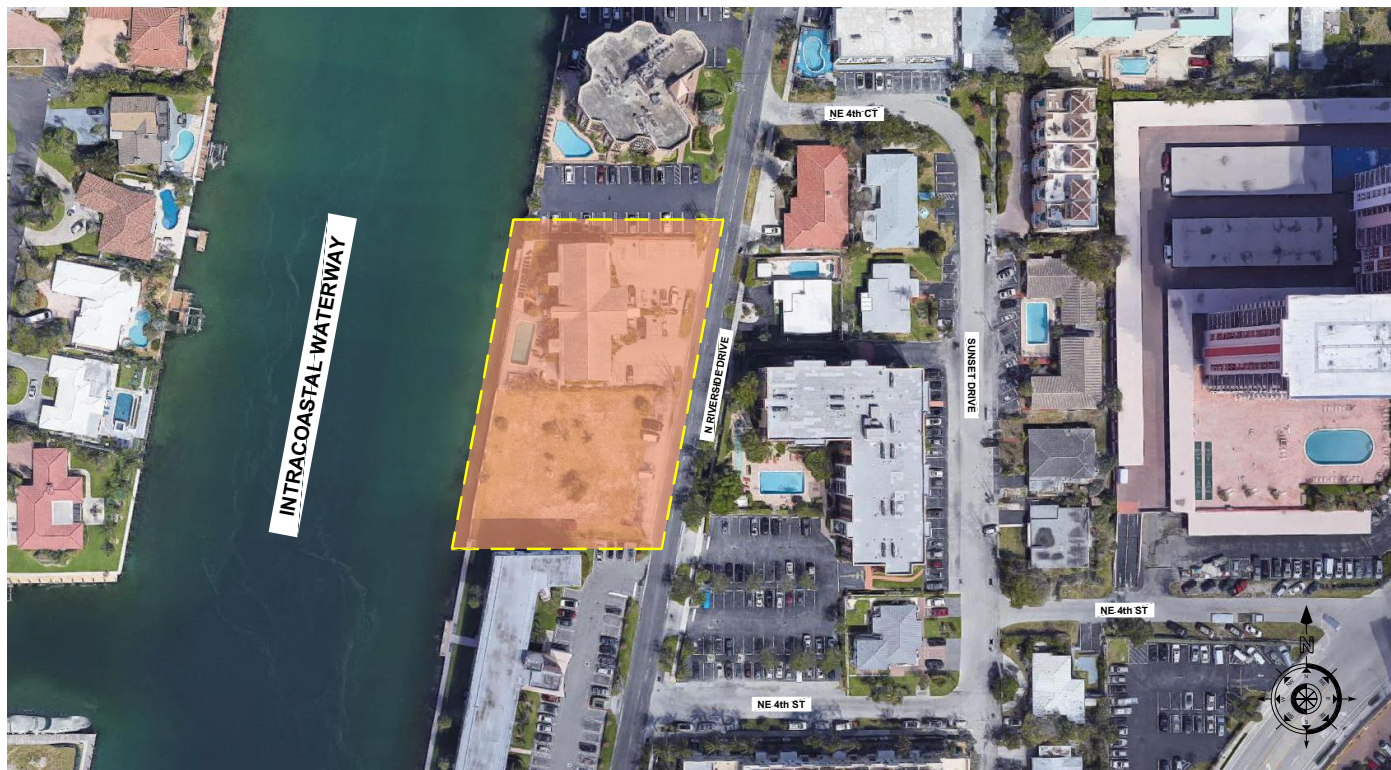
