

ENTOURAGE IN THE SUN

407 & 419 N RIVERSIDE DRIVE, POMPANO BEACH, FL 33062
PROJECT NUMBER : **22-800**
DATE OF SUBMITTAL : 10.19.2022

Issued for : ZONING BOARD OF APPEALS (ZBA)



idea
Architect

absolute-idea.com
ENG. CA. No. 20187
ARCH. LICENSE NO. AA0001806
CANAL PARK
3323 NE 163rd Street, Suite 200 North Miami Beach, FL 33160
305.792.0015 305.931.0279 info@absolute-idea.com

22-800



10-19-2022

ENTOURAGE IN THE SUN

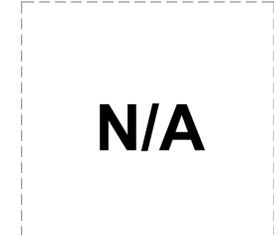
407 & 419 N RIVERSIDE DRIVE, POMPANO BEACH, FL 33062

ISSUED FOR : ZONING BOARD OF APPEALS (ZBA)

22-800 - ENTOURAGE IN THE SUN		D.R.C. 03/21/22	D.R.C. 04/28/22	D.R.C. 06-16-22	D.R.C. 09-01-22	Z.B.A. 10-19-22
COVER						
A-000	Drawings Index	o	o	o	o	o
SURVEY						
ALTA / NSPS LAND TITLE SURVEY 1/2						
ARCHITECTURE						
A-012	Zoning Code Analysis & Property Overview	o	o	o	o	o
A-013	Gross Floor Area Table & Units Matrix	o	o	o	o	o
A-014	Variances Sheet					o
A-080	Site Plan	o	o	o	o	o
A-201	Ground Floor Plan	o	o	o	o	o
A-202	Basement Floor Plan		o	o	o	o
A-203	2nd Level Floor Plan	o	o	o	o	o
A-204	Typical Floor Plan - Level 03-09 (x7)	o	o	o	o	o
A-205	Penthouses Floor Plan - Level 10	o	o	o	o	o
A-206	Roof Plan		o	o	o	o
A-501	East Elevation (Front)	o	o	o	o	o
A-502	West Elevation (Rear)	o	o	o	o	o
A-503	North & South Elevations (Sides)	o	o	o	o	o
A-601	Conceptual Building Section	o	o	o	o	o
A-602	3D Conceptual Building Section		o	o	o	o
A-901	Public Safety Security Plan / CPTED Plan & Narrative	o	o	o	o	o
A-902	Site Plan - Pedestrian & Vehicle Paths			o	o	
RENDERS						
R-001	3D Rendering 1	o	o	o	o	o
R-002	3D Rendering 2	o	o	o	o	o
R-003	3D Rendering 3	o	o	o	o	o
R-004	3D Rendering 4	o	o	o	o	o
R-005	3D Rendering 5		o	o	o	o
R-006	3D Rendering 6		o	o	o	o
R-007	3D Rendering 7		o	o	o	o
R-008	3D Rendering 8		o	o	o	o
R-009	3D Rendering 9		o	o	o	o
R-010	3D Rendering 10		o	o	o	o

22-800 - ENTOURAGE IN THE SUN		D.R.C. 03/21/22	D.R.C. 03/21/22	D.R.C. 06-16-22	D.R.C. 09-01-22	Z.B.A. 10-19-22
CIVIL						
C-01	Cover Sheet		o	o	o	o
C-02	General Notes		o	o	o	o
C-03	Demolition Plan		o	o	o	o
C-04	Erosion Control Plan		o	o	o	o
C-05	Paving, Grading & Drainage Plan	o	o	o	o	o
C-06	Paving, Grading & Drainage Details		o	o	o	o
C-07	Water & Sewer Plan		o	o	o	o
C-08	Water & Sewer Details		o	o	o	o
C-09	Pavement Marking & Signage Plan		o	o	o	o
C-10	Circulation Plan		o	o	o	o
LANDSCAPE						
L1.0	Tree Disposition Plan	o	o	o	o	o
L2.0	Landscape Site Plan	o	o	o	o	o
L2.1	Landscape Plan - Level 2	o	o	o	o	o
L2.2	Landscape Plan - Level 10 Penthouses	o	o	o	o	o
L2.3	Landscape Details & Code Compliance		o	o	o	o
L2.4	Landscape General Notes		o	o	o	o
L3.0	Irrigation Plan		o	o	o	o
L3.1	Upper Floor Irrigation Plans & Notes		o	o	o	o
L3.2	Irrigation Details		o	o	o	o

OWNER



ENTOURAGE FLORIDA DEVELOPMENT, LCC
520, BOULEVARD CHAREST E, SUITE 233
QUEBEC (QUEBEC), G1K 3J3
TEL: 610.202.1871

LANDSCAPE
ARCHITECT &
CIVIL ENGINEER



THOMAS ENGINEERING GROUP
6300 NW 31st AVENUE,
NO SUITE
FORT LAUDERDALE, FL 33309
TEL: 954.202.7000

ARCHITECT

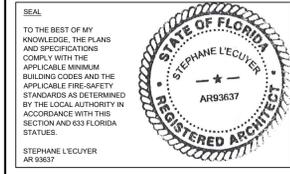


IDEA
3323 NE 163RD STREET,
SUITE 200
NORTH MIAMI BEACH, FL 33160
TEL: 305.792.0015



absolute-idea.com

CANAL PARK
3323 NE 163rd Street, Suite 200 North Miami Beach, FL 33160
T 305.792.0015 F 305.931.0279 @info@absolute-idea.com



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idea
Architect

REV.	DATE	DESCRIPTION

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

Key section

Client

ENTOURAGE FLORIDA
DEVELOPMENT LLC
520 BOULEVARD CHAREST E, SUITE 233
QUEBEC (QUEBEC), G1K 3J3

Project

ENTOURAGE
IN THE SUN
407 & 409 N RIVERSIDE,
POMPANO BEACH, FL 33062

Title

DRAWING INDEX

Drawn	Field
IDEA TEAM	ARCHITECTURE
Verified	Scale
J.F. Gervais	as shown
Approved	Date
S. L'ecuyer	09-01-2022

Project Manager	Dwg. no.
N. TREMBLAY	
Project	A-000
22-800	

407-419 RIVERSIDE DRIVE, POMPANO BEACH

UNIT TYPE	1 BD				2 BEDROOMS				3 BEDROOMS					PENTHOUSE		TOTAL
	F	B	B'	C	C'	A	D	D'	E	E'	P1	P2				
DIMENSIONS	25'-8" (x) 24'-6"	31'-10" (x) 55'-10"	31'-10" (x) 55'-10"	31'-10" (x) 55'-10"	31'-10" (x) 55'-10"	44'-9" (x) 64'-6"	31'-10" (x) 55'-10"	31'-10" (x) 55'-10"	39'-3" (x) 58'-2"	39'-3" (x) 68'-6"	122'-4" (x) 55'-10"	61'-6" (x) 55'-10"				
GROSS AREA (SF)	650	1,812	1,772	1,800	1,800	2,800	1,913	1,917	2,306	2,620	7,284	3,516				
TERRACE AREA (SF)	-	385	953	385	960	600	385	953	531	791	1,520	765				
UNITS PER LEVEL													TOTAL			
LEVEL 10	-	-	-	-	-	-	-	-	-	-	1	1	2			
LEVEL 9	-	1	-	1	-	1	1	-	1	-	-	-	5			
LEVEL 8	-	1	-	1	-	1	1	-	1	-	-	-	5			
LEVEL 7	-	1	-	1	-	1	1	-	1	-	-	-	5			
LEVEL 6	-	1	-	1	-	1	1	-	1	-	-	-	5			
LEVEL 5	-	1	-	1	-	1	1	-	1	-	-	-	5			
LEVEL 4	-	1	-	1	-	1	1	-	1	-	-	-	5			
LEVEL 3	-	1	-	1	-	1	1	-	1	-	-	-	5			
LEVEL 2	1	-	1	-	1	-	-	1	-	1	-	-	5			
LEVEL 1	-	-	-	-	-	-	-	-	-	-	-	-	0			
UNIT COUNT	1	7	1	7	1	7	7	1	7	1	1	1	42			
UNIT %	2.38%	16.67%	2.38%	16.67%	2.38%	16.67%	16.67%	2.38%	16.67%	2.38%	2.38%	2.38%	100.00%			
TOTAL UNITS PER TYPE	1	16				22					2		42			
	2.38%	38.10%				52.38%					4.76%					

