BUILT-TO-ZONE TOTAL AREA: 7,659 SF

PRINCIPAL STRUCTURE IN BUILT-TO-ZONE AREA: 776 SF

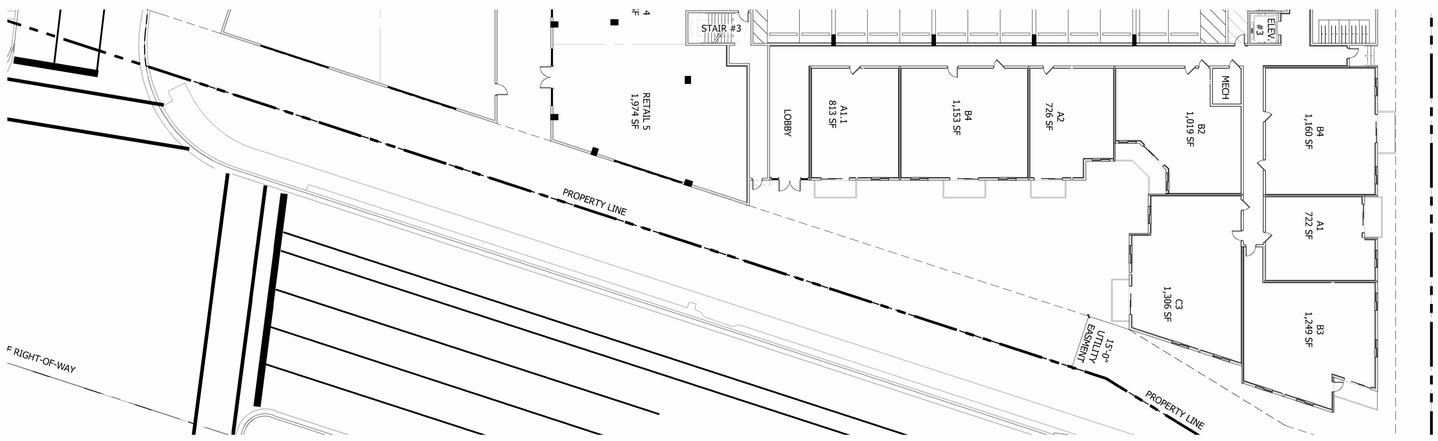
PUBLIC COURTYARD/PLAZA: 4,593 SF

TOTAL SF PROVIDED IN BUILT-TO-ZONE AREA: 5,369 SF (70.1%)

REQUIRED PER 155.4202.A.2.F: 60%

1 A107 EXHIBIT 3
BUILT-TO-ZONE AREA
SCALE: 1" = 20'-0"

PROJECT



TOTAL GROUND LEVEL FACADE AREA: 4,563 SF

TOTAL GLASS AREA (RETAIL & RESIDENTIAL): 1,390 SF

PERCENTAGE OF OPENING PROVIDED: 30.4% (>30% PER 155.5602.C.7)

3 A107 EXHIBIT 4
PARTIAL ELEVATION
SCALE: 1" = 20'-0"

DRC
PZ25-12000028
03/18/2026

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STATE OF FLORIDA
VICTOR K. YUE
AR0013087
REGISTERED ARCHITECT
VICTOR K. YUE AR 0013087

AR 0013087

No:	Issue	Date
	DRC	02/11/2026

Victor Yue

DORSKY + YUE ARCHITECTURE

MODERA POMPANO BEACH

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EXHIBITS

Job No.: DY202515
Drawn:
Checked:
Date: 11/07/2025

A107