1/28/2025 2:46:03 PM

1. **SMOOTH STUCCO FINISH**
**SW-7005 PURE WHITE SHERWIN-WILLIAMS /**
**OR EQUIVALENT APPROVED BY ARCHITECT**

2. **TINTED GLASS FOR / WINDOWS /**
**BALCONY DOORS**
**VIRACON OPTIGRAY**

3. **ALUMINUM FRAME**
**2134-30 IRON MOUNTAIN**
**BENJAMIN MOORE /**
**OR EQUIVALENT APPROVED BY ARCHITECT**

4. **CLEAR GLASS RAILING**
4*. **BALCONY PRIVACY SCREENS**

5. **WOOD-LIKE**
**ALUMINUM PANELS**

6. **EXTERIOR FACADE WOOD LOOK**
**CLADDING PANEL TILES**

7. **ALUMINIUM SUNSHADE**
**2134-30 IRON MOUNTAIN BENJAMIN MOORE /**
**OR EQUIVALENT APPROVED BY ARCHITECT**

8. **ROOF SCREEN FOR MECHANICAL EQUIPMENTS**

10. **MODERN STEEL GARAGE DOOR**
**2134-30 IRON MOUNTAIN BENJAMIN MOORE /**
**OR EQUIVALENT APPROVED BY ARCHITECT**

9. **HORIZONTAL SLAT FENCE**
**2134-30 IRON MOUNTAIN BENJAMIN MOORE /**
**OR EQUIVALENT APPROVED BY ARCHITECT**

AVERAGE ELEVATION OF THE FINISHED GRADE AT THE FRONT OF THE STRUCTURE
AT BUILDING (7.00 + 6.50) / 2 = 6.75 NAVD
(+35 FT. MAX BUILDING HEIGHT)
**41.75 NAVD**

1 / A-501 FRONT ELEVATION (SOUTH)
SCALE: 3/16" = 1'-0"

DRC
PZ23-12000054
03/05/2025

Autodesk Docs://Townhomes Canal Drive Pompano/22-824 Townhomes Canal Drive Pompano R25.rvt

ARCH D 24"X36" (A1)

All dimensions must be taken and checked before starting work. No dimension should be measured on printed plans. The content of this document is an intellectual property of IDEA Architects. No total or partial use can be made without the written permission of its author.

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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 STATUES.
STEPHANE L'ECUYER
AR 93637
STATE OF FLORIDA · STEPHANE L'ECUYER · AR93637 · REGISTERED ARCHITECT

Digitally signed by Stephane L'Ecuyer
Date: 2025.01.28 16:23:22 05'00'

| # | Date | Description |
|---|---|---|
| 1 | 02.13.24 | MINOR SPA (DRC) REV-01 |
| 2 | 07.02.24 | MINOR SPA (DRC COMMENTS) REV-02 |
| 3 | 01.28.25 | MINOR SPA (DRC COMMENTS) REV-03 |

Notes

**SITE PLAN APPROVAL**
Not for construction

Professionals

CLIENT
**SERGE MICHAUD**
3018 NE 20TH CT
FORT LAUDERDALE FL 33305

ARCHITECT
**IDEA ARCHITECT**
3323 NE 163RD STREET, SUITE 200
NORTH MIAMI BEACH, FL 33160

CIVIL
**THE BETAJONES GROUP**
801 BRICKELL AVE STE 900,
MIAMI, FL 33131

LANDSCAPE
**TONNING & ASSOCIATES**
4855 NW 92ND TER,
CORAL SPRINGS, FL 33067

**CANAL DRIVE POMPANO**
3233 - 3237 CANAL DRIVE POMPANO BEACH
FLORIDA 33062

Title
**FRONT ELEVATION**

| | |
|---|---|
| Drawn: Bernard Ouellette | Field: Architecture |
| Verified: Alexander Baramily | Scale: 3/16" = 1'-0" |
| Approved: Stéphane L'Écuyer | Date: 01/28/25 |
| Project Manager: Alexander Baramily | Dwg. no. Page: 2 |

Project 22-824
A-501