1 UNITS MATRIX
A-013 SCALE: NTS

407-419 RIVERSIDE DRIVE, POMPANO BEACH

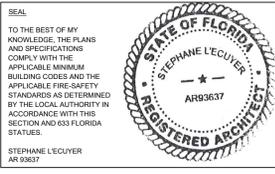
	SELLABLE RESIDENTIAL	SELLABLE STORAGE	COMMON AREAS	VERTICAL CIRCULATION	OPEN AIR CIRCULATION & POOL DECK	BALCONIES / TERRACES	SERVICES	PARKING	TOTAL
10th floor	10,800.00			645.00	1,058.00	2,285.00	78.00		14,866.00
9th floor	10,760.00	-	87.00	553.00	937.00	2,285.00	78.00	-	14,700.00
8th floor	10,760.00	-	87.00	553.00	937.00	2,285.00	78.00	-	14,700.00
7th floor	10,760.00	-	87.00	553.00	937.00	2,285.00	78.00	-	14,700.00
6th floor	10,760.00	-	87.00	553.00	937.00	2,285.00	78.00	-	14,700.00
5th floor	10,760.00	-	87.00	553.00	937.00	2,285.00	78.00	-	14,700.00
4th floor	10,760.00	-	87.00	553.00	937.00	2,285.00	78.00	-	14,700.00
3rd floor	10,760.00	-	87.00	553.00	937.00	2,285.00	78.00	-	14,700.00
2nd floor	7,810.00	-	4,164.00	546.00	2,448.00	3,657.00	78.00	-	18,703.00
Ground Floor	-	-	2,569.00	660.00	4,500.00	-	1,334.00	13,860.00	22,923.00
Basement	-	1,105.00	1,596.00	777.00	-	-	290.00	15,866.00	19,634.00
TOTAL	93,930.00	1,105.00	8,938.00	6,499.00	14,565.00	21,937.00	2,326.00	29,726.00	179,026.00

Efficiency 53.08%

2 GROSS FLOOR AREA TABLE
A-013 SCALE: NTS



absolute-idea.com
 3523 NE 163rd Street, Suite 200 North Miami Beach, FL 33160
 305.792.0015 305.931.0279 info@absolute-idea.com



Professionals
LANDSCAPE ARCHITECT & CIVIL ENGINEER

ARCHITECT

REV.	DATE	DESCRIPTION

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Key section

Client
ENTOURAGE FLORIDA DEVELOPMENT LLC
 520 BOULEVARD CHAREST E, SUITE 233
 QUEBEC (QUEBEC), G1K 3J3

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

Title
GFA TABLE, UNITS MATRIX & PARKING COUNT

Drawn IDEA TEAM	Field ARCHITECTURE
Verified JF. Gervais	Scale as shown
Approved S. L'ecuyer	Date 10-19-2022
Project Manager N. TREMBLAY	Dwg. no. A-013
Project 22-800	

VARIANCE-01 :

LANDSCAPE BUFFER BETWEEN STAGING AREA & EAST PROPERTY LINE

Previous DRC comment #7 remains. The required perimeter landscaping strip has not been provided between the east property line and the area labeled "Staging Area for Trash Collection & Fire Truck." Revise plans to provide the landscape strip at the front of the property between the driveway and the front property line, in compliance with the requirements of this Section, or seek relief.

PROPOSED :

5'-0" WIDE BUFFER AROUND THE STAGING AREA. SEE CIVIL DRAWING FOR THE TRUCK MANEUVER (C-10 CIRCULATION PLAN). AS WELL, SEE LANDSCAPE DRAWING FOR PROPOSED LANDSCAPE AND TREES AROUND THE STAGING AREA.

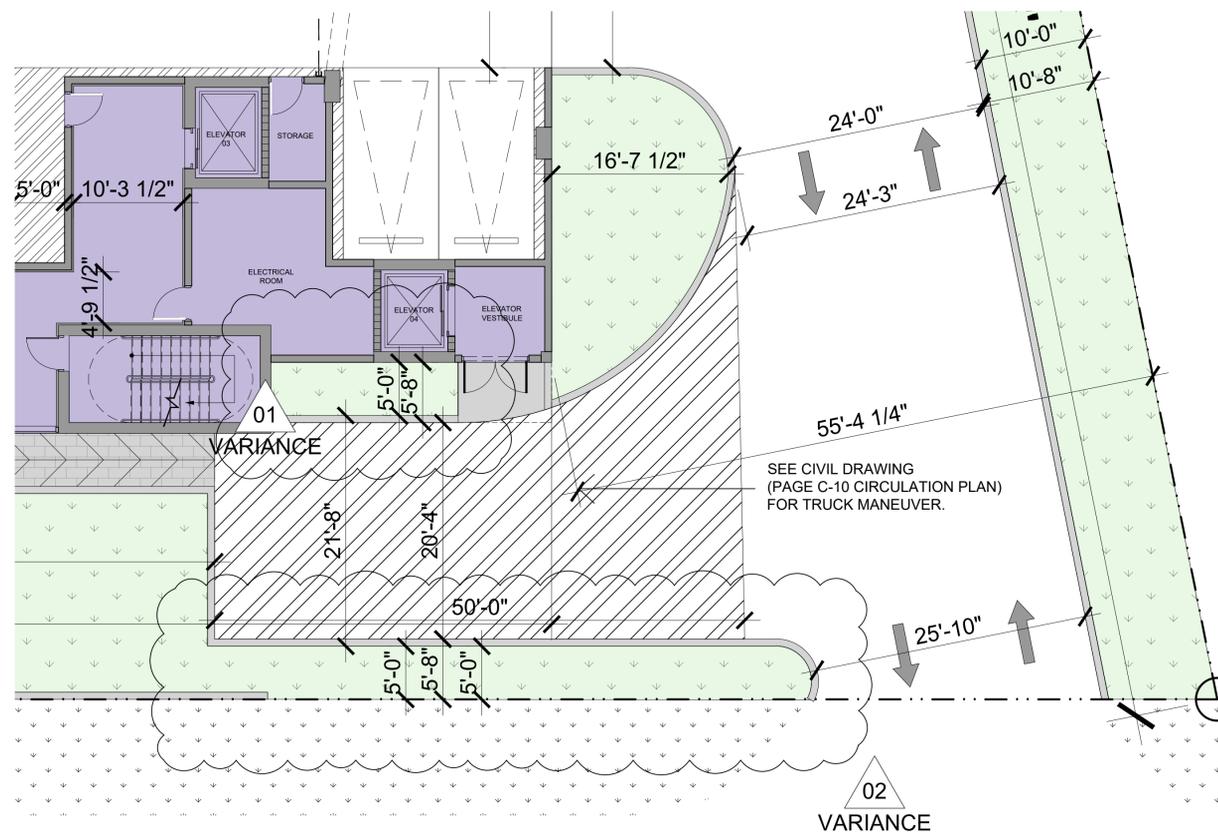
VARIANCE-02 :

LANDSCAPE BUFFER BETWEEN STAGING AREA & BUILDING

Previous DRC comment #8 remains. The required landscape area has not been provided between the building and the area labeled "Staging Area for trash Collection & Fire Truck." Revise the plans to provide the required landscape area in front of the building, between the building and the driveway, in compliance with the requirements of this Section, or seek relief.

