

FIRE RESISTANCE RATINGS (AS PER FBC 2023 TABLES 601 AND 602)		
PRIMARY STRUCTURAL FRAME	INC. BEAMS, GIRDERS, TRUSSES, SHEAR WALLS	2 HR
BEARING WALLS	EXTERIOR	2 HR
NON BEARING WALLS AND PARTITIONS	EXTERIOR	0 HR
NON BEARING WALLS AND PARTITIONS	INTERIOR	0 HR
FLOOR CONSTRUCTION		2 HR
ROOF CONSTRUCTION		1 HR

TYPICAL UPPER LEVELS (2ND - 8TH)	BUILDING OCCUPANCY CLASSIFICATION RESIDENTIAL			FBC 2023- 8th EDITION TABLE 1004.5	FPFCC 2023 8th EDITION TABLE 7.3.1.2
	ROOM NAME	USE GROUP	ROOM AREA	AREA PER OCCUPANT	AREA PER OCCUPANT
	RESIDENTIAL	R-2	45,188 SF	200 GROSS	226
	PARKING	S-2	18,899 SF	200 GROSS	95
	MECH. EQ./ TRASH	S-2	1,320 SF	300 GROSS	5
	TOTAL OCCUPANCY THIS FLOOR				326

TYPICAL UPPER LEVELS (2ND - 8TH)					
EGRESS CALCULATIONS					
	(NFPA 101 - FIFC 8TH EDITION TABLE 7.3.3.2)			OCCUPANT LOAD	
	WIDTH REQUIRED	WIDTH REQUIRED	WIDTH REQUIRED	FIFC 1005	FIFC 7.3.3.2
EGRESS DOOR WIDTH	32"	34"	34/0.15 = 227 PERSONS	34/0.20 = 170 PERSONS	
EGRESS CORRIDOR WIDTH	44"	66"	66/0.15 = 440 PERSONS	66/0.20 = 330 PERSONS	
STAIRWAY #1 WIDTH	44"	48"	48/0.20 = 240 PERSONS	146.7*(48-44)/(0.218) = 165 PER.	
STAIRWAY #2 WIDTH	44"	48"	48/0.20 = 240 PERSONS	146.7*(48-44)/(0.218) = 165 PER.	
STAIRWAY #3 WIDTH	44"	48"	48/0.20 = 240 PERSONS	146.7*(48-44)/(0.218) = 165 PER.	
TOTAL LOAD CAPACITY			720 PERSONS	495 PERSONS	



Zoning Designation	
EXISTING	PROPOSED
B-3 (General Business)	PD-1

TABLE II		
INTENSITY AND DIMENSIONAL STANDARDS		
Land Area		
Minimum lot area	10,000 sf	
Minimum lot width	100 ft frontage	
Gross Acre (to CL of ROW)	5.04 acres	
Net acre (within Property lines)	3.88 acres	
Type and Mix of Land Uses		
Multifamily Residential	347 units	
Commercial (retail)	9,325 sf	(10,459 sf including paseo)
Maximum lot coverage (Based on the Net Acreage)		
	Required	Provided
	60%	49%
Minimum pervious area (Based on the Net Acreage)		
	Required	Provided
	20%	28%
Maximum height (ft)		
	Required	Provided
	105'	83'-10 3/8" (8 stories) top of roof from front average grade
Building setbacks		
	Required	Provided
Front yard setback (East)	Min. 0'-0" - Max. 20'-0"	15'-0" min.
Setback from waterway (West)	15'-0"	15'-0" min.
Interior side yard setback (North)	0	10'-0" min.
Interior side yard setback (South)	0	62'-0" min.

Building gross area calculation						
Ground floor area		58,294				
2nd floor area		52,464				
3rd floor area		52,464				
4th floor area		52,464				
5th floor area		52,464				
6th floor area		52,464				
7th floor area		52,464				
8th floor area		52,464				
Total		425,542	Not including parking, stairs and elevator shafts			
Maximum number of residential units/Unit Square Footage Size (SF)						
Density	69 du/ acre (347/ 5.04 acre)					
	#of Units	Total SF	Percent	Average SF	Min. Area per unit	
Studio	22	13,728	6%	624 sf	500 sf	
1 bedroom	121	89,352	35%	738 sf	650 sf	
2 bedroom	166	185,255	48%	1,116 sf	750 sf	
3 bedroom	38	52,032	11%	1,369 sf	850 sf	
Total	347	340,367	100%	981 sf		

TABLE III			
MASTER PARKING PLAN			
Parking Required			
(Per Bonus Policies off-street parking reduction 155.4202 A.2.h)			
			Total
Studio	1 space per unit	22x1	22
1 bedroom	1 space per 1,000 SF of Gross area, w/ a min. or 1 space per unit.	121x1	121
2 bedroom		185,836 SF / 1,000	186
3 bedroom	2 space per unit	38x2	76
Guest parking	1 per 5 DU	347/5	69
Commercial (Retail)	1 per 300 sf		36
Total required			510
Parking Provided			
Parking garage	467 spaces (including 9 HC)		
On-site parking	46 spaces (including 2 HC)		
Total provided	513 spaces		

AR 0013087		
No:	Issue	Date
DRC		11/07/2025

MODERA POMPANO BEACH

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LIFE SAFETY PLAN
& SITE DATA SCHEDULE

Drawn: _____
Checked: _____
Date: 11/07/2025

Job No.:
DY202515

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