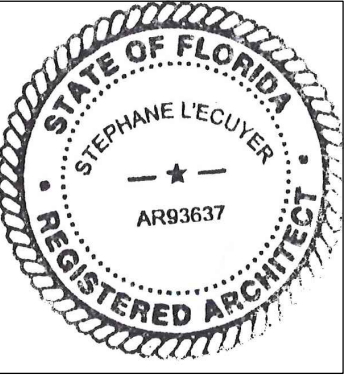


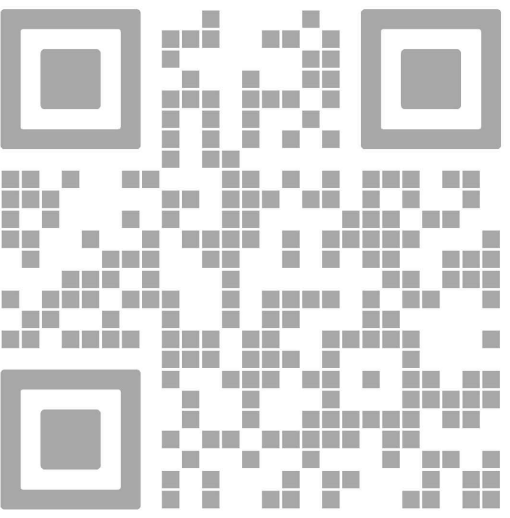


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SEAL
TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUTES.
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

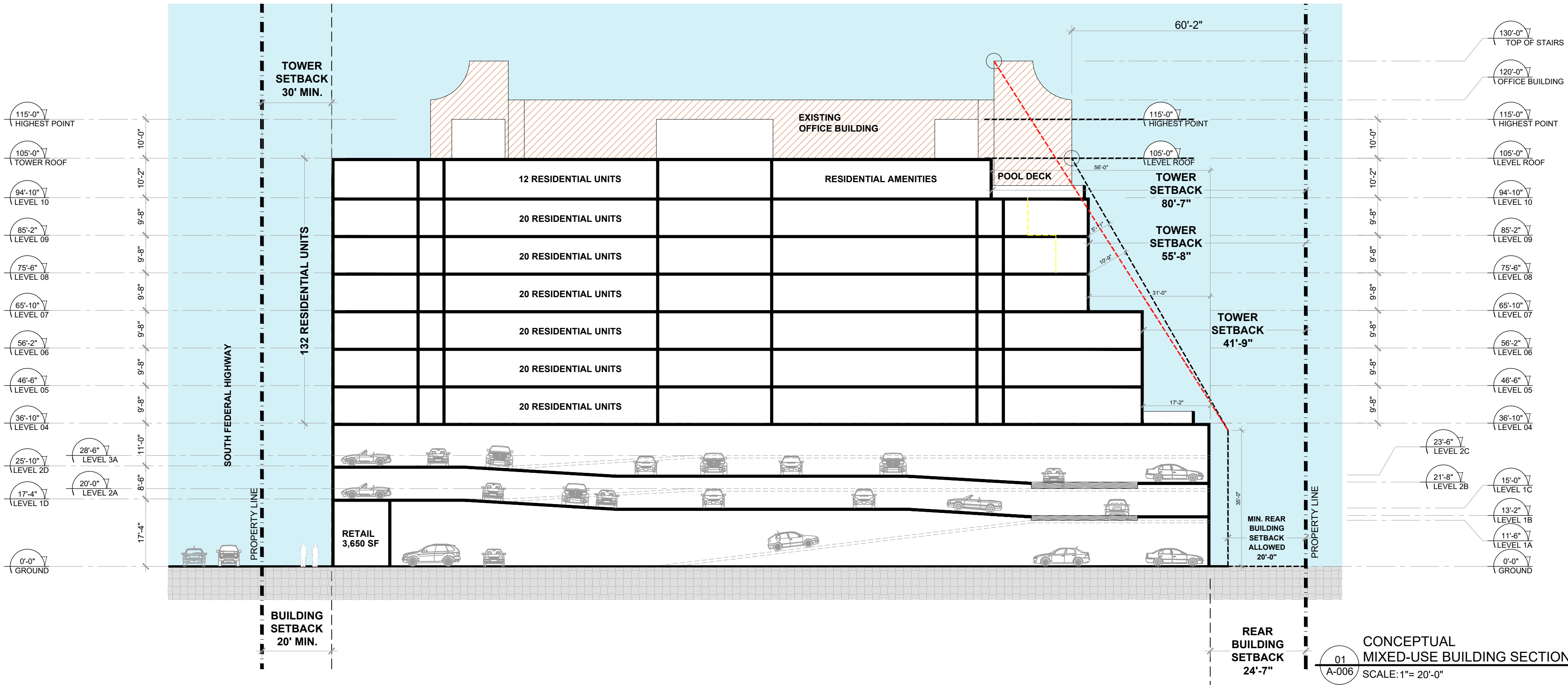
Client
VERA FUND
NICK POLYUSHKIN
& YURI KHARITONENKOV
TEL: 305.833.3303

