

Unit Mix				
Unit Designation	# Units	% of Total	Area	Leasable Area (NRSF)
STUDIO				
ST	51	12.8%	542 sf	27,642 sf
Sub-Total	51 units	12.8%		27,642 sf
1 BD				
A1	24	6.0%	656 sf	15,744 sf
A2	99	24.9%	732 sf	72,468 sf
A3	50	12.6%	778 sf	38,900 sf
A3-Mod	14	3.5%	751 sf	10,514 sf
Sub-Total	187 units	47.1%		137,626 sf
1 BD+DEN				
B1	25	6.3%	915 sf	22,875 sf
Sub-Total	25 units	6.3%		22,875 sf
2BD				
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
Sub-Total	120 units	30.2%		127,962 sf
3 BD				
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
Sub-Total	14 units	3.5%		29,062 sf
# of Unit/Bldg	397 units	100.00%		
# Units Total s.f.				345,167 sf
Average unit size				869 sf

GROSS BLDG SQ. FOOTAGE TOTALS	
TYPE OF SF.	TOTAL
Units	397 units
LEASABLE (NRSF):	
Residential	345,167 sf
Retail	10,638 sf
Leasable Sub-Total	355,805 sf
NON LEASABLE:	
Lobby, Amenity, Leasing, Mail & Package	14,336 sf
Sub-Total	14,336 sf
Corridors, Trash Chute, Closets	46,941 sf
Vertical Circ.	9,786 sf
B.O.H.	4,313 sf
Sub-Total	61,040 sf
Non Leasable Sub-Total	75,376 sf
Sub-Total	431,181 sf
Garage	182,798 sf
Outdoor Covered Area, Paseo (Retail)	6,415 sf
TOTAL	620,394 sf

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



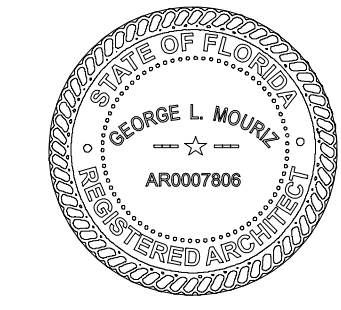
LEVEL 1

35 DU'S
GARAGE: 100 SP
SURFACE: 29 SP

SCALE: 1" = 30'-0"

REVISIONS:

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