

GENERAL SITE INFORMATION:			
PROPERTY ADDRESS	N.W. 10TH STREET POMPANO BEACH   FLORIDA   33060		
PARCEL CONTROL NUMBER	MULTIPLE FOLIOS		
PROPERTY USE CODE	00-VACANT RESIDENTIAL		
LEGAL DESCRIPTION	MULTIPLE LEGAL DESCRIPTIONS		
LOT AREA:	+/- 1.90 Acres = 82,804 SF		
SCOPE OF WORK:			
- NEW CONSTRUCTION OF RESIDENTIAL DEVELOPMENT OF 12 SINGLE-FAMILY DWELLING UNITS			
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	REGULAR		
MINOR SITE PLAN			
DATA TABLE:			
PROPERTY INFO		PROVIDED	
TOTAL ACRES LOT AREA:		+/- 1.90 Acres = 82,809 SF	
TOTAL PARCELS IN LOT:		12 SINGLE-FAMILY DWELLING UNITS	
REFER TO SHEET SP-2 FOR DETAILS			
ZONING ANALYSIS:			
PROPERTY INFO		ALLOWED/REQUIRED	PROVIDED
MIN. LOT AREA	5,000 SF		6,882 SF
MAX. DENSITY	LAND USE DESIGNATION: LOW-MEDIUM = 5-10 DU / AC		RESIDENTIAL USE  NUMBER OF DWELINGS: 12 DU DENSITY: 5-10 DU / AC  DWELLING UITS BY MODEL: MODEL A,B & C  FLOOR AREA OF DWELING UNITS BY MODEL: MODEL A: 1,779 SF MODEL B: 1,706 SF MODEL C: 1,733 SF
MAX. LOT COVERAGE	40 %		MODEL A: 1,779 SF = 28% MODEL B: 1,706 SF = 27% MODEL C: 1,733 SF = 28%
MIN. PERVIOUS AREA	30%		MODEL A: 2,423 SF= 35% MODEL B: 2,584 SF = 37% MODEL C: 2,428 SF = 35%
MAX. BUILDING HEIGHT	35'-0"		MODEL A: 14' - 4" MODEL B: 14' - 4" MODEL C: 14' - 4"
SETBACKS:			
FRONT YARD SETBACK	25'-0"		MODEL A: 30' - 9" MODEL B: 34' - 0" MODEL C: 30' - 4"
STREET SIDE SETBACK	15'-0"		MODEL A: N/A MODEL B: N/A MODEL C: 15' - 0"
REAR YARD SETBACK	15'-0"		MODEL A: 55' - 5" MODEL B: 56' - 0" MODEL C: 44' - 8"
INTERIOR SIDE SETBACK	6'-0"		MODEL A: 6' - 0" MODEL B: 6' - 0" MODEL C: 6' - 0"
CPTD SAFTEY PLAN NARRATIVE:			NOTES:
1. BSO NO TRESPASSING SIGNS SHALL BE POSTED AT NORTH, SOUTH, WEST AND EAST SIDES OF PROPERTY THE AFFIDAVIT WILL BE SUBMITTED WHEN PERMITTING FOR THE SITE			3. FOR RESIDENTIAL, ALL SLOUD EXTERIOR DOORS MUST HAVE A SEE-THROUGH REINFORCED SECURITY WINDOW OR AT THE MINIMUM A 180-DEGREE WIDE ANGLE DOOR VIEWER (PEEPHOLE)
2. SHRUBBERY AT FRONT OF HOUSE TO BE MAINTAINED TO 30" HIGH FOR CLEAR VISIBILITY.			5. ALL EXTERIOR DOORS MUST HAVE NON REMOVABLE DOOR HINGE PINS
3. TREES CLOSEST TO HOUSE SHALL HAVE A CLEAR TRUNK OF 8" FOR VISIBILITY UNDERNEATH.			6. INCLUDE ANTI-PRY ROBUST SECURITY BAR DEVICE ON ANY GROUND OR SECOND LEVEL SLIDING GLASS.
4. SECURITY LIGHTING SHALL INCLUDE A CEILING MOUNTED, VANDAL PROOF FIXTURE IN THE CENTER OF FRONT AND REAR PORCH IN ADDITION MOTION DETECTOR SOFT BRIGHT FLOOD LIGHTING SHALL BE OPN FRONT AND REAR SOFFITS OF HOUSE TYPICAL			7. COSTLY EQUIPMENT SUCH AS GROUND FLOOR EXTERIOR AIR CONDITIONING UNITS (IF ANY) MUST BE CLEARLY AND PERMANENTLY MARKED WITH SERIAL NUMBERS AND IMAGES OF EQUIPMENT AND SERIAL STORED FOR CRIMINAL INVESTIGATION. THIS INFORMATION MUST BE READILY AVAILBE IN THE EVENT OF A THEFT OR BURGLARY TO HELP LAW ENFORCEMENT INVESTIGATORS TO QUICKLY TRACK AND RECOVER THE STOLEN ITEMS. THE EQUIPMENT MUST BE SECURED ROBUSTLY TO DETER/PREVENT THEFT.
5. FENCING ALL FENCING FACING THE STREET SHALL BE 5'-0" HIGH ALUMINUM PICKET FOR FOR INCREASED VISIBILITY THE FENCING FACINGS THE SHEET SHALL BE TIED INTO THE FRONT CORNERS OF THE HOMES. ALL FENCING AT SIDE YARDS AND REAR YARDS SHALL BE 4' HIGH CHAN LINK FOR INCRESED VISIBILITY			8. THE HOME NUMBER ADDRESS SIGNAGE SHOULD BE A MINIMUM OF 5 INCHES, UNOBSTRUCTED BY LANDSCAPING OR EXTERNAL FEATURES, PROVIDE GOOD COLOR CONTRAST, BE MISIBLE FROM THE ROADWAY & PREFERABLY BE REFECTIVE FOR INSTANT RECOGNATION BY LAW INFORCEMENT & EMS WHEN RESPONDING TO EMERGENCY CALLS FOR SERVICE
6. FOR SECURITY MEASURES EACH HOME SHALL BE EQUIPPED WITH THE FOLLOWING. RING WITELESS SECURITY SYSTEM.			
7. EACH HOME WILL BE EQUIPPED WITH A RING DOOR BELL SYSTEM.			



PERMIT SET

SP-3

MUNICIPALITY STAMP

## 12 CASAS

NW 10TH STREET  
POMPANO BEACH, FL 33060

**JUAN FERNANDEZ**  
**WILKEZ**  
500 PEMBROKE RD  
WEST PARK | FL | 33021

PERMIT SET

ARCHITECT:

SIGNATURE:  
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1 | PHONE

STRUCTURAL ENGINEER:  
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CIVIL ENGINEER:  
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SHEET TITLE:  
**SITE PLAN CPTD**

SCALE:  
**As indicated**  
SHEET NO:  
**SP-3**