PROPOSED :

5'-0" WIDE BUFFER AROUND THE STAGING AREA. SEE CIVIL DRAWING FOR THE TRUCK MANEUVER (C-10 CIRCULATION PLAN). AS WELL, SEE LANDSCAPE DRAWING FOR PROPOSED LANDSCAPE AND TREES AROUND THE STAGING AREA.



VARIANCE 1 & 2
STAGING AREA BUFFERS STAGING AREA
A-014 SCALE: 1/8" = 1'-0"

VARIANCE :

LANDSCAPE ISLAND ON THE NORTH SIDE OF THE 2 EXTERIOR PARKING SPACES.

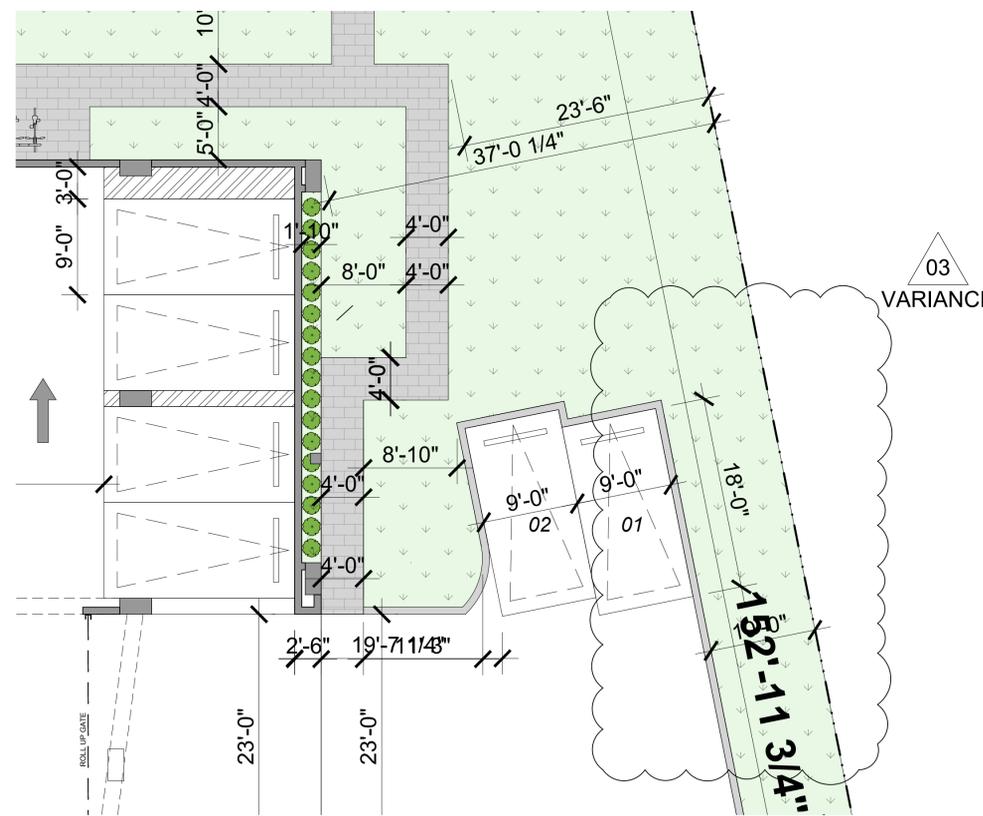
Zoning code from the city of Pompano Beach
Section 155.5203.D.4.

b. Landscaped Islands in Parking Bays

A landscaped island shall be provided at each end of every row of parking spaces. Where a row of parking spaces contains ten or more parking spaces, additional landscaped islands shall be provided at a spacing no greater than one every ten parking spaces.

PROPOSED :

USING THE 10'-0" WIDTH PERIMETER LANDSCAPE AS THE LANDSCAPED ISLAND. ADDING A LANDSCAPED ISLAND TO THE NORTH OF THESE 2 PARKING SPACES WOULD REDUCE SIGNIFICANTLY THE LANDSCAPED ISLAND PROVIDED TO THE SOUTH OF THESE PARKING SPACES.



VARIANCE-3
LANDSCAPED ISLAND NORTH OF PARKING
A-014 SCALE: 1/8" = 1'-0"

REV.	DATE	DESCRIPTION

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407 & 409 N RIVERSIDE,
POMPANO BEACH, FL 33062

