

DRC

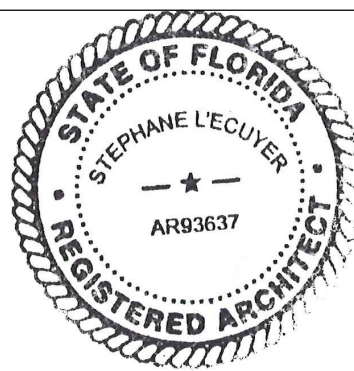
PZ24- 12000027
03/04/2026

idea
Architect

absolute-idea.com

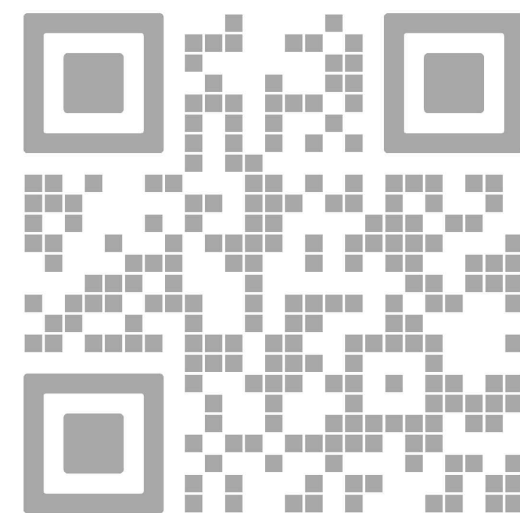
CANAL PARK
3323 NE 163rd Street, Suite 200 North Miami Beach, FL 33160
T 305.792.0015 T 305.931.0279 @info@absolute-idea.com

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:

DRC 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

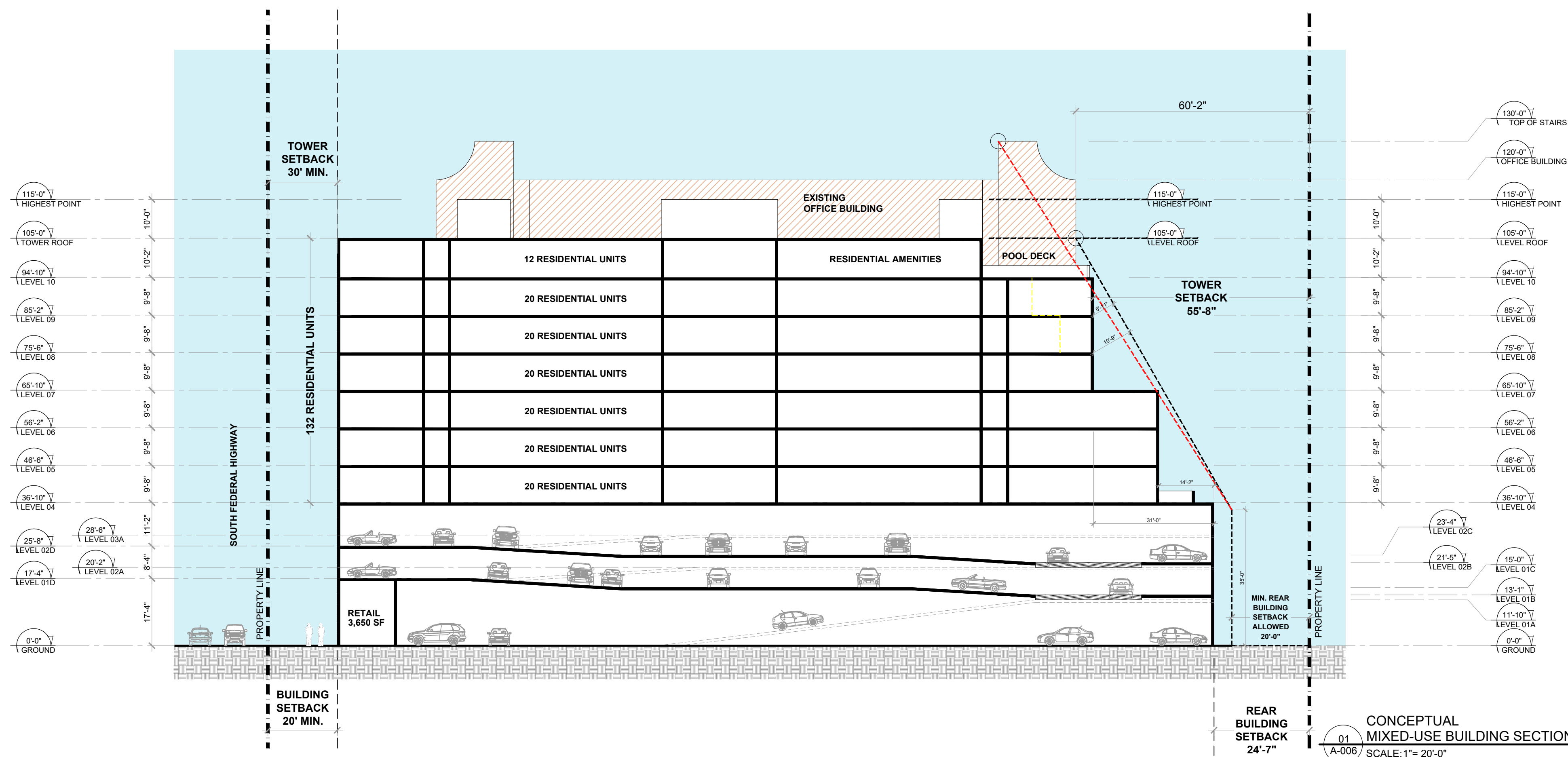
Title
**CONCEPTUAL
BUILDING SECTION,
GFA TABLE & UNIT MATRIX**