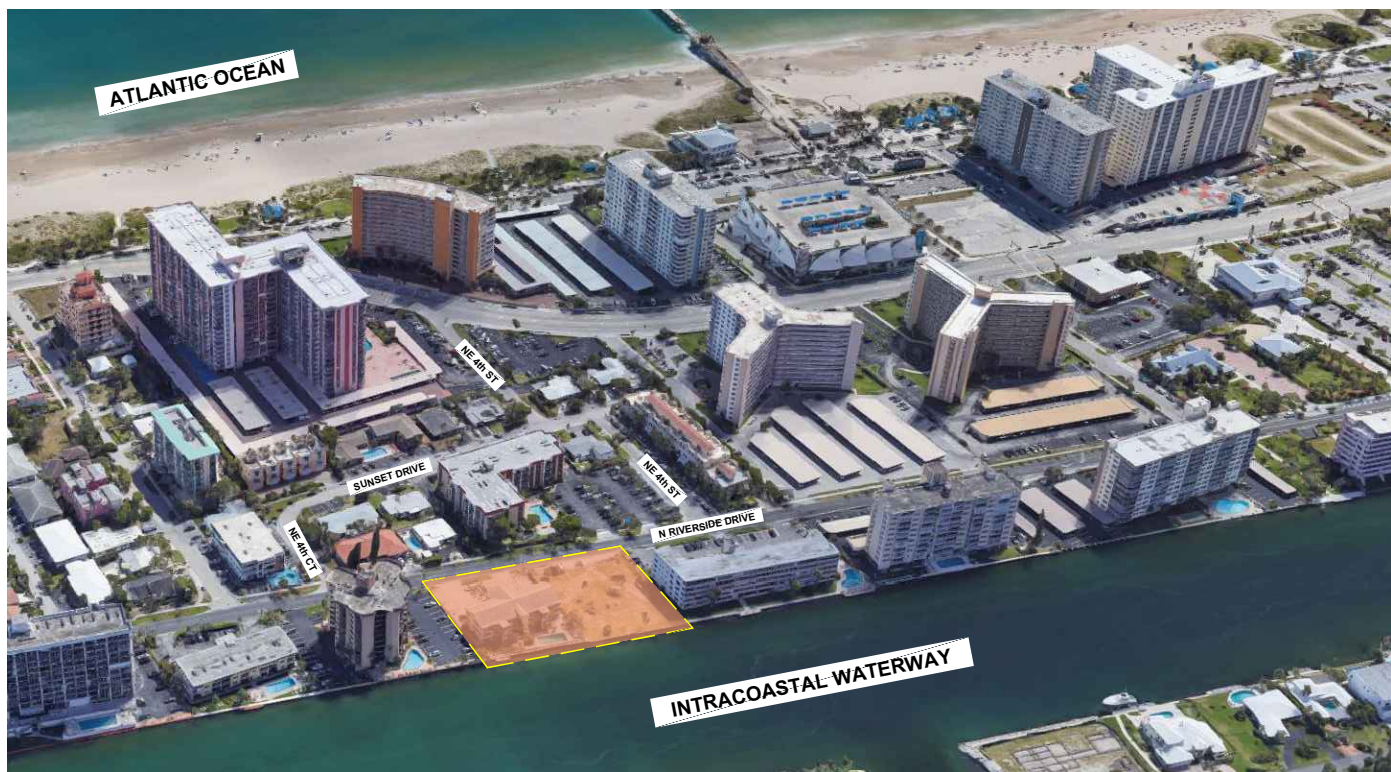


