

REV.	DATE	DESCRIPTION
01	01-29-2025	D.R.C. SUBMITTAL

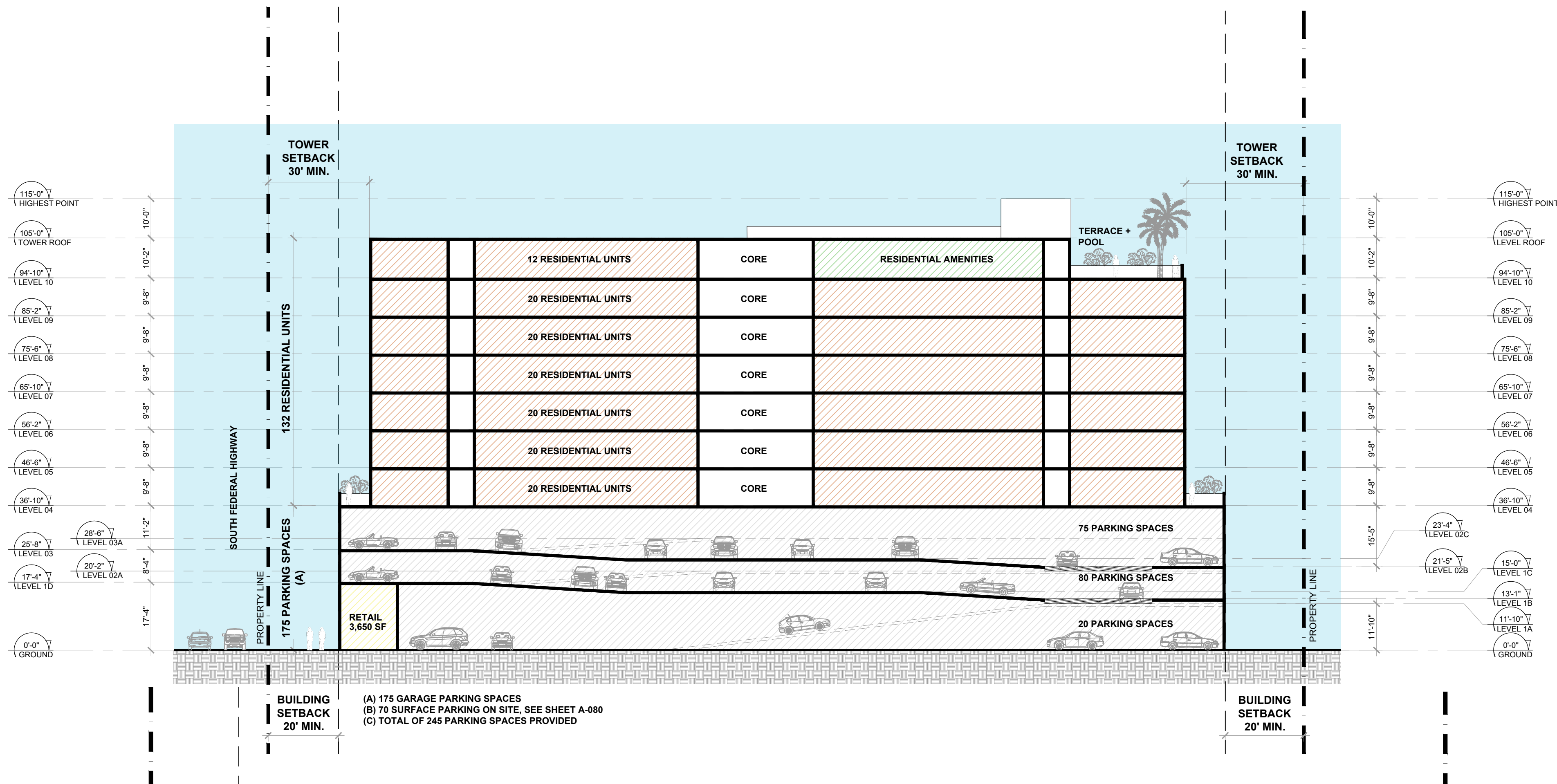
ALL MEASUREMENTS MUST BE VERIFIED BEFORE
BEGINNING THE WORKS. NO MEASUREMENTS ARE TO
BE SCALED DIRECTLY FROM THIS DRAWING.

Key section

Client
VERA FUND
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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	Field	ARCHITECTURE	
Verified	Scale	as shown	
Approved	Date	01-29-2025	
Project	Dwg. no.	A-006	
Project	Project	PZ24-12024-238	
Project	Project	03/05/2025	



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

UNIT MATRIX & UNIT AREAS													
-	1-BED			1-BED + DEN		2-BED						3-BED	TOTAL
	A-1	A-2	A-3	B-1	B-2	C-1	C-2	C-3	C-4	C-5	C-6	D-1	
LEVEL 10	3	1	1	1	1	1	-	1	1	1	-	1	12
LEVEL 9	6	1	1	2	2	1	1	1	1	2	1	1	20
LEVEL 8	6	1	1	2	2	1	1	1	1	2	1	1	20
LEVEL 7	6	1	1	2	2	1	1	1	1	2	1	1	20
LEVEL 6	6	1	1	2	2	1	1	1	1	2	1	1	20
LEVEL 5	6	1	1	2	2	1	1	1	1	2	1	1	20
LEVEL 4	6	1	1	2	2	1	1	1	1	2	1	1	20
LEVEL 3	-	-	-	-	-	-	-	-	-	-	-	-	0
LEVEL 2	-	-	-	-	-	-	-	-	-	-	-	-	0
LEVEL 1	-	-	-	-	-	-	-	-	-	-	-	-	0
-	39	7	7	13	13	7	6	7	7	13	6	7	132
	53			26		46						7	
	1-BED			1-BED + DEN		2-BED						3-BED	TOTAL
UNITS MIX (%)													
PROPOSED %	40.15%			19.70%		34.85%						5.30%	100.00%
AVERAGE UNIT SIZE (SF)													
PROPOSED SF	720			850		1,013						1,225	-
TOTAL UNIT AREA (SF)													
UNIT SIZE	700	750	800	850	850	1,000	1,000	1,000	1,000	1,000	1,100	1,225	-
UNIT COUNT	39	7	7	13	13	7	6	7	7	13	6	7	132
TOTAL (SF)	27,300	5,250	5,600	11,050	11,050	7,000	6,000	7,000	7,000	13,000	6,600	8,575	115,425

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

874
(AVG UNIT SIZE)

03
A-006
UNIT MATRIX
SCALE: NTS

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	-	10,575.00	220.00	2,630.00	1,570.00	505.00	450.00	4,140.00	1,015.00	-	-	21,105.00
9th Level	-	17,475.00	595.00	-	1,765.00	500.00	735.00	-	225.00	-	-	21,295.00
8th Level	-	17,475.00	595.00	-	1,765.00	500.00	735.00	-	225.00	-	-	21,295.00
7th Level	-	17,475.00	595.00	-	1,765.00	500.00	735.00	-	225.00	-	-	21,295.00
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	735.00	-	225.00	-	-	21,295.00
3th 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	-	28,875.00
1.5nd 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	830.00	-	-	5,090.00	1,645.00	15,775.00	28,720.00
TOTAL	3,650.00	115,425.00	7,700.00	2,630.00	15,605.00	6,560.00	7,380.00	4,140.00	7,565.00	57,825.00	15,775.00	244,455.00

EFFICIENCY = GROSS SELLABLE / TOTAL GROSS AREA = $\frac{(B) + (C) + (D)}{(M)}$ = 51.86%

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02
A-006
GFA TABLE
SCALE: NTS

DRC