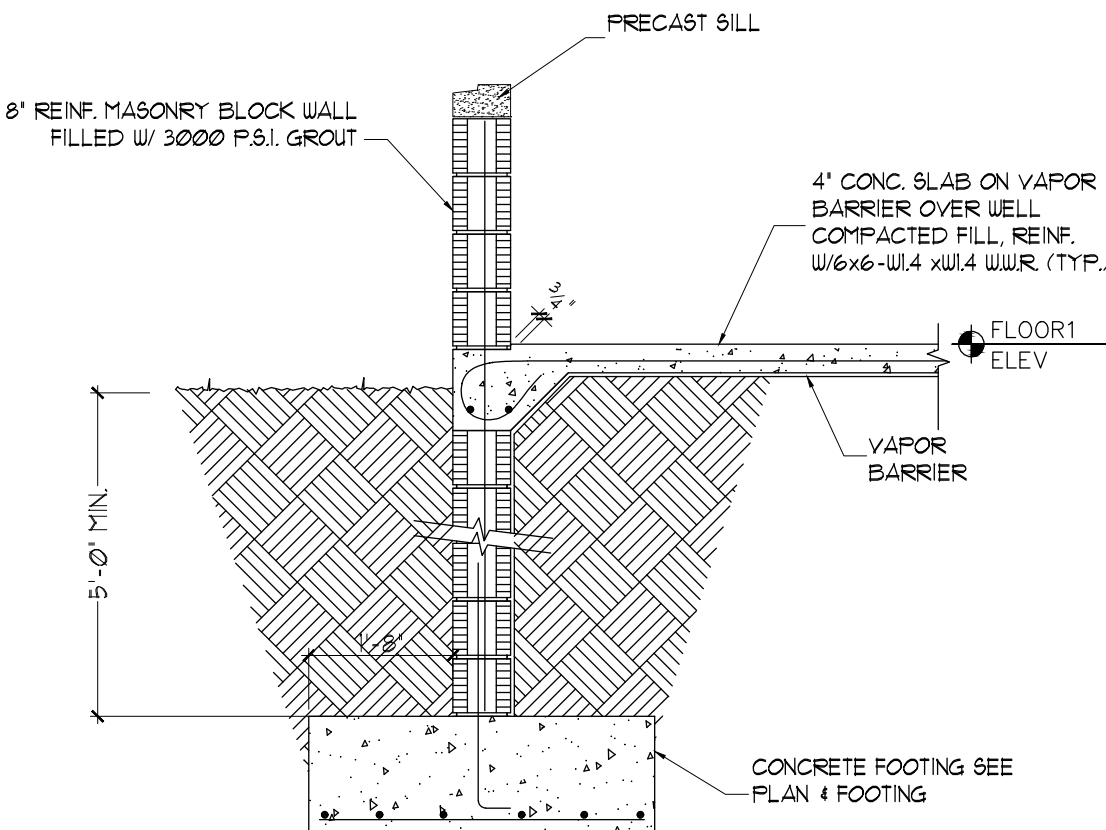


Unit Mix				
Unit Designation	# Units	% of Total	Area	Leasable Area (NRSF)
<b>STUDIO</b>				
ST	51	12.8%	542 sf	27,642 sf
<b>Sub-Total</b>	<b>51 units</b>	<b>12.8%</b>		<b>27,642 sf</b>
<b>1 BD</b>				
A1	23	5.8%	656 sf	15,088 sf
A2	100	25.2%	732 sf	73,200 sf
A3	50	12.6%	778 sf	38,900 sf
A3-Mod	14	3.5%	751 sf	10,514 sf
<b>Sub-Total</b>	<b>187 units</b>	<b>47.1%</b>		<b>137,702 sf</b>
<b>1 BD+DEN</b>				
B1	25	6.3%	915 sf	22,875 sf
<b>Sub-Total</b>	<b>25 units</b>	<b>6.3%</b>		<b>22,875 sf</b>
<b>2BD</b>				
B1M	10	2.5%	915 sf	9,150 sf
B2	8	2.0%	942 sf	7,536 sf
C1	42	10.6%	1,062 sf	44,604 sf
C2	52	13.1%	1,104 sf	57,408 sf
C3	8	2.0%	1,158 sf	9,264 sf
<b>Sub-Total</b>	<b>120 units</b>	<b>30.2%</b>		<b>127,962 sf</b>
<b>3 BD</b>				
D1	12	3.0%	1,993 sf	23,916 sf
D1M	1	0.3%	1,685 sf	1,685 sf
D2	1	0.3%	3,461 sf	3,461 sf
<b>Sub-Total</b>	<b>14 units</b>	<b>3.5%</b>		<b>29,062 sf</b>
<b># of Unit/Bldg</b>	<b>397 units</b>	<b>100.00%</b>		
<b># Units Total s.f.</b>				<b>345,243 sf</b>
<b>Average unit size</b>				<b>870 sf</b>

