	3,405	110,995		

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PZB

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6/24/2026

idea

Architect

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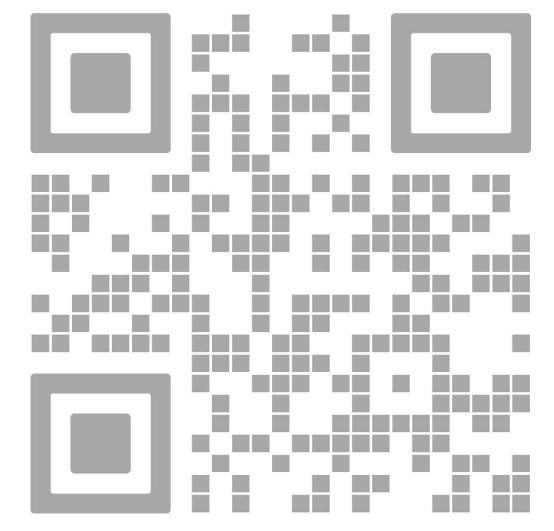
SEAL

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

ISSUE FOR:

AAC 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

CONCEPTUAL BUILDING SECTION, GFA TABLE & UNIT MATRIX

Drawn

J. WU

Verified

N. TREMBLAY

Approved

S. L'ECUYER

Project Manager

J. WU

Project

24-838

Field

ARCHITECTURE

Scale

as shown

Date

06-02-2026

Dwg. no.

A-006

AFFORDABLE UNITS MIX					
	UNIT TYPE				TOTAL
	1-BED	1-BED+DEN	2-BED	3-BED	
LEVEL 10	-	-	-	-	0
LEVEL 9	3	-	1	-	4
LEVEL 8	3	-	1	-	4
LEVEL 7	3	-	1	-	4
LEVEL 6	3	-	1	-	4
LEVEL 5	3	-	1	-	4
LEVEL 4	-	-	-	-	0
LEVEL 3	-	-	-	-	0
LEVEL 2	-	-	-	-	0
LEVEL 1	-	-	-	-	0
-	15	0	5	0	20

UNIT MATRIX
SCALE: 1"= 20'-0"