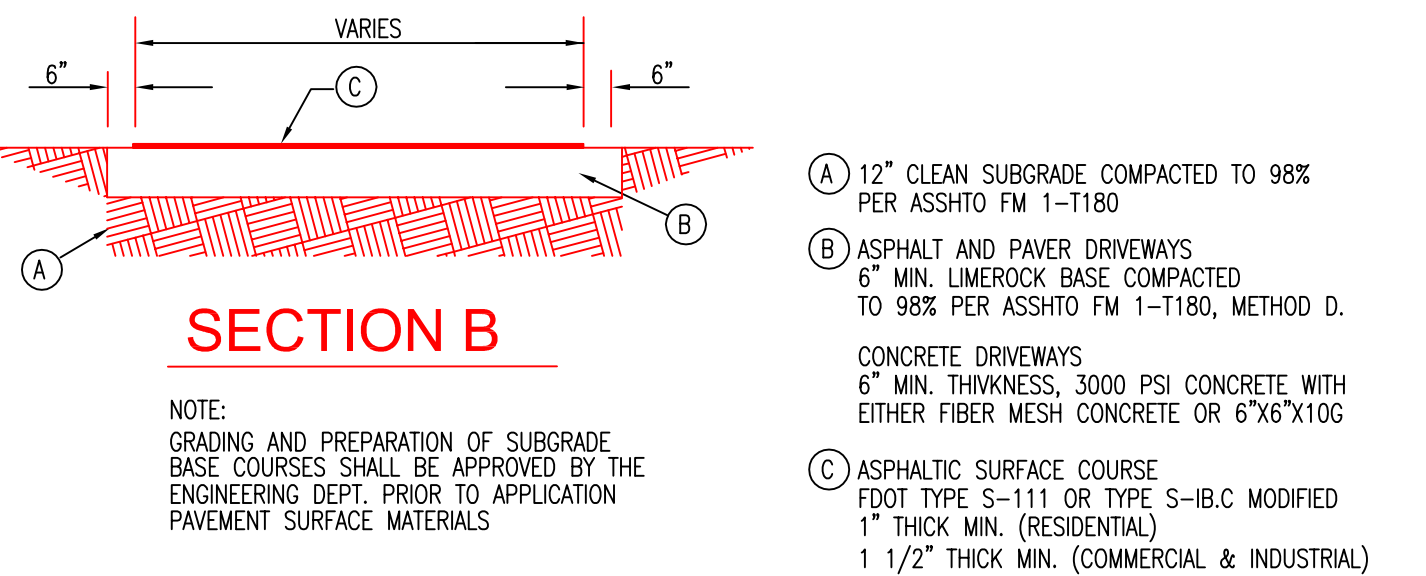
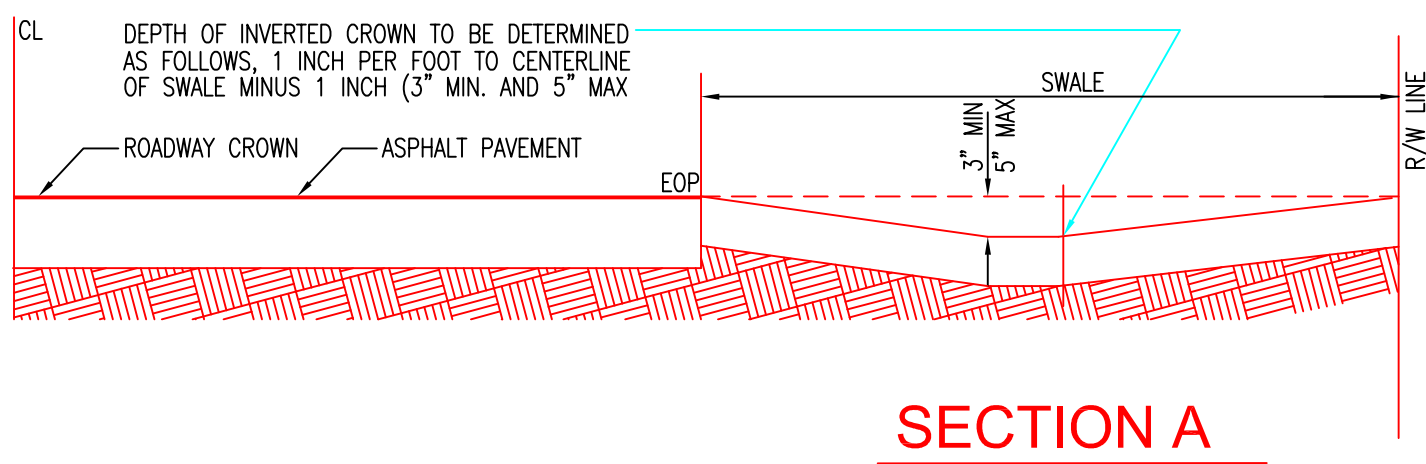