LOCATION MAP - (407-419 N RIVERSIDE DRIVE)



ENLARGED LOCATION MAP - (407-419 N RIVERSIDE DRIVE)



3D AERIAL VIEW - (407-419 N RIVERSIDE DRIVE)



3D AERIAL VIEW - (407-419 N RIVERSIDE DRIVE)

A GENERAL SITE INFORMATION				
ADDRESS	407-419 N RIVERSIDE DRIVE, POMPANO BEACH, FL 33062			
FOLIO	FOLIO # 484331130050 - FOLIO # 484331130060			
LOT SIZE	40,752 SQ. FT. = 0.9355 ACRES			
ZONING	MULTIPLE-FAMILY RESIDENCE 45 (RM-45) < POMPANO BEACH ZONING CODE >			

B DEVELOPMENT REGULATIONS AND AREA REQUIREMENTS				
DESCRIPTION	VALUE	CODE SECTION	REQUIRED PERMITTED	PROVIDED
USE STANDARD	SEE APPENDIX A : CONSOLIDATED USE TABLE, AND USE-SPECIFIC STANDARDS IN ARTICLE 4 : USE STANDARDS.	POMPANO BEACH ZONING CODE ARTICLE 155.3212.	LODGING RESIDENTIAL MULTI-FAMILY	RESIDENTIAL MULTI-FAMILY
LOT AREA	LOT AREA SHALL BE DETERMINED BY MEASURING THE TOTAL HORIZONTAL LAND AREA (SF) WITHIN THE LOT LINES OF THE LOT.	POMPANO BEACH ZONING CODE ARTICLE 155.3212.	8,800 SF MINIMUM	40,752 SF
LOT WIDTH	LOT WIDTH SHALL BE DETERMINED BY CALCULATING THE MEAN HORIZONTAL DISTANCE BETWEEN THE INTERIOR SIDE LINES OF A LOT.	POMPANO BEACH ZONING CODE ARTICLE 155.3212.	75'-0" MINIMUM	271.80'
DENSITY	DENSITY SHALL BE DETERMINED BY DIVIDING THE TOTAL NUMBER OF DWELLING UNITS LOCATED OR PROPOSED ON A LOT BY THE AREA OF THE LOT.	POMPANO BEACH ZONING CODE ARTICLE 155.3212.	MAX. 45 DU / AC PERMITTED 42 UNITS	42 DWELLING UNITS 16 (1 / 2 BDS) + 26 (3BDS +)
FLOOR AREA PER DWELLING UNIT	THE SUM OF THE GROSS HORIZONTAL (SF) OF EACH FLOOR OF A DWELLING UNIT, MEASURED FROM THE EXT. WALLS OR THE CENTERLINE OF PARTY WALLS.	POMPANO BEACH ZONING CODE ARTICLE 155.3212.	EFFICIENCY = 500 SF OTHER UNITS 650 SF + 100 SF PER BEDROOM > 1 BD	650 SF = 1 BD
LOT COVERAGE	MEASURING THE TOTAL HORIZONTAL LAND AREA (SF) COVERED BY ALL PRINCIPAL AND ACCESSORY STRUCTURES ON THE LOT. EXPRESSED IN %	POMPANO BEACH ZONING CODE ARTICLE 155.3212.	60% MAXIMUM = 24,451.2 SF	19,670 SF (48.27 %)
PERVIOUS AREA	MEASURING THE TOTAL HORIZONTAL LAND AREA (SF) COVERED BY PERVIOUS SURFACES ON THE LOT, EXPRESSED IN %	POMPANO BEACH ZONING CODE ARTICLE 155.3212.	25% MINIMUM = 10,188 SF	10,859 SF * POOL DECK NOT INCLUDED
HEIGHT	THE VERTICAL DISTANCE FROM AVERAGE ELEVATION OF THE EXISTING FINISHED GRADE AT THE FRONT OF THE STRUCTURE TO THE TOP OF THE ROOF FOR A FLAT ROOF.	POMPANO BEACH ZONING CODE ARTICLE 155.3212.	MAXIMUM 105'-0"	105'-0"
SPACING BETWEEN STRUCTURES	THE DIMENSION SHALL BE MEASURED IN FEET AND IS THE DISTANCE BETWEEN TWO STRUCTURES ON THE SAME LOT (OR ACCESSORY).	POMPANO BEACH ZONING CODE ARTICLE 155.3212.	MINIMUM 25'-0"	NOT APPLICABLE

ZONING RM-45

THE MULTIPLE-FAMILY RESIDENTCE 45 (RM-45) DISTRICT IS ESTABLISHED AND INTENDED TO ACCOMMODATE PRIMARILY MULTIFAMILY DWELLINGS (INCLUDING TOWNHOUSE DEVELOPMENT) INCLUDING COMMUNITY RESIDENCES AND RECOVERY COMMUNITIES AT HIGH DENSITIES. THE DISTRICT ALSO ACCOMMODATES SINGLE-FAMILY AND TWO-FAMILY DWELLINGS, ZERO-LOT-LINE DEVELOPMENT, ASSISTED LIVING FACILITIES, AND CONTINUING CARE RETIREMENT COMMUNITIES. LIMITED NEIGHBORHOOD-SERVING NONRESIDENTIAL USES, AS WELL AS OFFICE BUILDINGS, FINANCIAL INSTITUTIONS, HOTELS/MOTELS, AND CONDO HOTELS, ARE ALLOWED AS SPECIAL EXCEPTIONS.

