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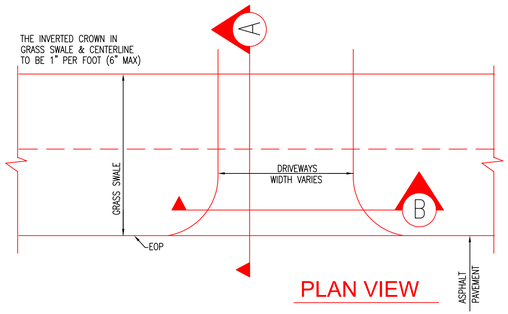
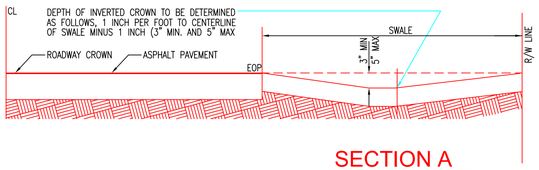
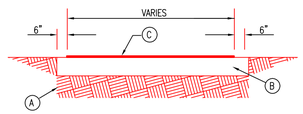


PLAN VIEW



SECTION A



SECTION B

NOTE:
GRADING AND PREPARATION OF SUBGRADE BASE COURSES SHALL BE APPROVED BY THE ENGINEERING DEPT. PRIOR TO APPLICATION PAVEMENT SURFACE MATERIALS

(A) 12" CLEAN SUBGRADE COMPACTED TO 98% PER ASSHTO FM 1-T180

(B) ASPHALT AND PAVER DRIVEWAYS
6" MIN. LIMEROCK BASE COMPACTED TO 98% PER ASSHTO FM 1-T180, METHOD D.

CONCRETE DRIVEWAYS
6" MIN. THIVKNESS, 3000 PSI CONCRETE WITH EITHER FIBER MESH CONCRETE OR 6"X6"X10G

(C) ASPHALTIC SURFACE COURSE
FDOT TYPE S-111 OR TYPE S-IB.C MODIFIED
1" THICK MIN. (RESIDENTIAL)
1 1/2" THICK MIN. (COMMERCIAL & INDUSTRIAL)

1. DEPTH OF SWALE IS BASED ON SLOPE OF 1/4" PER FOOT OF WIDTH FROM EDGE OF STREET TO TOP OF DRIVEWAY WHEN INSTALLED DEPTH OF GRASS SWALE IS BASED ON SLOPE OF 1/2" PER FOOT OF WIDTH FROM EDGE OF STREET TO TOP SOD WHEN INSTALLED.

APRONS,

1. APRONS SHALL BE 6' CONCRETE WITH 10X10-W6XW6 WIRE MESH (SEE NOTE #2) OR 6" COMPACTED ROAD WITH ROCK WITH 1 1/2" ASPHALT SURFACE.
2. APRONS SHOULD BE SLOPED TO DRAIN TO PERVIOUS SOD AREA AND NOT TO STREET.

GRASS SWALES

1. UNDER ALL DRIVEWAY PERMITS GRASS SWALES MUST BE GRADED PER CITY SPECIFICATIONS AND SODDED (SEE NOTE #1)
2. IF SOD AREA IS DEEMED INSUFFICIENT FOR STORM WATER CRITERIA AND LOCAL CONDITIONS ADDITIONAL SUBSURFACE DRAINAGE SHALL BE PROVIDED. (E.G. FRENCH DRAING)

DRIVEWAYS

1. MINIMUM OF 4" CONC. WITH 10X10-W6XW6 WIRE MESH (SEE NOTE #2) OR 1" ASPHALT OVER COMPACTED ROCK.
2. ALL CONC. MUST BE 3000 PSI WITH CONC. JOINT 20 FT ON CENTER.
3. DRIVEWAY MUST BE SLOPED TO DRAIN PREVIOUS AREA GRASS INSIDE PROPERITY AND NOT TO CITYS RIGHT OF WAY.

SITE REQUIREMENTS RS-4

ITEMS	REQUIRED	PROVIDED
FRONT SETBACK	25'-0"	26'-0"
SIDE SETBACK	6'-0"	6.0' AND 6.41'
REAR SETBACK	15'-0"	61.03'
PERCENTAGE OF LOT COVERAGE	40 %	26.13 %
PERVIOUS	30 %	66.72 %
BUILDING HEIGHT	35 FT	17'-4"
FRONT AREA PERVIOUS	50 %	62.44 %

SITE CALCULATIONS:

SITE: 6,891.00 S.F.