GROSS BLDG SQ. FOOTAGE TOTALS	
TYPE OF SF.	TOTAL
Units	397 units
<b>LEASABLE (NRSF):</b>	
Residential	345,243 sf
Commercial	10,591 sf
Resi Storage	866 sf
<b>Leasable Sub-Total</b>	<b>356,700 sf</b>
<b>NON LEASABLE:</b>	
Lobby, Amenity, Leasing, Mail & Package	16,020 sf
<b>Sub-Total</b>	<b>16,020 sf</b>
Corridors, Trash Chute, Closets	46,947 sf
Vertical Circ.	9,786 sf
B.O.H.	3,829 sf
<b>Sub-Total</b>	<b>60,562 sf</b>
<b>Non Leasable Sub-Total</b>	<b>76,582 sf</b>
<b>Sub-Total</b>	<b>433,282 sf</b>
Garage	180,307 sf
Outdoor Covered Area, Paseo (Retail)	6,521 sf
<b>TOTAL</b>	<b>620,110 sf</b>



CONCEPTUAL FOOTER SECTION

SCALE: N.T.S.

NOTE: REFER TO CIVIL SHEETS FOR SITE PLAN DETAILS AND SITE INFORMATION.



LEVEL 1

35 DU'S  
GARAGE: 94 SP  
SURFACE: 29 SP

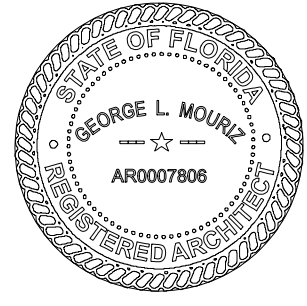
**P&Z**  
SCALE: 1" = 30'-0"

PZ25-12000001

08/27/2025

REVISIONS:	
DRC SUBMITTAL	02/24/2025
DRC RE-SUBMITTAL	04/16/2025
DRC RE-SUBMITTAL	05/23/2025
AAC SUBMITTAL	07/08/2025

DIGITAL SIGNATURE:



GEORGE L. MOURIZ  
AR0007806

POMPANO BEACH APTS

LOCATED AT:  
POMPANO BEACH

FOR:  
PORTMAN HOLDINGS

ARCHITECT'S BUILDING CODE STATEMENT/  
TO THE BEST OF THE ARCHITECT'S  
KNOWLEDGE, THE PLANS AND SPECIFICATIONS  
COMPLY WITH THE FLORIDA BUILDING CODE  
EIGHTH EDITION (2023) AND THE  
APPLICABLE FIRE SAFETY STANDARDS AS  
DETERMINED BY THE LOCAL AUTHORITY  
AND CHAPTER 633, FLORIDA STATUTES.  
COPYRIGHT © 2024 MSA ARCHITECTS, INC.  
THE ARCHITECTURAL DESIGN AND DETAIL  
DRAWINGS FOR THIS BUILDING AND/OR  
OVERALL PROJECT ARE THE LEGAL  
PROPERTY OF AND ALL RIGHTS ARE  
RESERVED BY THE ARCHITECT. THEIR USE  
FOR REPRODUCTION, CONSTRUCTION, OR  
DISTRIBUTION IS PROHIBITED UNLESS  
AUTHORIZED IN WRITING BY THE ARCHITECT.



**MSA**  
**ARCHITECTS, INC.**  
8950 SW 74TH CT #1513  
MIAMI, FL 33156  
P: (305) 273-9911

**MSA**  
**ARCHITECTS**  
ARCHITECTURE & PLANNING

Project No: 2254 prj

Contract Date:

Scale:

TITLE:

LEVEL 1

SHEET:

A-2.1