Title
VARIANCES

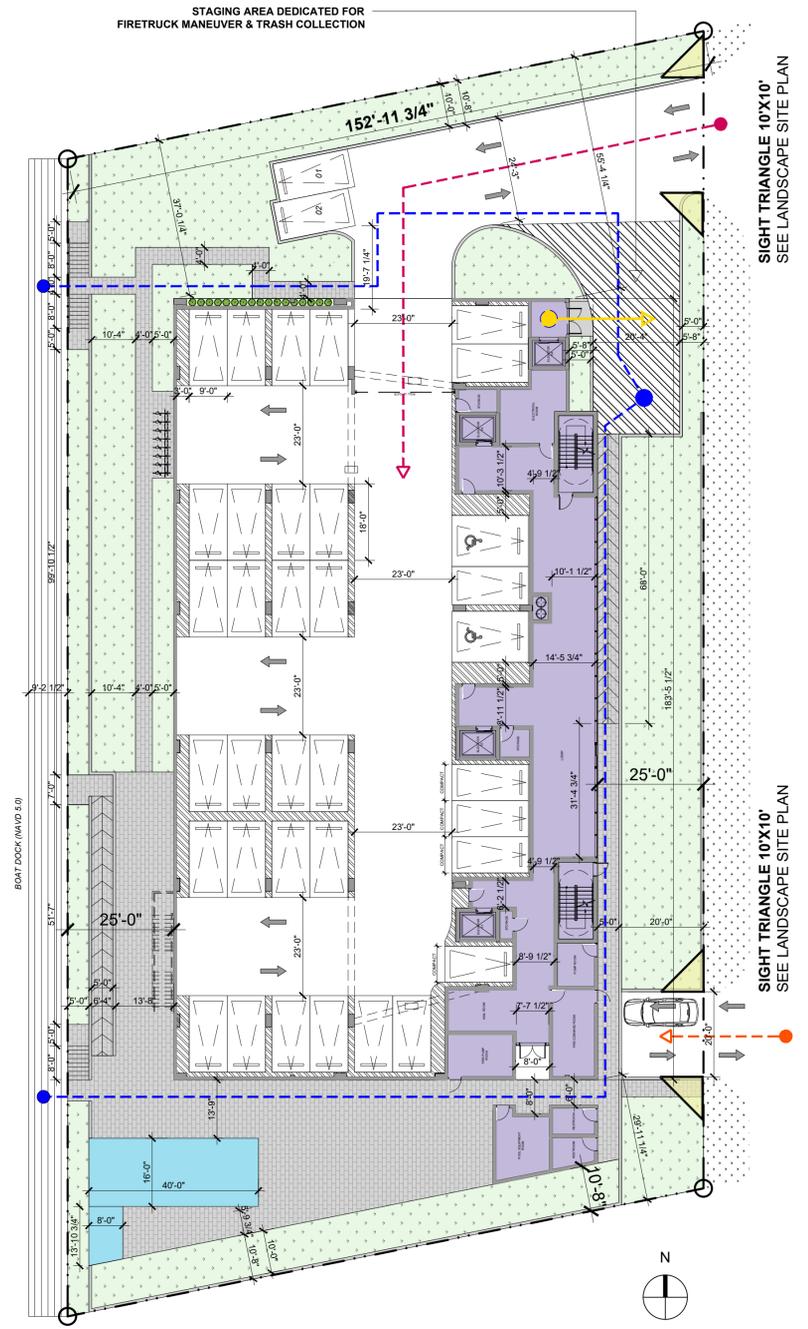
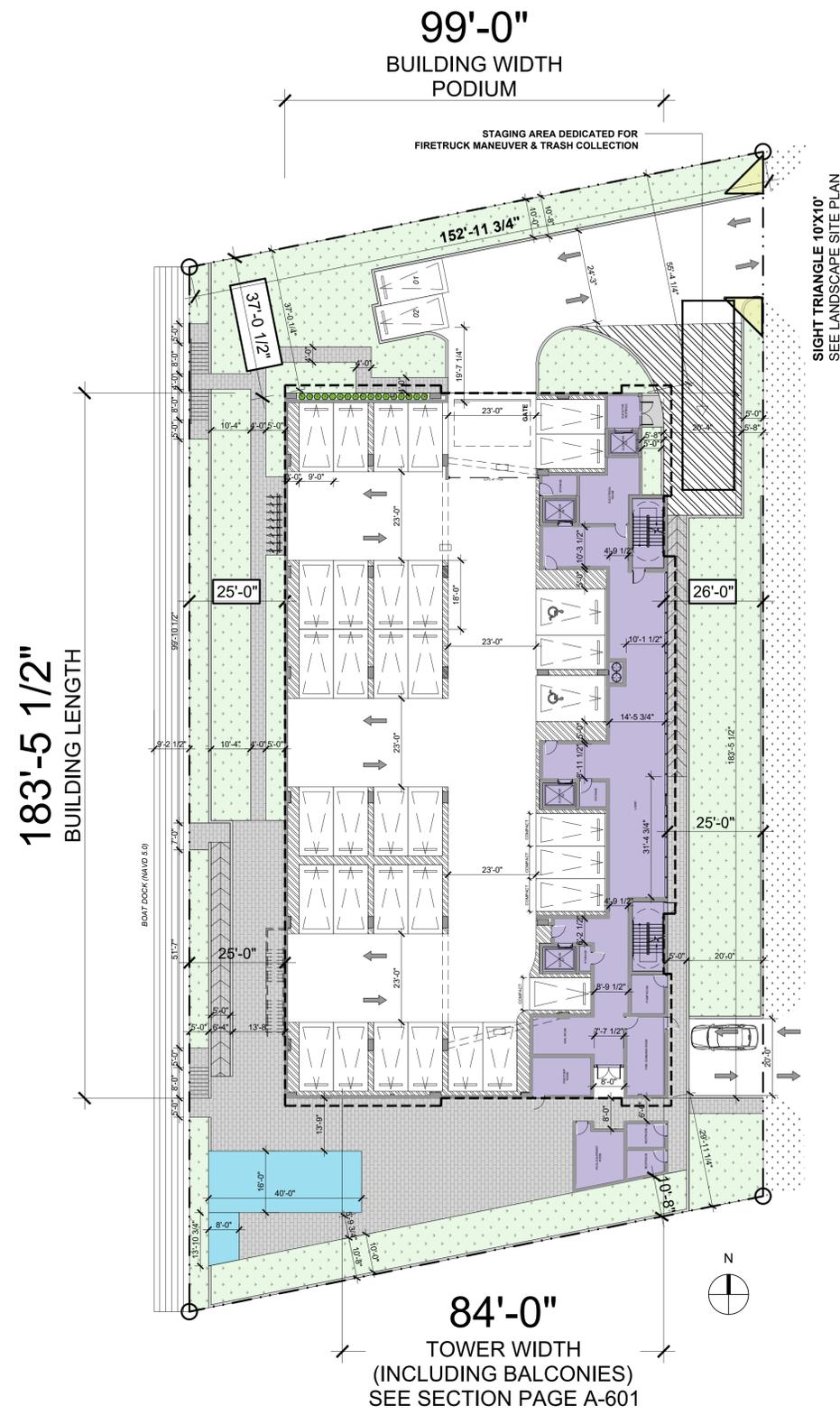
Drawn
IDEA TEAM
Verified
JF. Gervais
Approved
S. L'ecuyer

Field
ARCHITECTURE
Scale
as shown
Date
10-19-2022

Project Manager
N. TREMBLAY

Dwg. no.
A-014

Project
22-800



GRASS AREA
10,268 SQ. FT.

LOT COVERAGE
18,775 SQ. FT.

AREAS & SETBACKS
SITE PLAN
1
A-080
SCALE: 1"=20'-0"

- ROUTE FOR FIRE DEPARTMENT TO ACCESS WATER FRONT FROM THE STAGING AREA. - SOUTH & NORTH ACCESS
- TRASH COLLECTION TO STAGING AREA IN FRONT OF THE BUILDING
- DIRECT VEHICULAR ACCESS TO PARKING IN BASEMENT FOR RESIDENT ONLY
- VEHICULAR AND PEDESTRIAN ACCESS TO GROUND FLOOR PARKING, LOBBIES

THE TRASH ROOMS ARE LOCATED IN THE BASEMENT AND BRING TO THE STAGING AREA WITH THE MECHANICAL LIFT NEXT TO. REFER TO PAGE A-902 FOR TRASH DISPOSAL ROUTE AND GARBAGE CONTAINER DIMENSIONS AND LOCATIONS.

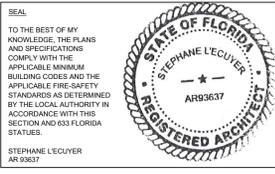
NO MORE GATE REQUIRED TO ACCESS BOTH LEVELS OF INTERIO PARKING. THE PARKING ON THE EXTERIOR ARE PROVIDED FOR GUEST VISITORS.

ROUTE TO STAGING AREA
SITE PLAN
2
A-080
SCALE: 1"=20'-0"



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CANAL PARK
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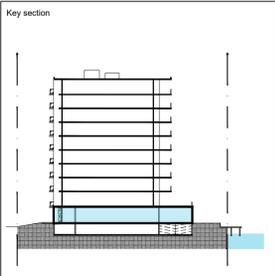


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LANDSCAPE ARCHITECT
& CIVIL ENGINEER



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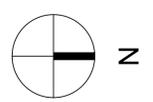
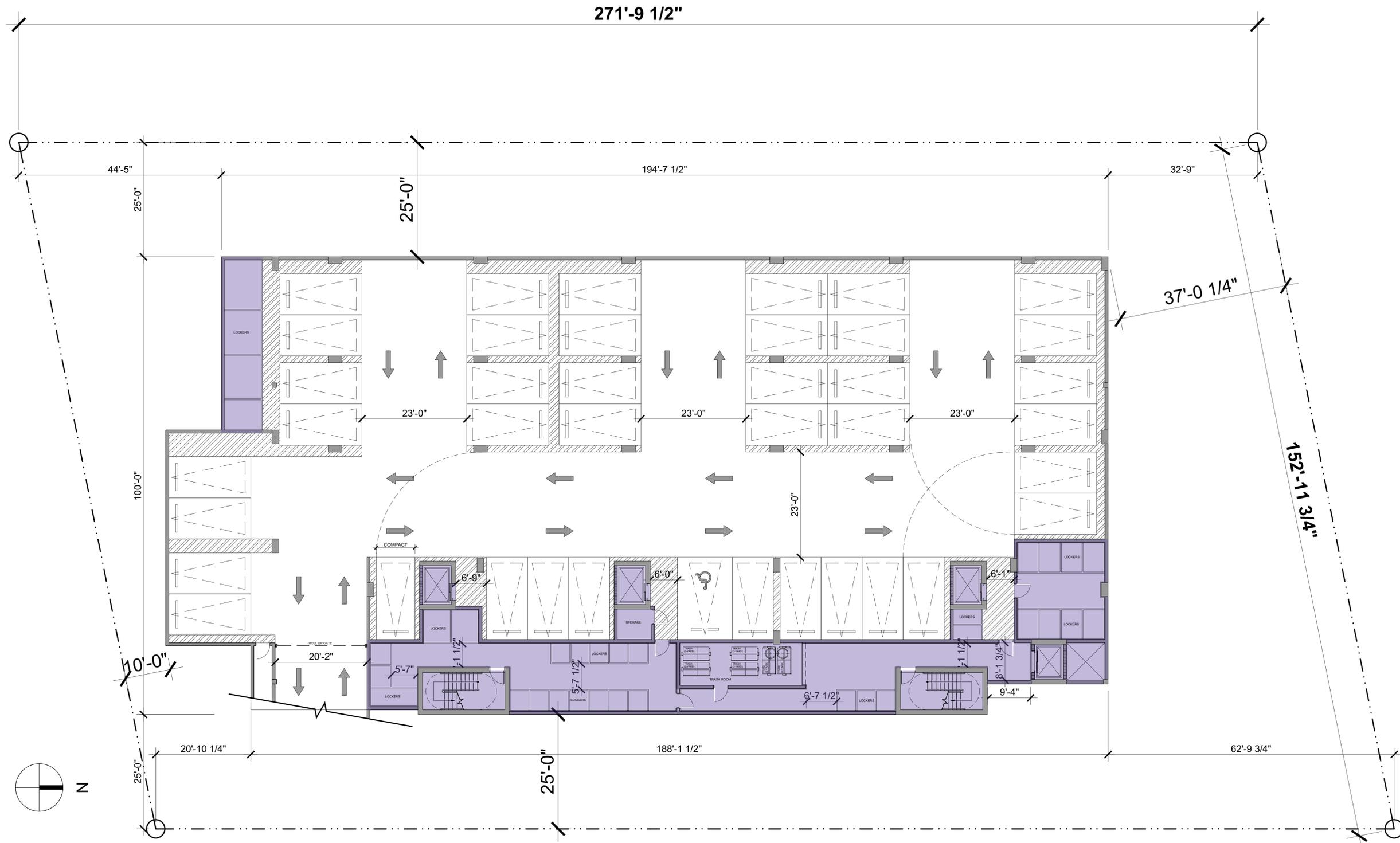
Client
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520 BOULEVARD CHAREST E, SUITE 233
QUEBEC (QUEBEC), G1K 3J3

