

GENERAL SITE INFORMATION:

PROPERTY ADDRESS	391 N.W. 10TH STREET POMPAN0 BEACH FLORIDA 33060
PARCEL 11 - LOT 14 - BLOCK 3	
PARCEL CONTROL NUMBER: LEGAL DESCRIPTION:	484235350010 WARRINGTON, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 20.5, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
LOT AREA:	7,000 SF
GOVERNING CODES	
FLORIDA FIRE PREVENTION CODE 2023 FLORIDA BUILDING CODE 2023 8TH EDITION 2023 NATIONAL ELECTRIC CODE 2023 FBC MECHANICAL 2023 FBC PLUMBING 2023 FBC ACCESSIBILITY FHA DESIGN MANUAL	

ZONING GUIDELINES:

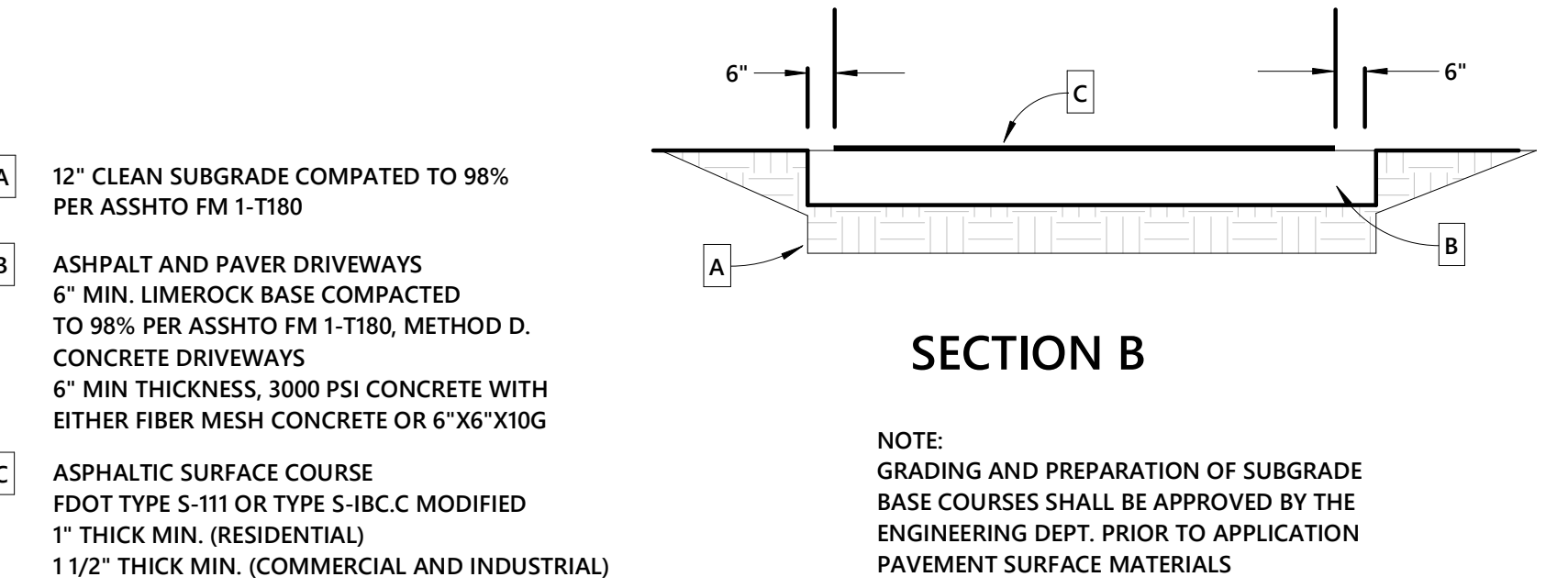
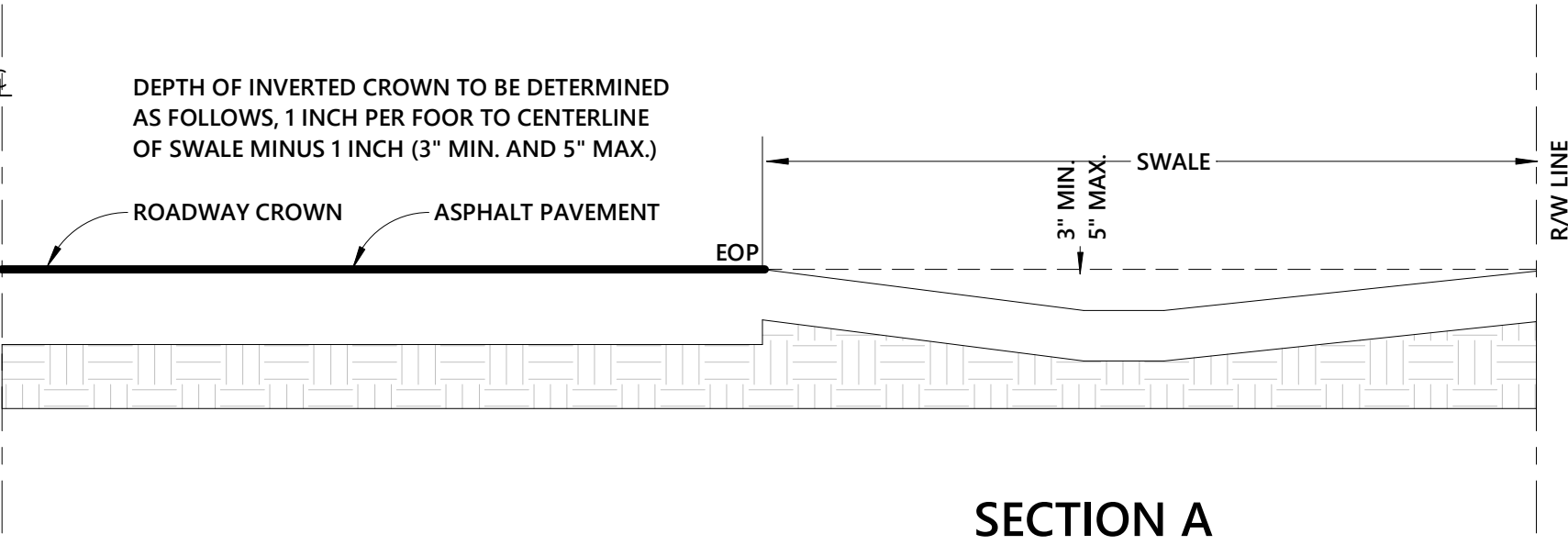
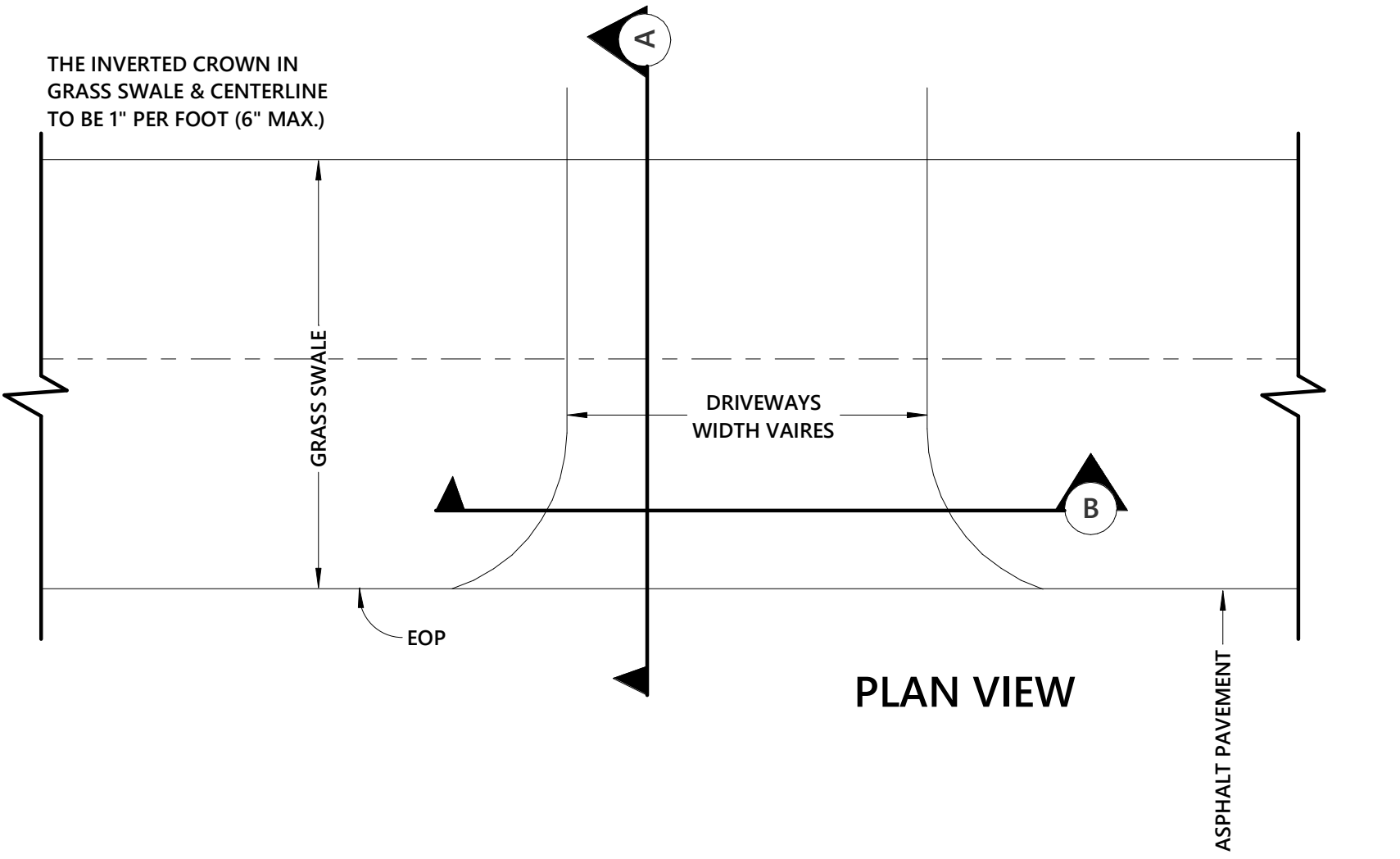
ZONING: RS - 4 - SINGLE-FAMILY RESIDENCE

