

| 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

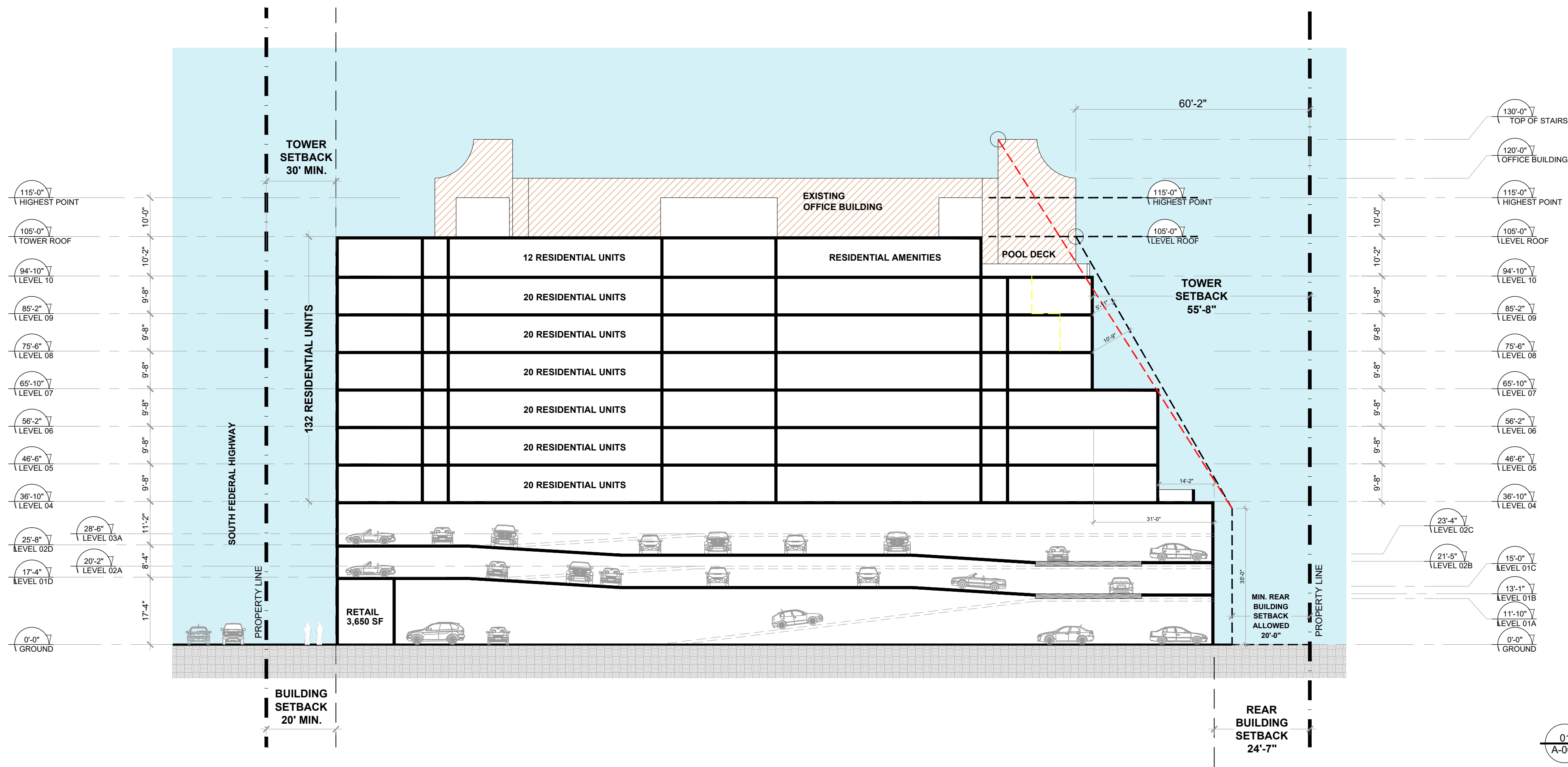
Client
VERA FUND
NICK POLYUSHKIN
& YURI KHARITONENKOV
TEL: 305.833.3303

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
Verified
N. TREMBLAY
Approved
S. L'ECUYER

Field
ARCHITECTURE
Scale
as shown
Date
08-15-2025
Project Manager
J. WU
Project
24-838
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 | - | - | 20,600.00 |
| 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 |
| | 3,650.00 | | | | 143,020.00 | | | 11,500.00 | | 81,145.00 | | |

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 | - | - | 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 | 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 (%) | | | | | | | | | | | | | AVERAGE UNIT SIZE (SF) | | | | | | | | | | | |
|----------------------|--------|--------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|------------------------|-------|-------|-------|-------|-------|-------|-------|-------|---------|--|--|
| PROPOSED % | 49.24% | | | | | | | | | | | | 891 | 981 | | | | | 1,198 | | | | | |
| 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 | 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 | 7 | 3 | 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 | 6,755 | 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

