



- BUILT-TO-ZONE TOTAL AREA: 7,659 SF
- PRINCIPAL STRUCTURE IN BUILT-TO-ZONE AREA: 776 SF
- PUBLIC COURTYARD/PLAZA: 4,548 SF
- TOTAL SF PROVIDED IN BUILT-TO-ZONE AREA: 5,324 SF (70%)
- REQUIRED PER 155.4202.A.2.F: 60%

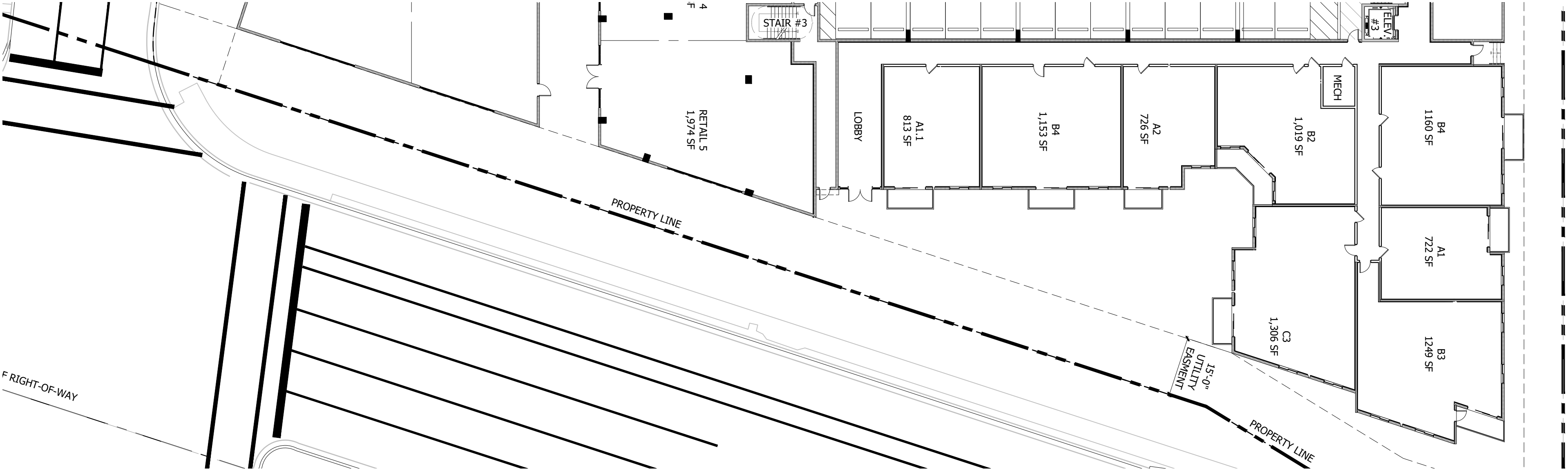
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EXHIBIT 3
BUILT-TO-ZONE AREA

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)

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EXHIBIT 4
PARTIAL ELEVATION

SCALE: 1" = 20'-0"



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No.	Issue
DRC	11/07/2025

DORSKY + YUE
ARCHITECTS, P.A.

MODERA POMPANO BEACH

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EXHIBITS

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

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