

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

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

Key section

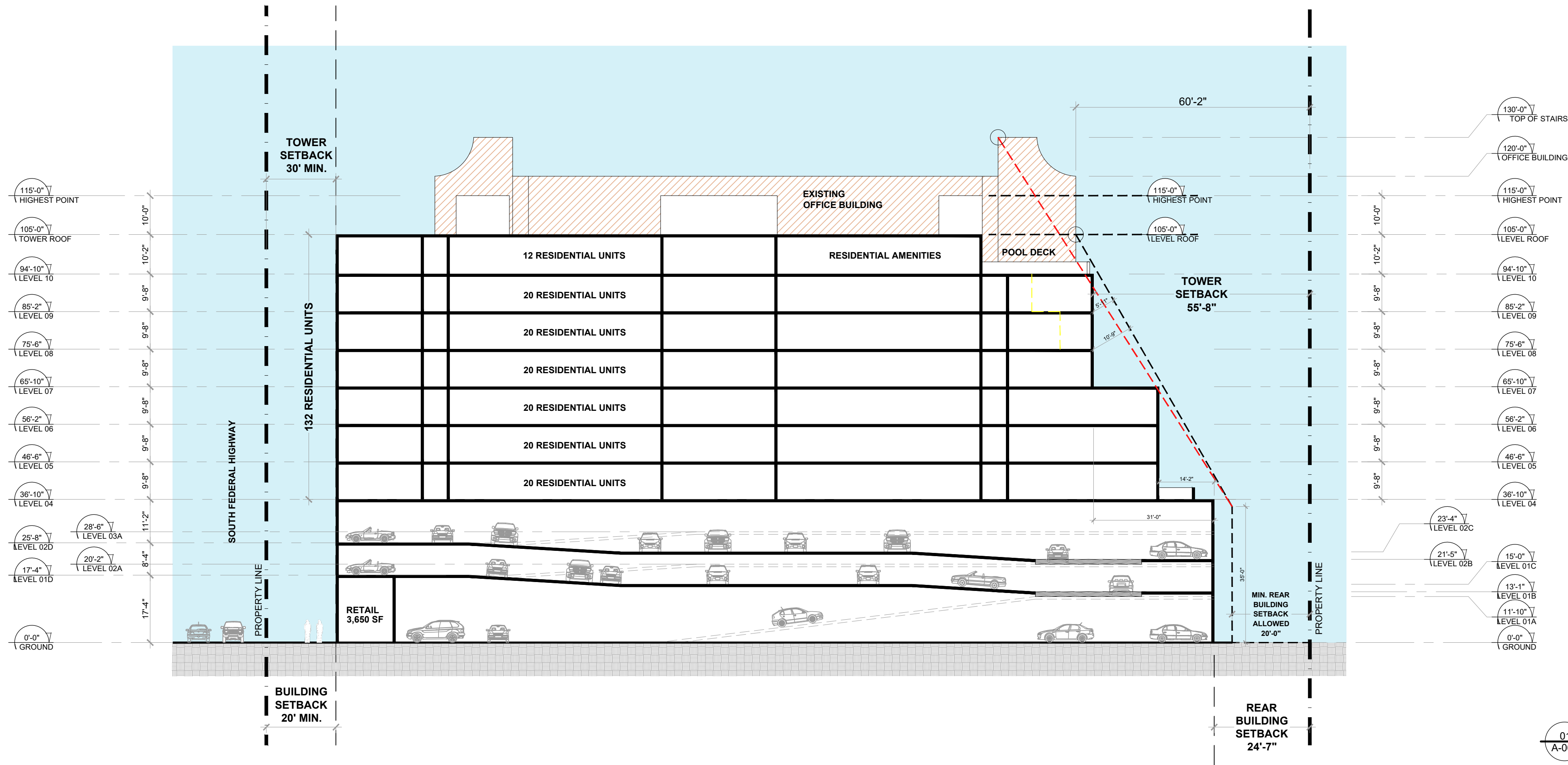
Client
VERA FUND
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Project
**1600 S FEDERAL HIGHWAY
(MIXED-USE PROJECT)**
1600 SOUTH FEDERAL HIGHWAY,
POMPANO BEACH, FL 33062

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													TOTAL
(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		
10th Level	-	10,540.00	220.00	2,160.00	1,370.00	505.00	450.00	4,140.00	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	6,575.00	-		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.

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			
		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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A-006
UNIT MATRIX
SCALE: NTS