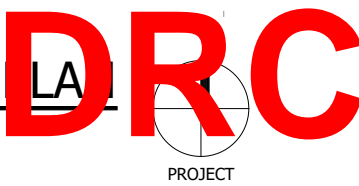


TOTAL SQUARE FOOTAGE OF ACTIVE USE TO A 20'-0" DEPTH = 3,695 SF:

(RESIDENTIAL) = 130 SF + 1,192 SF = 1,322 SF (35.8%)  
(COMMERCIAL) = 2,373 SF (64%)

PERCENTAGE OF ACTIVE COMMERCIAL USE 64% > 50%

1 PARTIAL GROUND LEVEL  
A106 SCALE: 1" = 20'-0"



PZ25-13000002  
10/15/2025

EXHIBITS

MCR - MODERA POMPANO

POMPANO BEACH, FLORIDA  
ALL RIGHTS RESERVED

Job No.: DY202515  
Drawn:   
Checked:   
Date: 08/12/2025

DORSKY + YUE  
ARCHITECTURE

AR 0013087		
No:	Issue	Date
Progress		08/12/2025

VICTOR K. YUE AR 0013087

A106