*** THE CURRENT ZONING OFFERS DEVELOPERS THE POSSIBILITY OF BUILDING A DOCK AND UPWARDS OF 18 BOAT SLIPS ON THE SITE THROUGH A SEPARATE APPROVAL AND ENVIRONMENTAL PROCESS THAT WOULD BRING A HIGHLY DESIRED AMENITY TO THE PROJECT. ***

* WILL BE COORDINATED BY THE ARCHITECT. *

C BUILDING SETBACKS				
DESCRIPTION	VALUE	CODE SECTION	REQUIRED PERMITTED	PROVIDED
FRONT YARD SETBACK	THE SHORTEST HORIZONTAL DISTANCE FROM THE FRONT LOT LINE OF A LOT TO THE NEAREST POINT OF A PRINCIPAL STRUCTURE ON THE LOT.	POMPANO BEACH ZONING CODE ARTICLE 155.3212.	MINIMUM 25'-0"	25'-0"
INTERIOR SIDE SETBACK	THE SHORTEST HORIZONTAL DISTANCE FROM THE SIDE LOT LINE OF A LOT TO THE NEAREST POINT OF A PRINCIPAL STRUCTURE ON THE LOT. THOSE PORTIONS OF A STRUCTURE EXTENDING ABOVE A HEIGHT OF 20 FEET SHALL BE SET BACK AN ADDITIONAL 1FT FOR EACH 4FT (OR MAJOR FRACTION THEREOF) THE HEIGHT OF THE PORTION OF THE STRUCTURE EXCEEDS 20 FT.	POMPANO BEACH ZONING CODE ARTICLE 155.3212.	MINIMUM 10'-0" (FOR THE FIRST 20' OF THE BUILDING HEIGHT) MINIMUM 31'-3" (FOR THE REST OF THE BUILDING HEIGHT)	10'-0" (FOR THE FIRST 20' OF THE BUILDING HEIGHT) 31'-3" (FOR THE REST OF THE BUILDING HEIGHT)
SETBACK FROM A WATERWAY, OR CANAL (REAR)	THE SHORTEST HORIZONTAL DISTANCE FROM THE REAR LOT LINE OF A LOT TO THE NEAREST POINT OF A PRINCIPAL STRUCTURE ON THE LOT.	POMPANO BEACH ZONING CODE ARTICLE 155.3212.	MINIMUM 25'-0"	25'-0"

D PARKING DATA				
DESCRIPTION	VALUE	CODE SECTION	REQUIRED PERMITTED	PROVIDED
PARKING SPACE DIMENSIONS	FOR 90 DEGREES PARKING: STALL SHALL BE 9'-0" X 18'-0" *** 20% OF TOTAL REQUIRED PARKING SPACES MAY BE COMPACT (8'-6" X 16'-0"). THESE SPACES HAVE TO BE MARKED AS COMPACT PARKING SPACES. AISLE WIDTH SHALL BE MIN. 23' TWO-WAY	POMPANO BEACH ZONING CODE ARTICLE 155.5102.1	PS = 9'-0" X 18'-0" 20% OF TOTAL REQUIRED PARKING MAY BE COMPACT 8'-6" X 16'-0" AISLE = 23'-0"	PS = 9'-0" X 18'-0" 5% OF TOTAL PROVIDED PARKING ARE COMPACT 8'-6" X 16'-0" AISLE = 23'-0"
PARKING COUNT	RESIDENTIAL USE EFFICIENCY = 1 PS / DU 1 BD & 2 BDS = 1.5 PS / DU 3 BEDROOMS = 2 PS / DU * GUEST PARKING NOT REQUIRED	POMPANO BEACH ZONING CODE ARTICLE 155.5102.	2BDS 16 x (1.5) = 24 PS 3 BDS + 26 x (2.0) = 52 PS TOTAL = 76 PS	REQUIRED = 76 PS PROVIDED = 76 PS
DRIVEWAYS	A PRIVATE ACCESSWAY PROVIDING ACCESS BETWEEN A STREET AND ORIGIN AND DESTINATIONS POINTS WITHIN AN ADJACENT PROPERTY.	POMPANO BEACH ZONING CODE ARTICLE 155.5101.	1 WAY = 12'-0" 2 WAY = 24'-0"	2 WAY = 24'-0"
BICYCLE RACKS	RESIDENTIAL MIN. OF 1 BICYCLE RACK SPACE FOR EVERY 10 VEHICULAR SPACES REQUIRED. MAX 20 BIKES	POMPANO BEACH ZONING CODE ARTICLE 155.5102.1	1 BIKE / 10 PS MAXIMUM 20 BIKES	REQUIRED 8 BIKES RACK PROVIDED 8 BIKES RACK
LOADING COUNT	NOT APPLICABLE FOR RESIDENTIAL USE	POMPANO BEACH ZONING CODE ARTICLE 155.5102.M.1	NOT APPLICABLE	NOT APPLICABLE