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

Title
SITE PLAN

Drawn **IDEA TEAM** Field **ARCHITECTURE**
Verified **J.F. Gervais** Scale **as shown**
Approved **S. L'ecuyer** Date **10-19-2022**

Project Manager **N. TREMBLAY** Dwg. no.
22-800 **A-080**



BASEMENT
PARKING FLOOR PLAN
1
A-202 SCALE: 3/32" = 1'-0"



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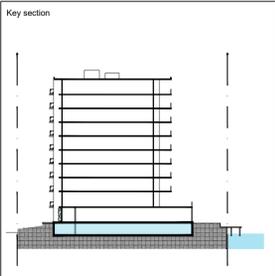
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3523 NE 163rd Street, Suite 200 North Miami Beach, FL 33160
305.792.0015 305.931.0279 info@absolute-idea.com

SEAL
TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUTES.
STEPHANE L'ECUYER
AR 93637

Professionals
LANDSCAPE ARCHITECT & CIVIL ENGINEER
THOMAS
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QUEBEC (QUEBEC), G1K 3J3

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

Title
BASEMENT PARKING FLOOR PLAN

Drawn **IDEA TEAM** Field **ARCHITECTURE**
Verified **JF. Gervais** Scale **as shown**
Approved **S. L'ecuyer** Date **09-01-2022**

Project Manager **N. TREMBLAY** Dwg. no.
Project **22-800** **A-202**



UNIT A
3 BEDROOMS
GFA
2,875 SQ. FT.
TERRACE
600 SQ. FT.

UNIT B
2 BEDROOMS
GFA
1,812 SQ. FT.
TERRACE
385 SQ. FT.

UNIT C
2 BEDROOMS
GFA
1,800 SQ. FT.
TERRACE
385 SQ. FT.

UNIT D
3 BEDROOMS
GFA
1,913 SQ. FT.
TERRACE
385 SQ. FT.

UNIT E
3 BEDROOMS
GFA
2,360 SQ. FT.
TERRACE
531 SQ. FT.

OCCUPANCY TYPE
- RESIDENTIAL
- OCCUPANCY LOAD FACTOR : (200 GROSS)

PER NFPA 101-TABLE 7.3.1.2 AND FBC 1004.5

PER NFPA 101 - CHAPTER 30.
TRAVEL DISTANCE:

SECTION 30.2.6.2.
WITHIN DWELLING TO CORRIDOR
MAX 125 FEET (SPRINKLERED)

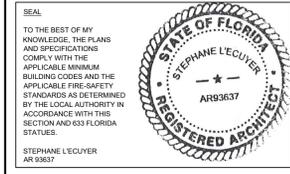
SECTION 30.2.6.3.
FROM DWELLING DOOR ENTRANCE TO NEAREST EXIT
MAX 200 FEET (SPRINKLERED)

PER NFPA 101 - CHAPTER 30.
TRAVEL DISTANCE:

SECTION 30.2.5.2.1
COMMON PATH
MAX 50 FEET (SPRINKLERED)

SECTION 30.2.5.3.1.
DEAD ENDS
MAX 50 FEET (SPRINKLERED)

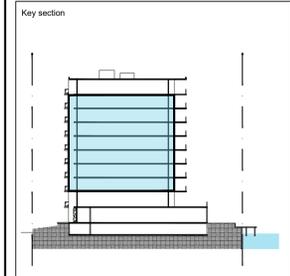
LEVEL 03-09 (X7)
TYPICAL FLOOR PLAN
1
A-204 SCALE: 3/32" = 1'-0"



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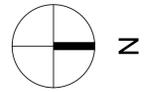
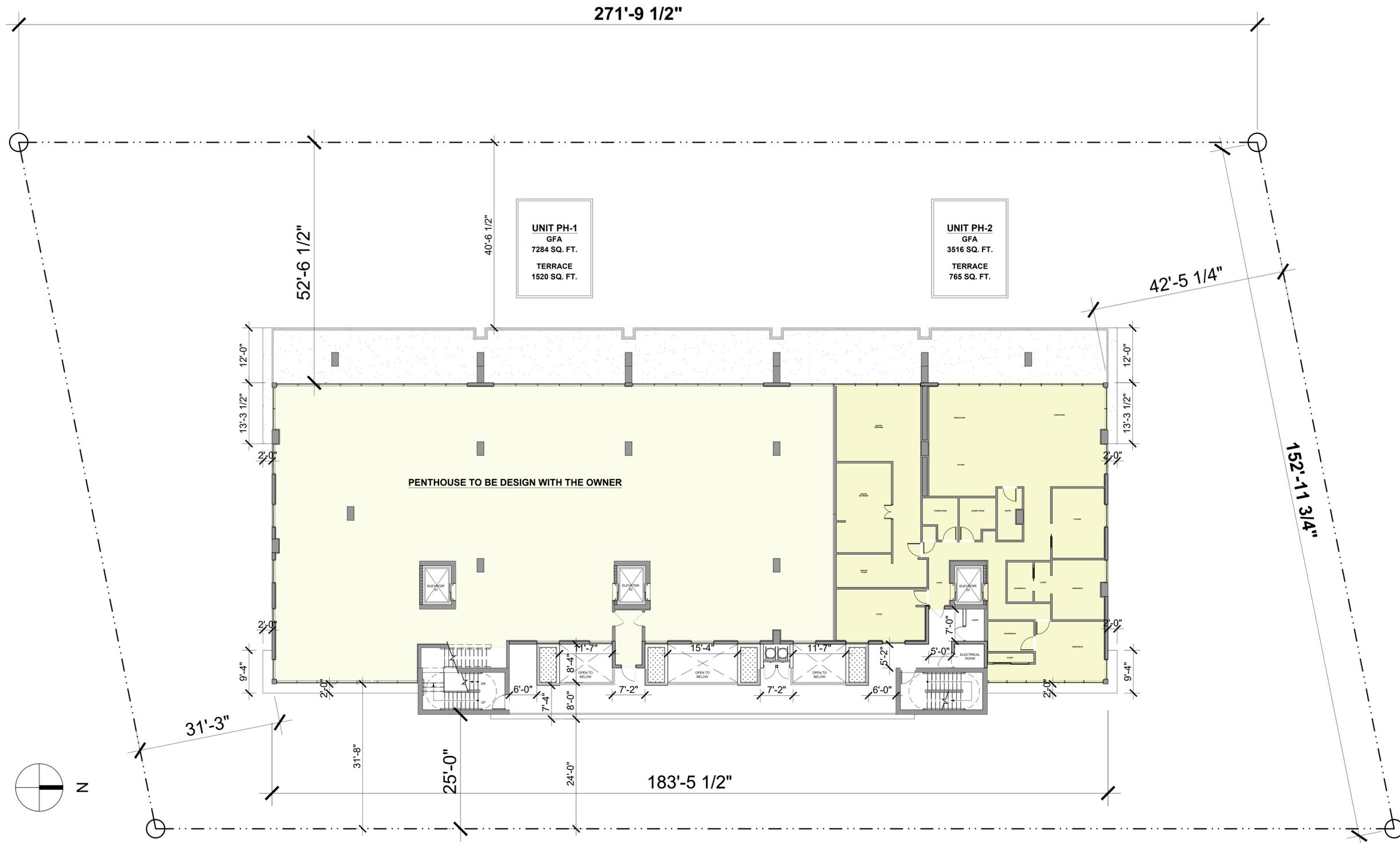
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Title	
LEVEL 03-09 (X7) TYPICAL FLOOR PLAN	
Drawn	Field
IDEA TEAM	ARCHITECTURE
Verified	Scale
J.F. Gervais	as shown
Approved	Date
S. L'ecuyer	09-01-2022
Project Manager	Dwg. no.
N. TREMBLAY	
Project	
22-800	A-204