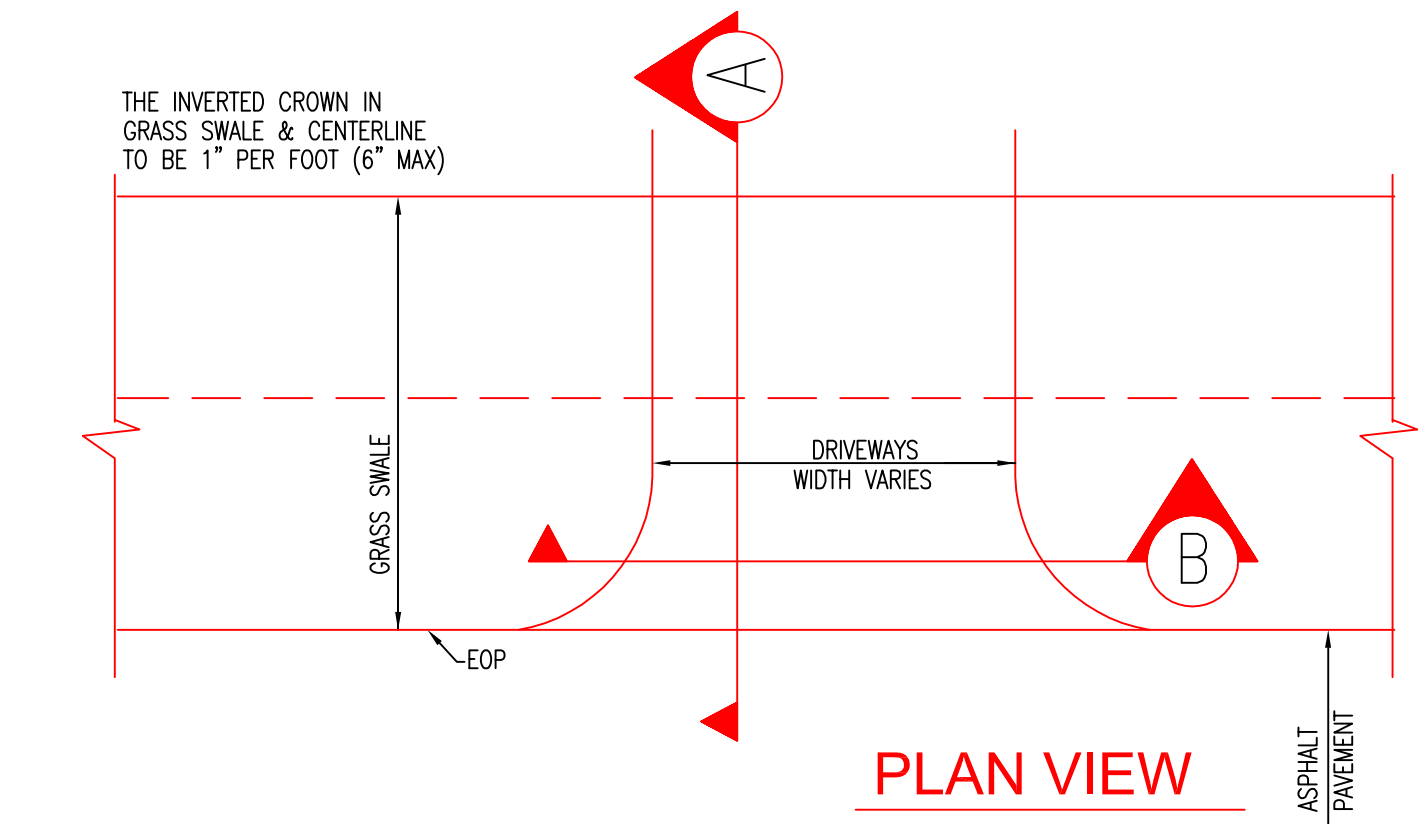