E ADDITIONAL INFORMATION	
PLANNED DEVELOPMENT	NOT APPLICABLE
OVERLAY LAND USE	H- HIGH 25-46 DU/AC
POMPANO BEACH NEIGHBORHOODS	BEACH
OPPORTUNITY ZONE	NOT APPLICABLE

F EXISTING BUILDING INFORMATION	
ADDRESS	419 N RIVERSIDE DRIVE, POMPANO BEACH
USE	MULTI-FAMILY DWELLINGS
HEIGHT / DENSITY	3 STORIES (33.75') / 23 UNITS
BUILDING SQ.FT.	APPROX. 13,287 SQ.FT.

ZONING CODE ANALYSIS PREPARED BY NICOLAS TREMBLAY (IDEA), IN COMPLIANCE WITH POMPANO BEACH ZONING CODE (2022-01-05)

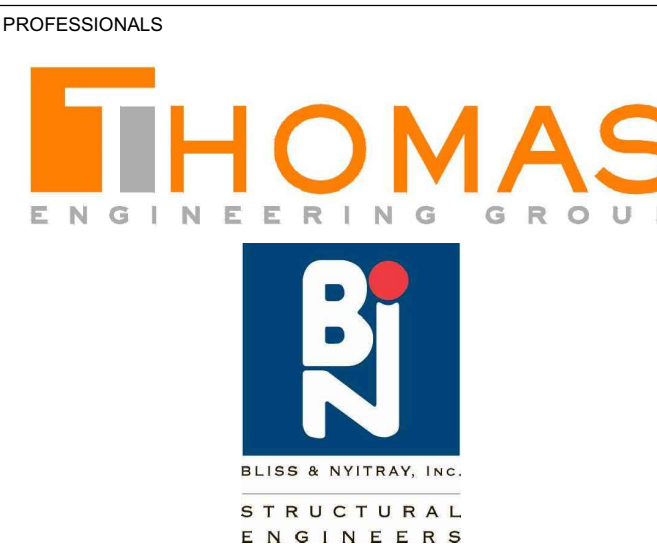
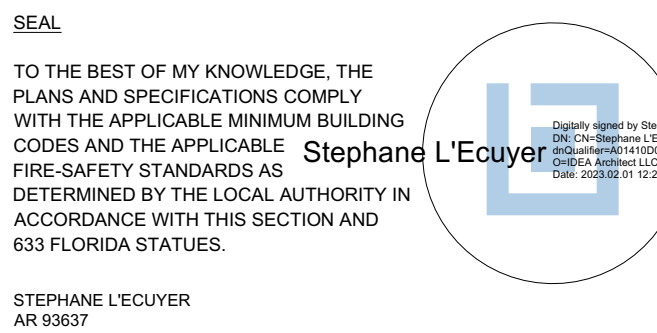


ENG. CA No. 28787 ARCH LICENSE NBR AA20001806

3323 NE 163RD STREET, SUITE 200
NORTH MIAMI BEACH, FL 33180
Tel.: (305) 792-0015
Fax: (305) 931-0279

WWW.ABSOLUTE-IDEA.COM

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REV.	DATE	DESCRIPTION	Prepared By	Verified By

ALL MEASUREMENTS MUST BE VERIFIED BEFORE BEGINNING THE WORKS.
NO MEASUREMENTS ARE TO BE TAKEN DIRECTLY FROM THIS DRAWING.

Notes
**ARCHITECTURAL
APPEARANCE
COMMITTEE (AAC)**

Client
CAMACO
COMACO DEVELOPMENT LLC
839 RUE ST-JOSEPH EST
QUEBEC QC CANADA G1K 3C8

Project
ENTOURAGE IN THE SUN
407 / 409 N RIVERSIDE
POMPANO BEACH FL 33062

Title

Drawn ABY / MAL	Field ARCHITECTURE
Verified JFG	Scale AS SHOWN
Approved SL	Date 01-30-20
Project Manager ABY	Disc. no.
Project 22-800US	Project A-012

AAC
PZ22-12000011
03/07/2023

AAC
PZ22-12000011
07/02/2024