LEVEL 10
PENTHOUSES FLOOR PLAN
A-205 SCALE: 3/32" = 1'-0"



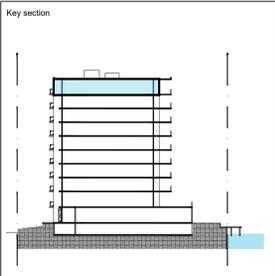
absolute-idea.com
 CANAL PARK
 3523 NE 163rd Street, Suite 200 North Miami Beach, FL 33160
 T 305.792.0015 F 305.931.0279 @info@absolute-idea.com

SEAL
 TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUTES.
 STEPHANE L'ECUYER
 AR 93637

Professionals
LANDSCAPE ARCHITECT & CIVIL ENGINEER
THOMAS
 ENGINEERING GROUP
 ARCHITECT
idea
 Architect

REV.	DATE	DESCRIPTION

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



Client
ENTOURAGE FLORIDA DEVELOPMENT LLC
 520 BOULEVARD CHAREST E, SUITE 233
 QUEBEC (QUEBEC), G1K 3J3

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

Title
LEVEL 10 PENTHOUSES FLOOR PLAN

Drawn **IDEA TEAM** Field **ARCHITECTURE**
 Verified **JF. Gervais** Scale **as shown**
 Approved **S. L'ecuyer** Date **09-01-2022**

Project Manager **N. TREMBLAY** Dwg. no. **A-205**
 Project **22-800**



42" HIGH PARAPET ALL AROUND ROOF PERIMETER

MECHANICAL EQUIPMENT UNITS

LOUVER FENCES AROUND MECHANICAL EQUIPMENTS

ELEVATORS OVERHEAD

ELEVATORS OVERHEAD

ELEVATORS OVERHEAD

* Vegetation shown on plan for illustration only; refer to landscape architecture plans for exact type, disposition and quantity of plants.
 * See page A-501 to A-504 for Mechanical Equipments Screening

1 ROOF PLAN
 A-206 SCALE: 3/32" = 1'-0"



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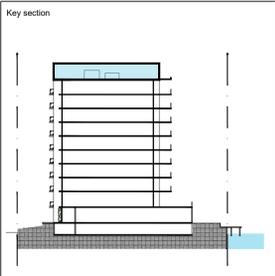
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 305.792.0015 305.931.0279 info@absolute-idea.com

SEAL
 TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUTES.
 STEPHANE L'ECUYER
 AR 93637
 REGISTERED ARCHITECT

Professionals
 LANDSCAPE ARCHITECT & CIVIL ENGINEER
 THOMAS ENGINEERING GROUP
 ARCHITECT
 idea Architect

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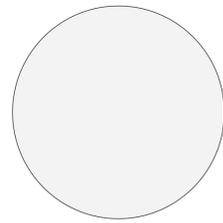


Client
 ENTOURAGE FLORIDA DEVELOPMENT LLC
 520 BOULEVARD CHAREST E, SUITE 233
 QUEBEC (QUEBEC), G1K 3J3

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

Title
 ROOF PLAN

Drawn IDEA TEAM	Field ARCHITECTURE
Verified J.F. Gervais	Scale as shown
Approved S. L'ecuyer	Date 10-19-2022
Project Manager N. TREMBLAY	Dwg. no.
Project 22-800	A-206

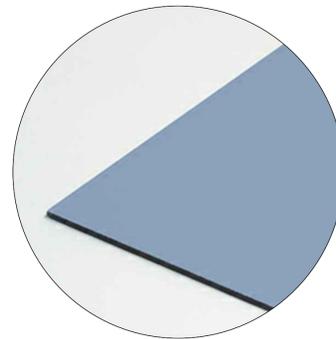


BENJAMIN MOORE- ULTRA
WHITE CC-10 /
OR EQUIVALENT APPROVED
BY ARCHITECT

1 SMOOTH STUCCO FINISH



2 MECHANICAL EQUIPMENT
ROOFTOP LOUVERED ALUMINUM
SCREENS



3 VITRO / PPG
SOLARBLUE GLASS



37'-0.5"



ELEVATION LEGEND

- 1 WHITE SMOOTH FINISH STUCCO PAINTED ULTRA WHITE (CC-10 BENJAMIN MOORE)
- 2 ANODIZED ALUMINUM ROOFTOP LOUVERED SCREEN
- 3 VITRO / PPG SOLARBLUE GLASS FOR STOREFRONTS / WINDOWS / BALCONY DOORS
- 4 FRAMELESS CLEAR GLASS RAILING SYSTEM (42 IN. MIN.)
- 5 GREEN WALL STAINLESS STEEL CABLE TRELLIS SYSTEM

-1.5'
NAVD -1.5'
WATER TABLE



4 FRAMELESS CLEAR
GLASS RAILING SYSTEM



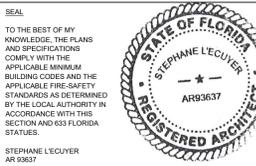
5 GREEN WALL STAINLESS STEEL
CABLE TRELLIS SYSTEM

1 FRONT ELEVATION (EAST)
A-501 SCALE: 3/32" = 1'-0"

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Professionals
LANDSCAPE ARCHITECT
& CIVIL ENGINEER



ARCHITECT



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Key section

Client
ENTOURAGE FLORIDA DEVELOPMENT LLC
520 BOULEVARD CHAREST E, SUITE 233
QUEBEC (QUEBEC), G1K 3J3

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

Title
EAST ELEVATION (FRONT)

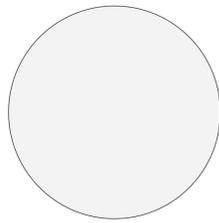
Drawn
IDEA TEAM
Verified
JF. Gervais
Approved
S. L'ecuyer