FLOOD ZONE: AH 11 / AH 12
LOT SIZE: 273' x 302'
LOT AREA: 82,446 SF

INTENSITY AND DIMENSIONAL STANDARDS	ALLOWED/REQUIRED	PROVIDED
LOT AREA, MIN. (SQ. FT.):	5000 SF = 0.0115 AC	7,000 SF = 0.1607 AC
LOT WIDTH, MIN. (SQ. FT.):	50 SF	50 SF
DENSITY, MAX. (DU/AC):	SEE COMPREHENSIVE PLAN	5-10 DU / AC
FLOOR AREA PER DWELLING UNIT, MIN. (SQ. FT.):	675 SF	1,733 SF
LOT COVERAGE, MAX. (% OF LOT AREA):	40%	28%
PREVIOUS AREA MIN. (% OF LOT AREA):	30%	35%
HEIGHT, MAX. (FT.):	35'	14' 4"
FRONT YARD SETBACK, MIN. (FT.):	25'	30' 4"
STREET SIDE YARD SETBACK, MIN. (FT.):	15'	15' 0"
SETBACK FROM A WATERWAY OR CANAL, MIN. (FT):	25'	N/A
INTERIOR SIDE YARD SETBACK, MIN (FT):	6'	6' 6"
REAR YARD SETBACK, MIN. (FT):	15'	44' 8"
REQUIRED FRONT YARD, PREVIOUS AREA, MIN (% OF REQUIRED FRONT YARD)	50%	

SITE CALCULATIONS	AREA	PERCENTAGE
SITE	7,000 SF	100 %
BUILDING	1,733 SF	24.76 %
FRONT PORCH	37.22 SF	0.54 %
CONC. WALK	329.89 SF	4.71 %
CONC. DRIVE	401.67 SF	5.83 %
LANDSCAPE	4,487.53 SF	64.11 %