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

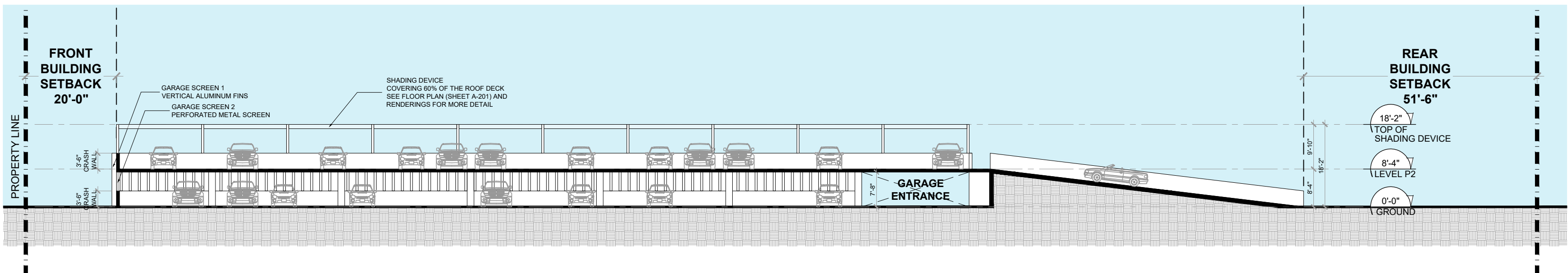
Title
**CONCEPTUAL
BUILDING SECTION,
GFA TABLE & UNIT MATRIX**

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



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



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

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	6,575.00	-	7,695.00
	2nd Level	-	-	1,140.00	-	760.00	690.00	-	-	40.00	26,245.00	-	26,875.00
	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	26,720.00
	TOTAL	3,650.00	110,995.00	7,700.00	2,160.00	15,605.00	6,960.00	7,360.00	4,340.00	7,665.00	57,825.00	15,775.00	239,555.00
		3,650.00			143,020.00			11,500.00			81,165.00		

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.

PARKING STRUCTURE GFA TABLE

(A)	(B)	(C)
LEVEL	PARKING	TOTAL
2nd Level	18,690.00	18,690.00
TOTAL	18,690.00	18,690.00

02
A-006
GFA TABLES
SCALE: NTS

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	-	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		TOTAL
	1-BED											1-BED + DEN				2-BED						3-BED		

UNITS MIX (%)					17.42%					25.76%					7.58%					100.00%				
49.24%																								

AVERAGE UNIT SIZE (SF)					891					981					1,198									
695																								

TOTAL UNIT AREA (SF)												
900	915	900	800	965	975	975	990	990	995	1,225	1,135	-
7	6	7	3	7	3	7	7	3	7	7	3	132
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

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