Field
ARCHITECTURE
Scale
as shown
Date
10-19-2022

Project Manager
N. TREMBLAY

Dwg. no.
A-501

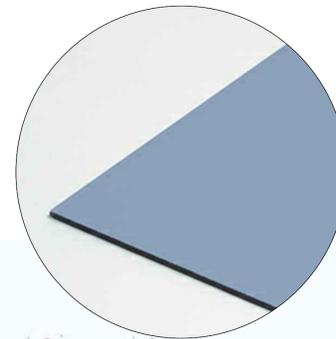
Project
22-800



**BENJAMIN MOORE- ULTRA
WHITE CC-10 /
OR EQUIVALENT APPROVED
BY ARCHITECT**



**2 MECHANICAL EQUIPMENT
ROOFTOP LOUVERED ALUMINUM
SCREENS**



**3 VITRO / PPG
SOLARBLUE GLASS**



1 SMOOTH STUCCO FINISH

37'-0.5"

31'-3.5"

ELEVATION LEGEND

- 1** WHITE SMOOTH FINISH STUCCO
PAINTED ULTRA WHITE
(CC-10 BENJAMIN MOORE)
- 2** ANODIZED ALUMINUM ROOFTOP
LOUVERED SCREEN
- 3** VITRO / PPG SOLARBLUE GLASS
FOR STOREFRONTS / WINDOWS /
BALCONY DOORS
- 4** FRAMELESS CLEAR GLASS
RAILING SYSTEM (42 IN. MIN.)
- 5** GREEN WALL STAINLESS STEEL
CABLE TRELLIS SYSTEM



102'-8"	ROOF LEVEL NAVD 112.66'
90'-10"	LEVEL 10 NAVD 100.83'
81'-0"	LEVEL 09 NAVD 91.00'
71'-2"	LEVEL 08 NAVD 81.16'
61'-4"	LEVEL 07 NAVD 71.33'
51'-6"	LEVEL 06 NAVD 61.50'
41'-8"	LEVEL 05 NAVD 51.66'
31'-10"	LEVEL 04 NAVD 41.83'
22'-0"	LEVEL 03 NAVD 32.00'
11'-2"	LEVEL 02 NAVD 21.16'
10.0'	NAVD 10.0'
5.0'	NAVD 5.0'
-1.5'	NAVD -1.5' WATER TABLE

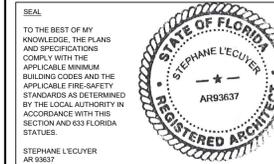


**4 FRAMELESS CLEAR
GLASS RAILING SYSTEM**



**5 GREEN WALL STAINLESS STEEL
CABLE TRELLIS SYSTEM**

1 REAR ELEVATION (WEST)
A-502 SCALE: 3/32" = 1'-0"



Professionals

**LANDSCAPE ARCHITECT
& CIVIL ENGINEER**

THOMAS
ENGINEERING GROUP

ARCHITECT

idea
Architect

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Key section

Client

**ENTOURAGE FLORIDA
DEVELOPMENT LLC**
520 BOULEVARD CHAREST E, SUITE 233
QUEBEC (QUEBEC), G1K 3J3

Project

**ENTOURAGE
IN THE SUN**
407 & 409 N RIVERSIDE,
POMPANO BEACH, FL 33062

Title

**WEST ELEVATION
(REAR)**

Drawn
IDEA TEAM

Field
ARCHITECTURE

Verified
JF. Gervais

Scale
as shown

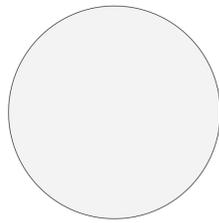
Approved
S. L'ecuyer

Date
10-19-2022

Project Manager
N. TREMBLAY

Dwg. no.
A-502

Project
22-800

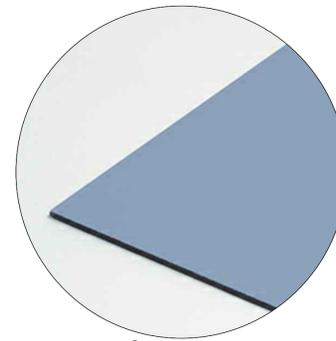


BENJAMIN MOORE- ULTRA
WHITE CC-10 /
OR EQUIVALENT APPROVED
BY ARCHITECT

1 SMOOTH STUCCO FINISH



2 MECHANICAL EQUIPMENT
ROOFTOP LOUVERED ALUMINUM
SCREENS



3 VITRO / PPG
SOLARBLUE GLASS



ELEVATION LEGEND

- 1 WHITE SMOOTH FINISH STUCCO
PAINTED ULTRA WHITE
(CC-10 BENJAMIN MOORE)
- 2 ANODIZED ALUMINUM ROOFTOP
LOUVERED SCREEN
- 3 VITRO / PPG SOLARBLUE GLASS
FOR STOREFRONTS / WINDOWS /
BALCONY DOORS
- 4 FRAMELESS CLEAR GLASS
RAILING SYSTEM (42 IN. MIN.)
- 5 GREEN WALL STAINLESS STEEL
CABLE TRELLIS SYSTEM



4 FRAMELESS CLEAR
GLASS RAILING SYSTEM

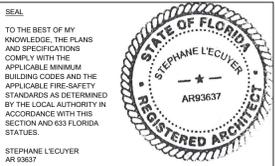
5 GREEN WALL STAINLESS STEEL
CABLE TRELLIS SYSTEM

1 SIDE ELEVATION (NORTH)
A-503 SCALE: 3/32" = 1'-0"



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Professionals

LANDSCAPE ARCHITECT
& CIVIL ENGINEER

THOMAS
ENGINEERING GROUP

ARCHITECT

idea
Architect

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Key section

Client

**ENTOURAGE FLORIDA
DEVELOPMENT LLC**
520 BOULEVARD CHAREST E, SUITE 233
QUEBEC (QUEBEC), G1K 3J3

Project

**ENTOURAGE
IN THE SUN**
407 & 409 N RIVERSIDE,
POMPANO BEACH, FL 33062

Title

**NORTH ELEVATION
(SIDE)**

Drawn
IDEA TEAM

Field
ARCHITECTURE

Verified
JF. Gervais

Scale
as shown

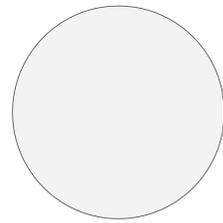
Approved
S. L'ecuyer

Date
10-19-2022

Project Manager
N. TREMBLAY

Dwg. no.
A-503

Project
22-800

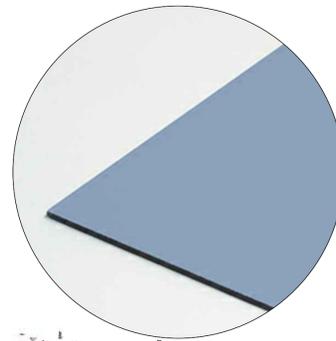


**BENJAMIN MOORE- ULTRA
WHITE CC-10 /
OR EQUIVALENT APPROVED
BY ARCHITECT**

1 SMOOTH STUCCO FINISH



**2 MECHANICAL EQUIPMENT
ROOFTOP LOUVERED ALUMINUM
SCREENS**



**3 VITRO / PPG
SOLARBLUE GLASS**



ELEVATION LEGEND

- 1** WHITE SMOOTH FINISH STUCCO
PAINTED ULTRA WHITE
(CC-10 BENJAMIN MOORE)
- 2** ANODIZED ALUMINUM ROOFTOP
LOUVERED SCREEN
- 3** VITRO / PPG SOLARBLUE GLASS
FOR STOREFRONTS / WINDOWS /
BALCONY DOORS
- 4** FRAMELESS CLEAR GLASS
RAILING SYSTEM (42 IN. MIN.)
- 5** GREEN WALL STAINLESS STEEL
CABLE TRELLIS SYSTEM



**-1.5'
NAVD -1.5'
WATER TABLE**

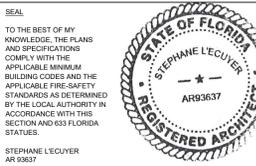


**4 FRAMELESS CLEAR
GLASS RAILING SYSTEM**



**5 GREEN WALL STAINLESS STEEL
CABLE TRELLIS SYSTEM**

**1 SIDE ELEVATION (SOUTH)
A-504 SCALE: 3/32" = 1'-0"**



Professionals
**LANDSCAPE ARCHITECT
& CIVIL ENGINEER**
THOMAS
 ENGINEERING GROUP
 ARCHITECT
idea
 Architect