Drawn
J. WU
Verified
N. TREMBLAY
Approved
S. L'ECUYER

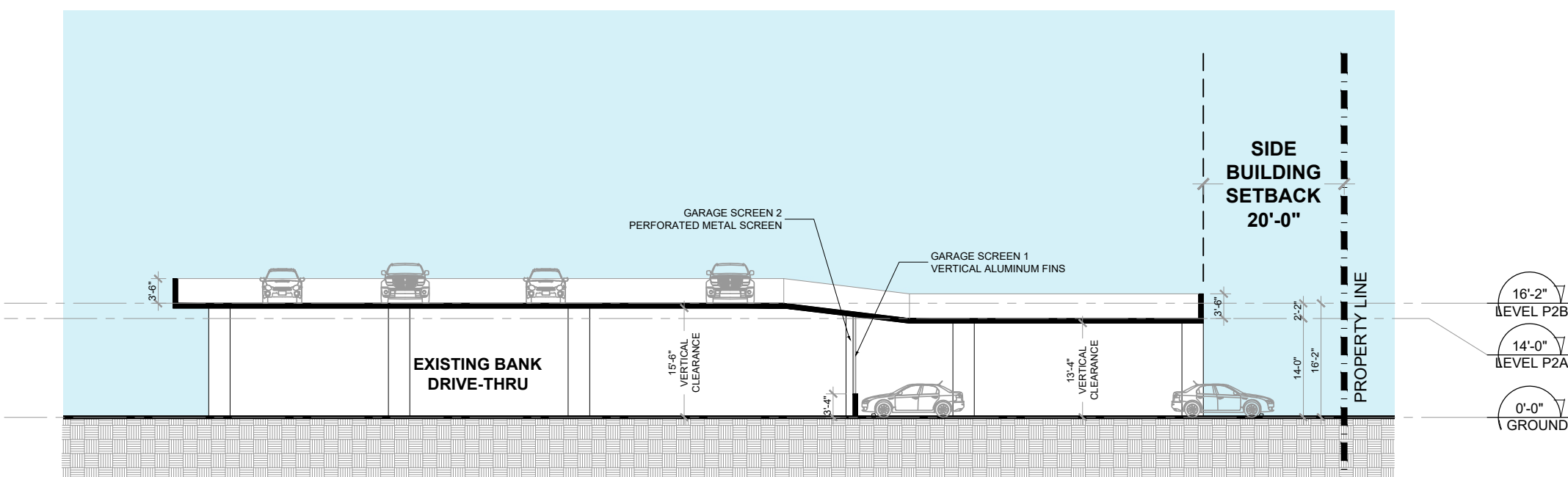
Field
ARCHITECTURE
Scale
as shown
Date
01-19-2026

Project Manager
J. WU
Project
24-838

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													(M)
(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	1,570.00	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	-	-	19,800.00	
8th Level	-	16,010.00	595.00	-	1,765.00	500.00	735.00	-	225.00	-	-	19,800.00	
7th Level	-	16,010.00	595.00	-	1,765.00	500.00	735.00	-	225.00	-	-	19,800.00	
6th Level	-	17,475.00	595.00	-	1,765.00	500.00	735.00	-	225.00	-	-	21,795.00	
5th Level	-	17,475.00	595.00	-	1,765.00	500.00	735.00	-	225.00	-	-	21,795.00	
4th Level	-	17,475.00	595.00	-	1,765.00	500.00	3,235.00	-	225.00	-	-	23,795.00	
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	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	7,565.00	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.

PARKING STRUCTURE GFA TABLE	
(A)	(K)
LEVEL	PARKING
2nd Level	18,690.00
TOTAL	18,690.00

02
A-006
GFA TABLES
SCALE: NTS

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
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																								
-	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		TOTAL	
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	3	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

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

03
A-006
UNIT MATRIX
SCALE: NTS