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



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

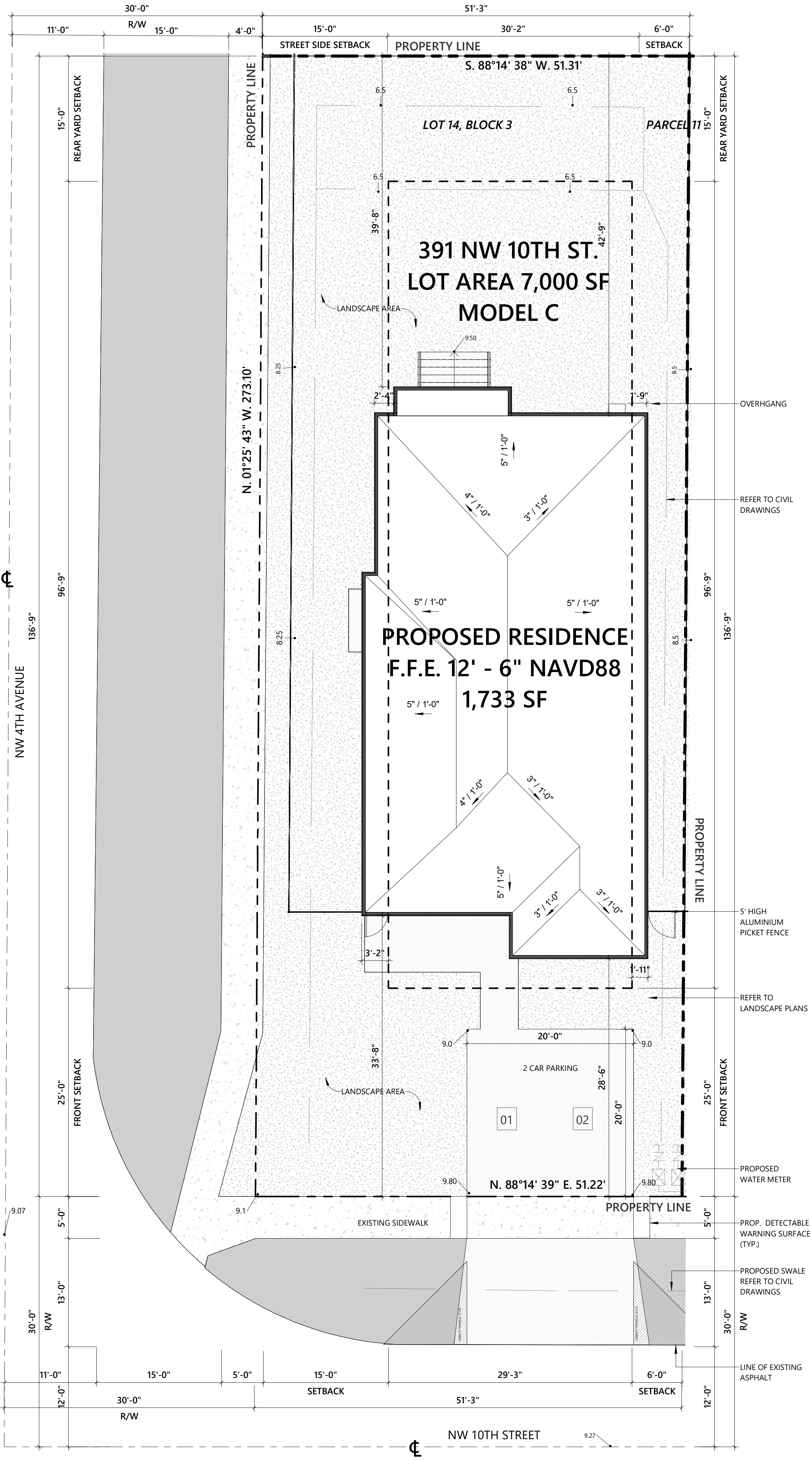
1. APRONS SHALL BE 6" CONCRETE WITH 10X10-W6X6 WIRE MESH (SEE NOTE #2) OR 6" COMPACTED ROAD WITH ROCK WITH 1 1/2" ASPHALT SURFACE.
2. APRONS SHOULD BE SLOPED TO DRAIN TO PERVIOUS SOD AREA AND NOT TO STREET.

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-W6X6 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.



PERMIT SET A-407

MUNICIPALITY STAMP

12 CASAS

NW 10TH STREET
POMPAN0 BEACH, FL 33060

JUAN FERNANDEZ

WILKEZ

500 PEMBROKE RD
WEST PARK | FL | 33021

PERMIT SET

ARCHITECT:

SIGNATURE:
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DESIGNER:



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CONSULTING ENGINEERS:

MEP:

NAME
ADDRESS
CITY / ZIP
t | PHONE

STRUCTURAL ENGINEER:

NAME
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CITY/ZIP
t | PHONE

CIVIL ENGINEER:

ZEPHYR ENGINEERING
5451 PIERCE STREET
HOLLYWOOD | 33021
t | 786-302-7693

SHEET ISSUE DATE: 1/28/2025 11:33:21 AM

PROJECT NO.: 2406

DRAWN BY: MO APPROVED BY: YM

ALL DRAWINGS AND WRITTEN MATERIALS
HEREIN CONSTITUTE ORIGINAL WORK OF
THE DESIGNER AND MAY ONLY BE
DUPLICATED WITH THEIR WRITTEN
CONSENT

SHEET TITLE:
SITE PLAN MODEL C

SCALE:
As indicated
SHEET NO:

A-407

DRC

PZ23-12000051

03/05/2025

REFER TO GENERAL SITE PLAN SHEET SP-1



1

SITE PLAN MODEL C

1/8" = 1'-0"