REV.	DATE	DESCRIPTION

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Key section

Client
**ENTOURAGE FLORIDA
DEVELOPMENT LLC**
 520 BOULEVARD CHAREST E, SUITE 233
 QUEBEC (QUEBEC), G1K 3J3

Project
**ENTOURAGE
IN THE SUN**
 407 & 409 N RIVERSIDE,
 POMPANO BEACH, FL 33062

Title
**SOUTH ELEVATION
(SIDE)**

Drawn **IDEA TEAM** Field **ARCHITECTURE**
 Verified **JF. Gervais** Scale **as shown**
 Approved **S. L'ecuyer** Date **10-19-2022**

Project Manager **N. TREMBLAY** Dwg. no.
 Project **22-800** **A-504**



Transversal Section looking North (3D)



Longitudinal Section looking West (2D) - Elevator shafts



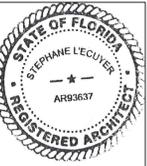
Transversal Section looking North (2D)



Longitudinal Section looking West (2D) - Staircases

CONCEPTUAL
3D BUILDING SECTION
1
A-602 SCALE: NTS

SEAL
TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUTES.
STEPHANE L'ECUYER
AR 93637



Professionals

LANDSCAPE ARCHITECT
& CIVIL ENGINEER
THOMAS
ENGINEERING GROUP

ARCHITECT



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Client
ENTOURAGE FLORIDA DEVELOPMENT LLC
520 BOULEVARD CHAREST E, SUITE 233
QUEBEC (QUEBEC), G1K 3J3

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

Title
3D CONCEPTUAL BUILDING SECTION

Drawn
IDEA TEAM Field
ARCHITECTURE
Verified
J.F. Gervais Scale
as shown
Approved
S. L'ecuyer Date
10-19-2022

Project Manager
N. TREMBLAY Dwg. no.
A-602
Project
22-800

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STEPHANE L'ECUYER
AR 93637



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THOMAS
ENGINEERING GROUP
ARCHITECT
idea
Architect

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Client
ENTOURAGE FLORIDA DEVELOPMENT LLC
520 BOULEVARD CHAREST E, SUITE 233
QUEBEC (QUEBEC), G1K 3J3

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

Title 3D RENDERING 01	
Drawn IDEA TEAM	Field ARCHITECTURE
Verified J.F. Gervais	Scale as shown
Approved S. L'ecuyer	Date 10-19-2022
Project Manager N. TREMBLAY	Dwg. no.
Project 22-800	R-001



View from North-East Corner, looking South-West

SEAL
TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUTES.
STEPHANE L'ECUYER
AR 93637



Professionals

LANDSCAPE ARCHITECT & CIVIL ENGINEER

THOMAS
ENGINEERING GROUP

ARCHITECT

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Architect

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Key section

Client

ENTOURAGE FLORIDA DEVELOPMENT LLC
520 BOULEVARD CHAREST E, SUITE 233
QUEBEC (QUEBEC), G1K 3J3

Project

ENTOURAGE IN THE SUN
407 & 409 N RIVERSIDE,
POMPANO BEACH, FL 33062

Title	
3D RENDERING 02	
Drawn	Field
IDEA TEAM	ARCHITECTURE
Verified	Scale
JF. Gervais	as shown
Approved	Date
S. L'ecuyer	10-19-2022
Project Manager	Dwg. no.
N. TREMBLAY	
Project	
22-800	R-002



View from North-West Corner, looking South-East



Aerial View from North-West Corner, looking South-East



Aerial View from South-West Corner, looking North-East



Aerial View from South-East Corner, looking North-West



Aerial View from North-East Corner, looking South-West

1 3D RENDERING VIEW 01
R-003 SCALE: NTS



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SEAL
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STEPHANE L'ECUYER
AR 93637



Professionals
LANDSCAPE ARCHITECT & CIVIL ENGINEER
THOMAS
ENGINEERING GROUP
ARCHITECT
idea
Architect

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Key section

Client
ENTOURAGE FLORIDA DEVELOPMENT LLC
520 BOULEVARD CHAREST E, SUITE 233
QUEBEC (QUEBEC), G1K 3J3

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

Title
3D RENDERING 03

Drawn **IDEA TEAM** Field **ARCHITECTURE**
Verified **J.F. Gervais** Scale **as shown**
Approved **S. L'ecuyer** Date **10-19-2022**

Project Manager **N. TREMBLAY** Dwg. no.
Project **22-800** **R-003**

View of Exterior Corridor on level 2 (with planters)



View of Exterior Corridor on level 10 (with planters)



View of Exterior Corridor looking up on all levels



View of Exterior Balconies and architectural features

1 3D RENDERING VIEW 01
R-004 SCALE: NTS

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STEPHANE L'ECUYER
AR 93637



Professionals

LANDSCAPE ARCHITECT & CIVIL ENGINEER
THOMAS
ENGINEERING GROUP

ARCHITECT
idea
Architect

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520 BOULEVARD CHAREST E, SUITE 233
QUEBEC (QUEBEC), G1K 3J3

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

Title
3D RENDERING 04

Drawn **IDEA TEAM** Field **ARCHITECTURE**
Verified **J.F. Gervais** Scale **as shown**
Approved **S. L'ecuyer** Date **10-19-2022**

Project Manager **N. TREMBLAY** Dwg. no.
Project **22-800** **R-004**

View looking south-west of Exterior Promenade beside the Canal



View of the green wall facing the pool deck

View of Pool deck from South-West Aerial

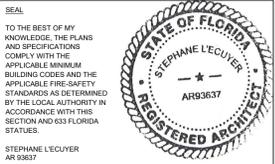


View of pool deck, from canal



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Professionals



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Key section

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ENTOURAGE FLORIDA DEVELOPMENT LLC
520 BOULEVARD CHAREST E, SUITE 233
QUEBEC (QUEBEC), G1K 3J3

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

Title
3D RENDERING 05

Drawn **IDEA TEAM** Field **ARCHITECTURE**
Verified **J.F. Gervais** Scale **as shown**
Approved **S. L'ecuyer** Date **10-19-2022**

Project Manager **N. TREMBLAY** Dwg. no.
Project **22-800** **R-005**



View from North-East Corner, looking South-West of the Staging Area

1 3D RENDERING VIEW 06
R-006 SCALE: NTS

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STEPHANE L'ECUYER
AR 93637
REGISTERED ARCHITECT

Professionals
LANDSCAPE ARCHITECT & CIVIL ENGINEER
THOMAS ENGINEERING GROUP
ARCHITECT
idea Architect

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Client
ENTOURAGE FLORIDA DEVELOPMENT LLC
520 BOULEVARD CHAREST E, SUITE 233
QUEBEC (QUEBEC), G1K 3J3

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

Title
3D RENDERING 06

Drawn IDEA TEAM	Field ARCHITECTURE
Verified J.F. Gervais	Scale as shown
Approved S. L'ecuyer	Date 10-19-2022

Project Manager N. TREMBLAY	Dwg. no. R-006
Project 22-800	



View from North-West Corner, looking South-East of the Staging Area

1 3D RENDERING VIEW 07
R-007 SCALE: NTS



absolute-idea.com

CANAL PARK
3523 NE 163rd Street, Suite 200 North Miami Beach, FL 33160
305.792.0015 305.931.0279 info@absolute-idea.com

SEAL
TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUTES.
STEPHANE L'ECUYER
AR 93637



Professionals
LANDSCAPE ARCHITECT & CIVIL ENGINEER
THOMAS
ENGINEERING GROUP
ARCHITECT
idea
Architect

REV.	DATE	DESCRIPTION

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

Key section

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