Miguel F de Diego

Digitally signed by Miguel F de Diego
Date: 2023.11.13 16:06:33 -05'00'



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 DRAINING)

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 CITY'S RIGHT OF WAY.

SITE REQUIREMENTS RS-4		
ITEMS	REQUIRED	PROVIDED
FRONT SETBACK	25'-0"	26'-0"
SIDE SETBACK INT.	5'-0"	7.26'
SIDE SETBACK ST	15'-0"	15'-0"
REAR SETBACK	15'-0"	44.7'
PERCENTAGE OF LOT COVERAGE	40 %	25.55 %
LOT PERVIOUS	30 %	68.21 %
BUILDING HEIGHT	35 FT	17'-4"
FRONT AREA PERVIOUS	50 %	62.44 %

SWALE AREA CALCULATIONS:

EXISTING SWALE: 769.00 S.F.
NEW DRIVEWAY: 300.00 S.F.
50% OF EXISTING SWALE = 385.00 S.F.
NEW DRIVEWAY IS 39 % OF EXISTING SWALE
LESS THAN 50% REQUIREMENT.

SITE CALCULATIONS:

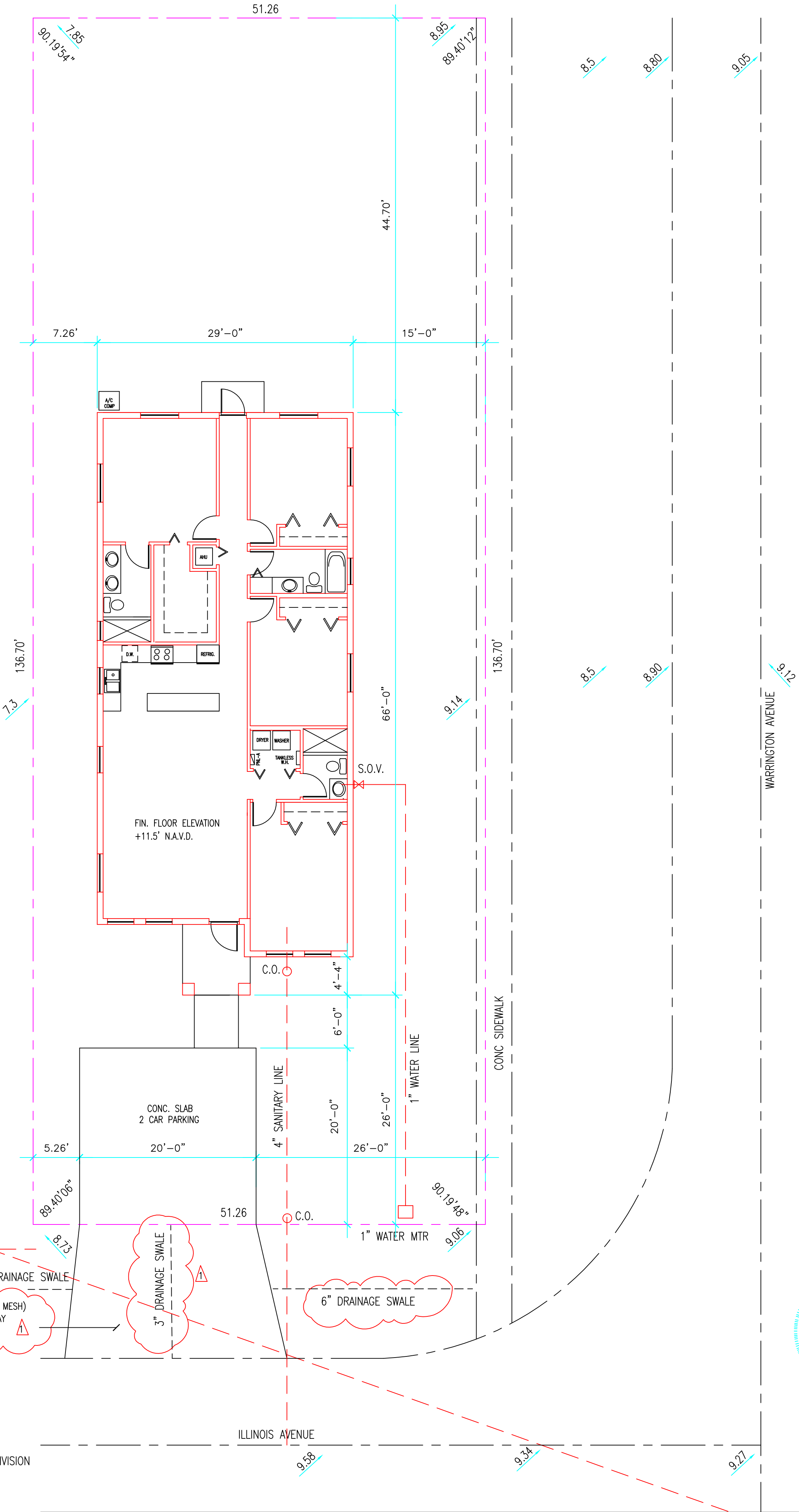
SITE:	7,007.00 S.F.	
BUILDING	1,727.00 S.F.	24.64 %
FRONT PORCH	64.00 S.F.	0.91 %
CONC. WALK	36.00 S.F.	0.51 %
CONC. DRIVE	400.00 S.F.	5.70 %
LANDSCAPE	4,780.00 S.F.	68.21 %
		25.55 %

SITE PLAN

SCALE: 1/8"=1'-0"
BASE FLOOD ELEV 11 FLOOD ZONE AH

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

LEGAL DESCRIPTION:
NORTH 136.55 FEET OF LOT 3 LESS EAST 252.05 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



9-19-2022
STATE OF FLORIDA
Miguel de Diego
A.R.
No. 13378
REGISTERED ARCHITECT

DRC
PZ23-12000051
12/20/2023

FOLIO. 484235360059

NEW RESIDENCE
MODEL C
PARCEL-10 344 NW 11th 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 4-11-2022
COMM. NO. 21-194

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