

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	1,570.00	505.00	450.00	4,140.00	1,015.00	-	-	20,600.00
9th Level	-	16,010.00	595.00	-	1,795.00	500.00	735.00	-	225.00	-	-	19,800.00
8th Level	-	16,010.00	595.00	-	1,795.00	500.00	735.00	-	225.00	-	-	19,800.00
7th Level	-	16,010.00	595.00	-	1,795.00	500.00	735.00	-	225.00	-	-	19,800.00
6th Level	-	17,475.00	595.00	-	1,795.00	500.00	735.00	-	225.00	-	-	21,795.00
5th Level	-	17,475.00	595.00	-	1,795.00	500.00	735.00	-	225.00	-	-	21,795.00
4th Level	-	17,475.00	595.00	-	1,795.00	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	-	28,875.00
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 GFA TABLES
A-006 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 AFFORDABLE UNIT MATRIX
A-006 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 SHIFTER DEVELOPMENT OF THE PROJECT.

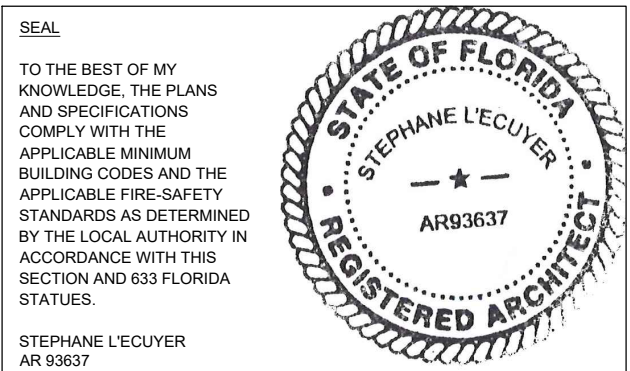
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* ALL NUMBERS ARE CONCEPTUAL AND MAY CHANGE DURING FURTHER DEVELOPMENT OF THE PROJECT.

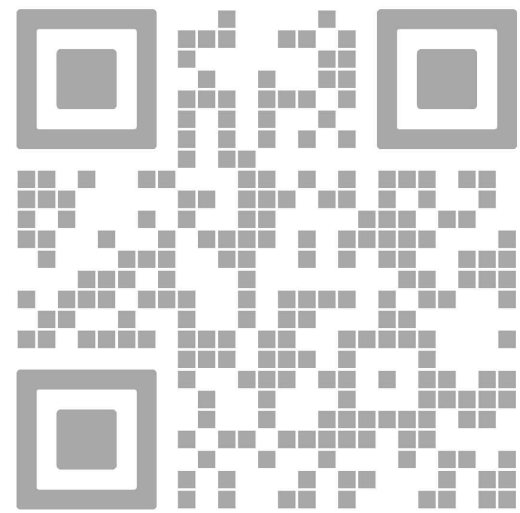
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absolute-idea.com
CANAL PARK
3323 NE 163rd Street, Suite 200 North Miami Beach, FL 33160
305.792.0015 305.931.0279 info@absolute-idea.com



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,
POMPAHO BEACH, FL 33062

Title	
CONCEPTUAL BUILDING SECTION, GFA TABLE & UNIT MATRIX	
Drawn J. WU	Field ARCHITECTURE
Verified N. TREMBLAY	Scale as shown
Approved S. L'ECUYER	Date 01-19-2026
Project Manager J. WU	Dwg. no. A-006
Project 24-838	