

REV.	DATE	DESCRIPTION
01	05-13-2025	D.R.C. SUBMITTAL

ALL MEASUREMENTS MUST BE VERIFIED BEFORE  
BEGINNING THE WORKS. NO MEASUREMENTS ARE TO  
BE SCALED DIRECTLY FROM THIS DRAWING.

Key section

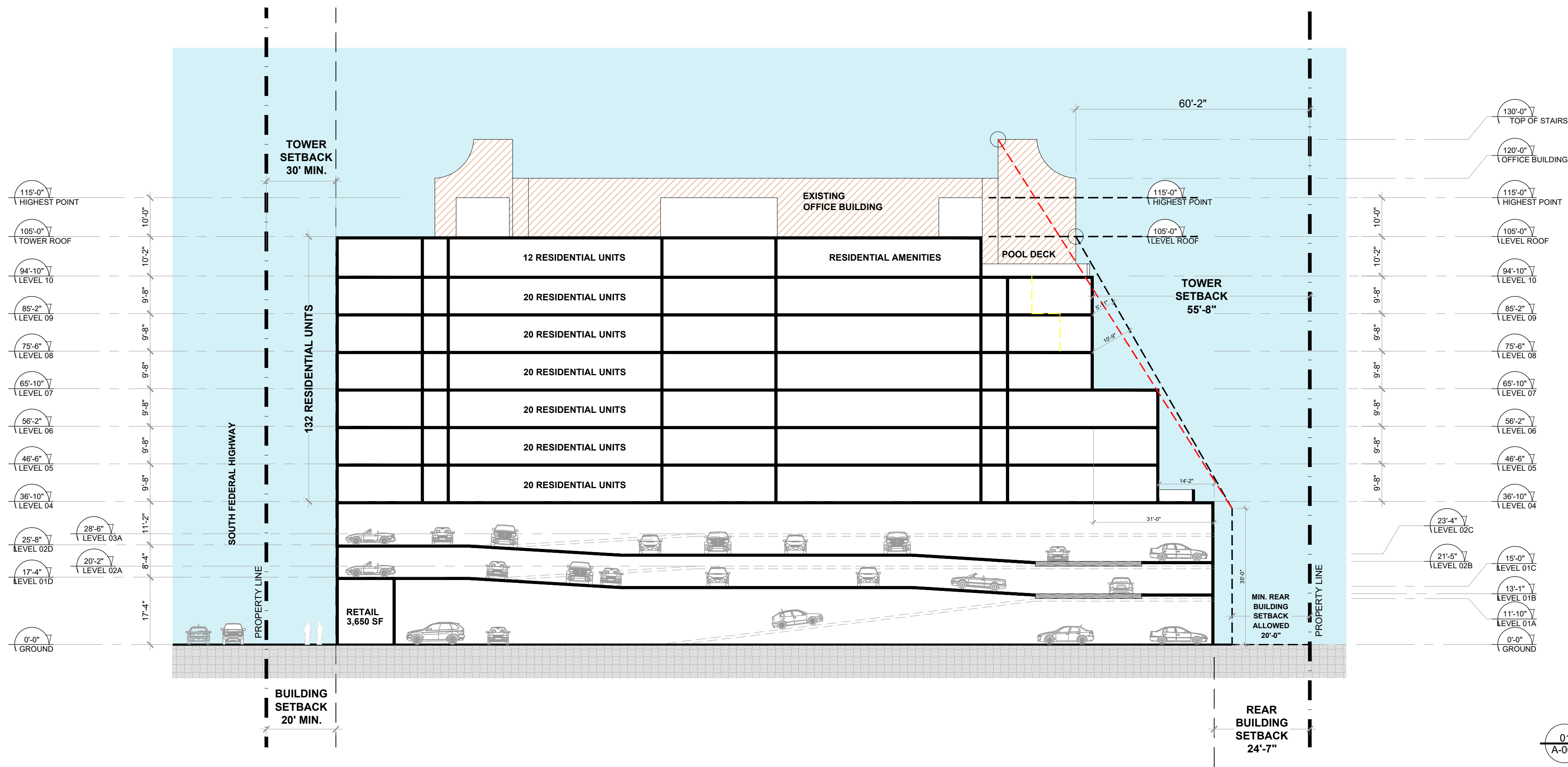
Client  
**VERA FUND**  
NICK POLYUSHKIN  
& YURI KHARITONENKOV  
TEL: 305.833.3303

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

Title  
**CONCEPTUAL  
BUILDING SECTION,  
GFA TABLE & UNIT MATRIX**

Drawn  
J. WU  
N. TREMBLAY  
S. L'ECUYER  
Project  
P224-12000027  
11/19/2025  
24-838

Field  
ARCHITECTURE  
as shown  
08-15-2025  
dwg. no.  
**A-006**



01  
A-006  
CONCEPTUAL  
BUILDING SECTION  
SCALE: 1"= 20'-0"

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	1,370.00	505.00	450.00	4,140.00	1,015.00	-	-	20,000.00
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	6,575.00	-	7,695.00
2nd Level	-	-	1,140.00	-	760.00	690.00	-	-	40.00	26,245.00	-	28,675.00
1st Level	-	-	2,640.00	-	630.00	1,125.00	-	-	35.00	23,360.00	-	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	7,700.00	2,160.00	15,605.00	6,560.00	7,360.00	4,140.00	7,545.00	57,825.00	15,775.00	239,555.00

02  
A-006  
GFA TABLE  
SCALE: NTS

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.

AFFORDABLE UNITS MIX					
UNIT TYPE	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

15.15% OF  
TOTAL UNITS

UNITS MIX (% OF TOTAL UNITS PER UNIT TYPE)					
PROPOSED %	23.08%	-	14.71%	-	-
AVERAGE UNIT SIZE PER TYPE (SF)					
PROPOSED SF	695	-	981	-	-
90% AVERAGE UNIT SIZE PER TYPE (SF)					
PROPOSED SF	625	-	883	-	-

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04  
A-006  
AFFORDABLE  
UNIT MATRIX  
SCALE: NTS

UNIT MATRIX & UNIT AREAS																								
UNIT TYPE	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	-	-	20
LEVEL 8	2	2	-	1	1	1	1	2	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	-	-	20
LEVEL 6	2	2	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	-	20
LEVEL 4	2	2	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		-
-	1-BED												1-BED + DEN				2-BED					3-BED		TOTAL

UNITS MIX (%)												
PROPOSED %	49.24%											
AVERAGE UNIT SIZE (SF)												
AVERAGE SF	695											
TOTAL UNIT AREA (SF)												
UNIT SIZE	700	725	735	690	750	635	620	650	640	660	685	900
UNIT COUNT	13	14	3	7	7	3	3	6	3	3	3	7
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

17.22%

891

PZB

915	PZ24- 12000027	900	965	975	975	990	990	995	1,225	1,135	-
6	12/17/2025	3	7	3	7	7	3	7	7	3	132
5,490	5,400	2,400	6,755	2,925	6,825	6,930	2,970	6,965	8,575	3,405	110,995

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03  
A-006  
UNIT MATRIX  
SCALE: NTS