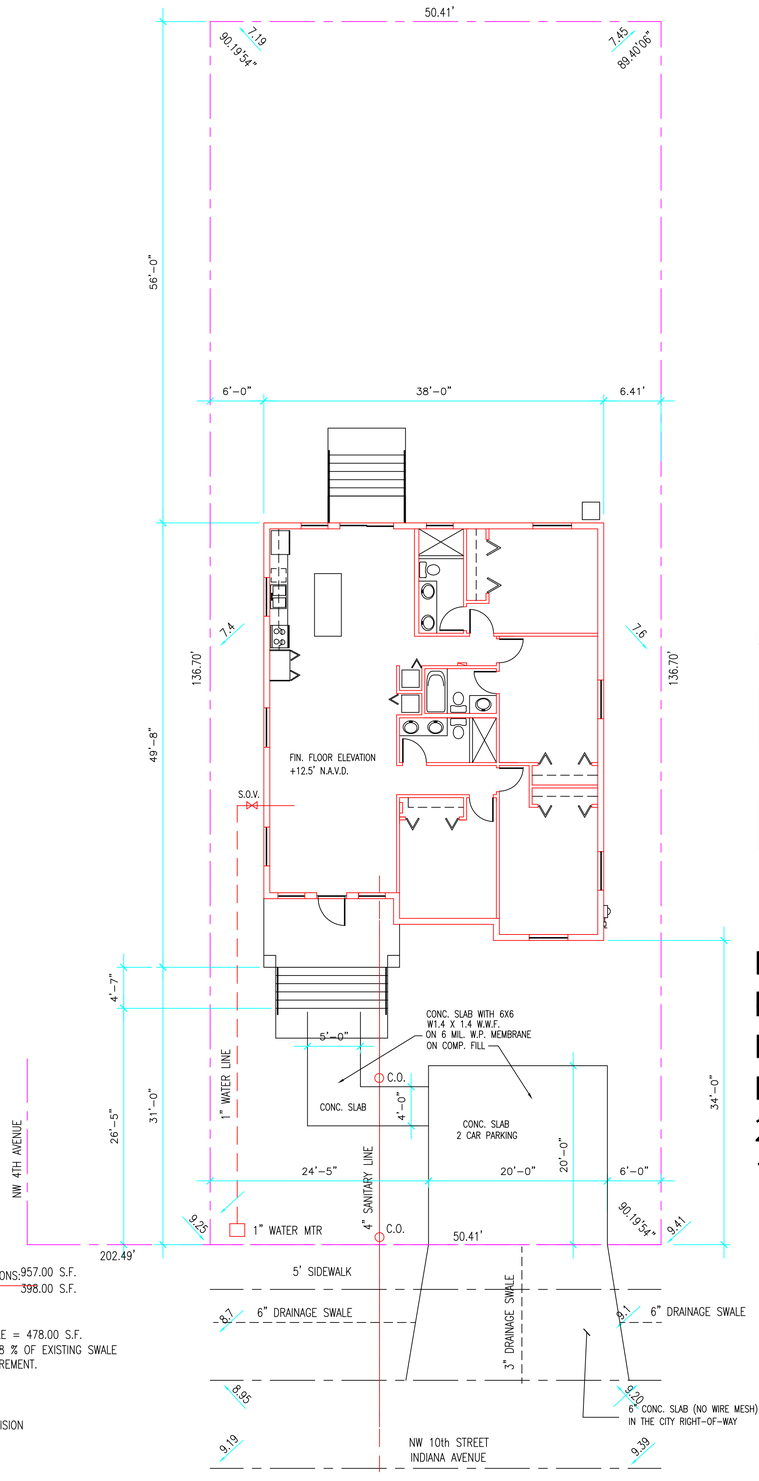
BUILDING	1,685.00 S.F.	24.45 %	> 26.13 %
FRONT PORCH	116.00 S.F.	1.68 %	
CONC. WALK	92.00 S.F.	1.33 %	
CONC. DRIVE	400.00 S.F.	5.80 %	
LANDSCAPE	4,598.00 S.F.	66.72 %	

SWALE AREA CALCULATIONS: 957.00 S.F.
EXISTING SWALE: 398.00 S.F.
NEW DRIVEWAY:
50% OF EXISTING SWALE = 478.00 S.F.
NEW DRIVEWAY IS 41.58 % OF EXISTING SWALE LESS THAN 50% REQUIREMENT.

LEGAL DESCRIPTION:

SOUTH 136.55 FEET OF WEST 50.41 FEET OF EAST 100.82 FEET OF LOT 3 A RESUBDIVISION OF WARRINGTON ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16 PAGE 34 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

NOTE:
FINISHED FLOOR ELEVATION TO BE APPROVED BY THE BUILDING DEPARTMENT CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION.



SITE PLAN

SCALE: 1/8"=1'-0"

BASE FLOOD ELEVATION 11

N

Migue l F de Diego

Digitally signed by Miguel F de Diego
Date: 2023.11.13 15:54:50 -05'00'

FOLIO. 484235360052

NEW RESIDENCE
MODEL A
PARCEL-3 359 NW 10th STREET
POMPANO BEACH, FLORIDA

CONTACT: JUAN F. WILKES (786) 838-8159
PABLO FERNANDEZ (786) 838-7310

NO.	DATE	REVISION

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Miguel de Diego
ARCHITECT P.A.
AA-26001641
1657 TYLER STREET SUITE 107 HOLLYWOOD, FLORIDA 33020
PH. (954) 926-3358 FAX (954) 926-2021

CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK

CHECKED	
DRAWN	
DATE	10-4-2022
COMM. NO.	21-194

10-4-2022

STATE OF FLORIDA
MIGUEL DE DIEGO
A.R. No.13378
REGISTERED ARCHITECT

DRC
PZ23-12000051
12/20/2023