

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 DRAIN)

- 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 PROPERTY AND NOT TO CITIES 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 %	
LOT 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 %
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:

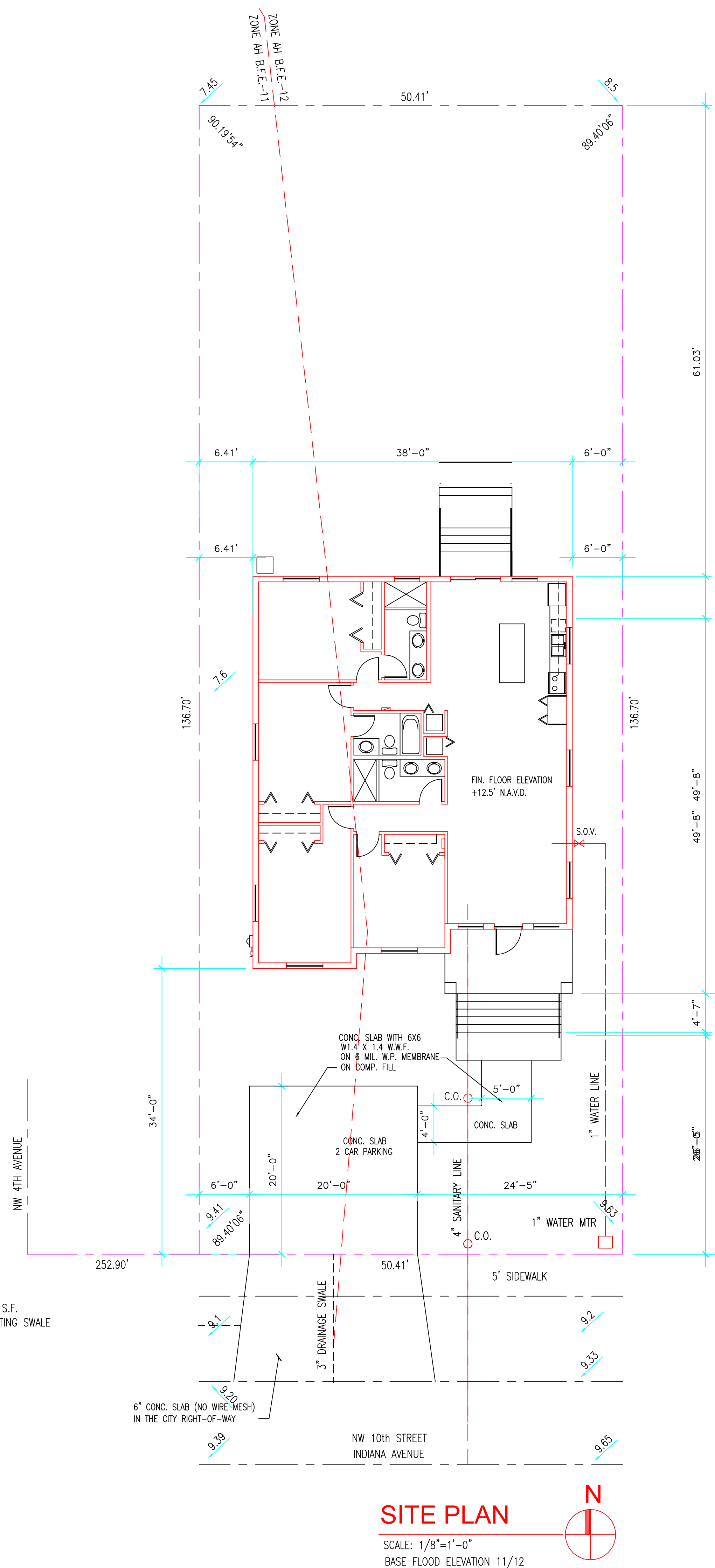
EXISTING SWALE: 957.00 S.F.  
NEW DRIVEWAY: 398.00 S.F.  
50% OF EXISTING SWALE = 478.00 S.F.  
NEW DRIVEWAY IS 41.58 % OF EXISTING SWALE  
LESS THAN 50% REQUIREMENT.

LEGAL DESCRIPTION:

SOUTH 136.55 FEET OF THE EAST 50.41 FEET OF 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:

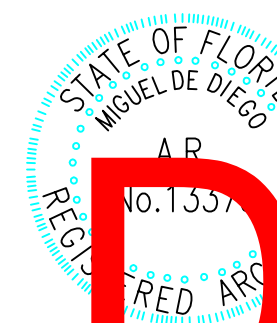
FINISHED FLOOR ELEVATION TO BE APPROVED BY THE BUILDING DEPARTMENT CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION.



Miguel F de Diego

Digitally signed by Miguel F de Diego  
Date: 2023.11.13 15:28:57 -05'00'

10-4-2022



PZ23-12000051  
12/20/2023

FOLIO. 484235360053

NEW RESIDENCE  
MODEL B  
PARCEL-4 351 NW 10th STREET  
POMPANO BEACH, FLORIDA

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

Miguel de Diego  
ARCHITECT P.A.  
AA-26001641

1657 TYLER STREET SUITE 107 HOLLYWOOD, FLORIDA 33020  
PH. (954) 926-3358 FAX (954) 926-2021

CHECKED  
DRAWN  
DATE 10-4-22  
COMM. NO. 21-194

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

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