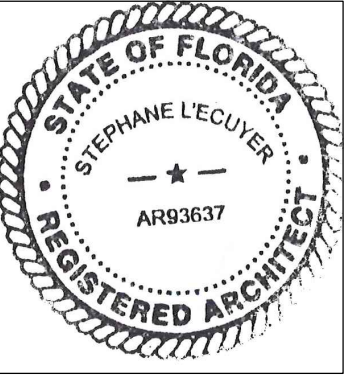


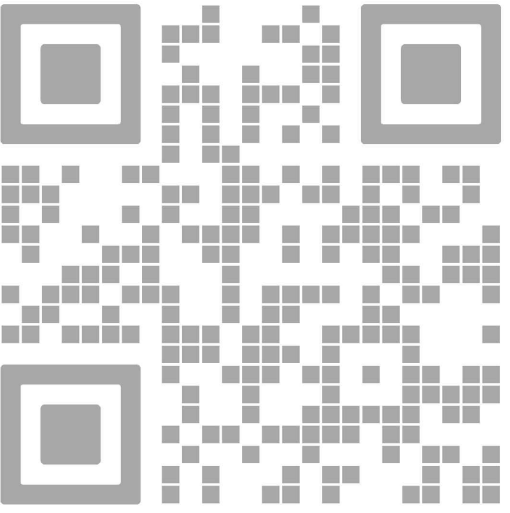


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SEAL  
TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUTES.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

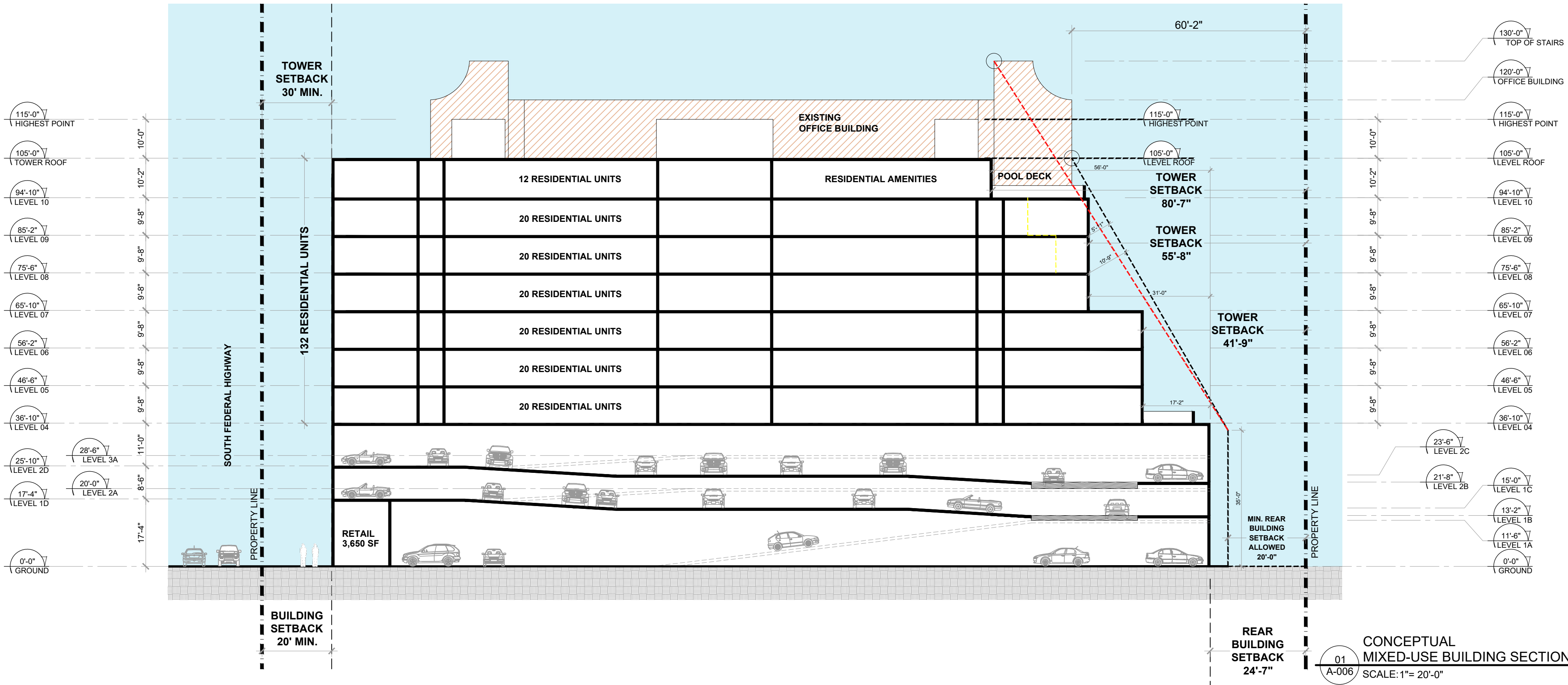
Client  
**VERA FUND**  
NICK POLYUSHKIN  
& YURI KHARITONENKOV  
TEL: 305.833.3303

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

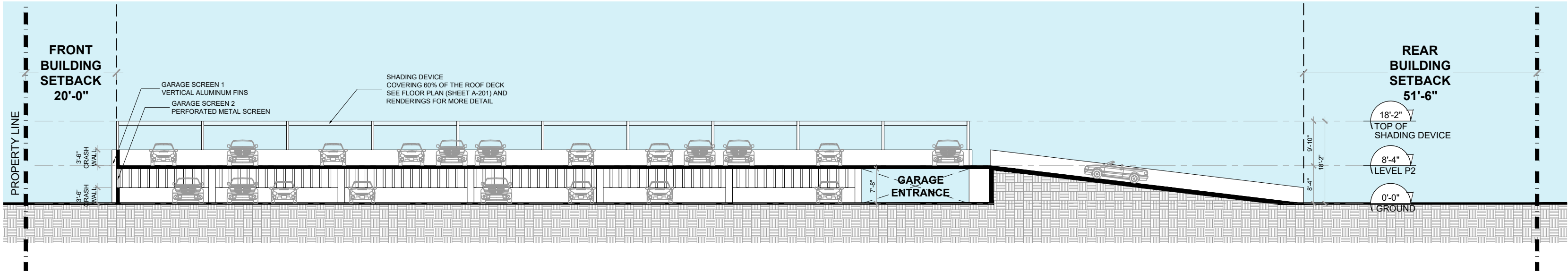
Title  
**CONCEPTUAL BUILDING SECTION, GFA TABLE & UNIT MATRIX**

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	-	28,875.00
	1st Level	-	-	2,640.00	-	630.00	1,125.00	-	-	35.00	23,960.00	-	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	7,790.00	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.

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

PROPOSED %	UNITS MIX (%)																										
	49.24%												17.42%					25.76%					7.58%			100.00%	
	AVERAGE UNIT SIZE (SF)																										
	695												891					981					1,198			-	
AVERAGE SF	TOTAL UNIT AREA (SF)																										
PZ24-12000027																											
06/24/2026																											
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.

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

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	-	-

03  
A-006  
UNIT MATRIX  
SCALE: NTS