

GENERAL SITE INFORMATION:

PROPERTY ADDRESS 375 NW 10TH STREET  
POMPANO BEACH | FLORIDA | 33060

PARCEL 1

PARCEL CONTROL NUMBER: 484235360049  
LEGAL DESCRIPTION: SOUTH 136.55 FEET OF LOT 3 LESS EAST 151.23 FEET, A RESUBDIVISION OF WARRINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LOT AREA: 6,893 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:

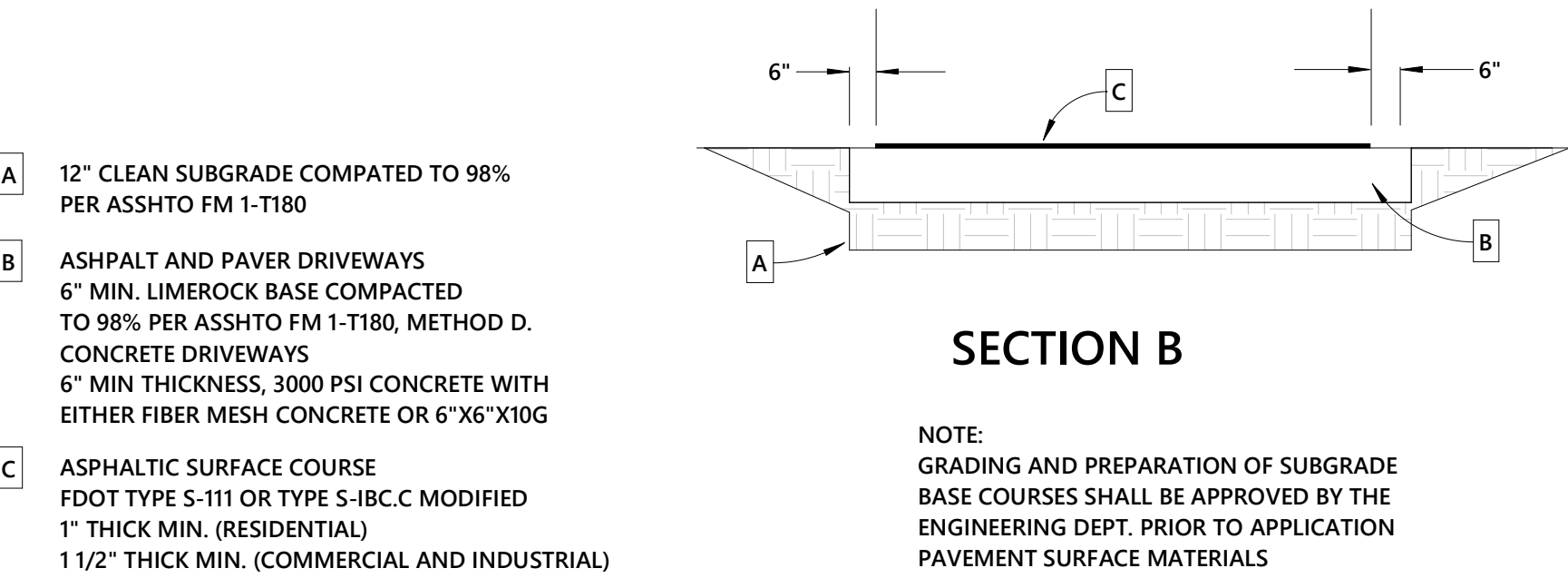
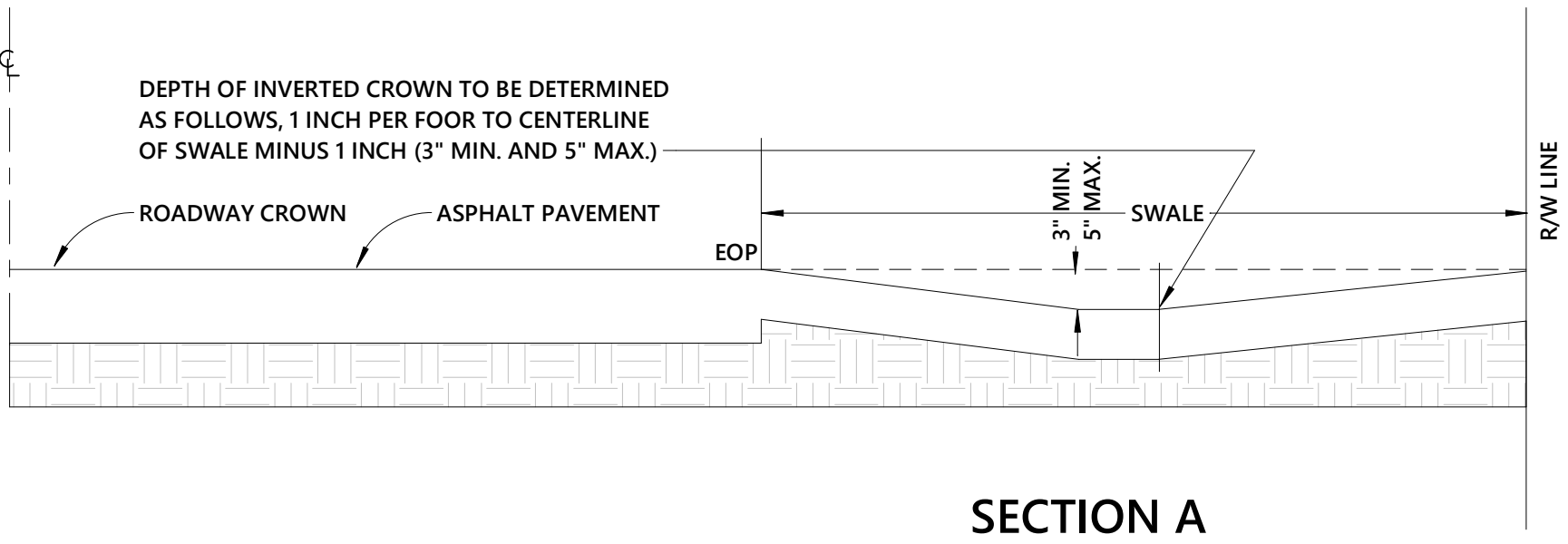
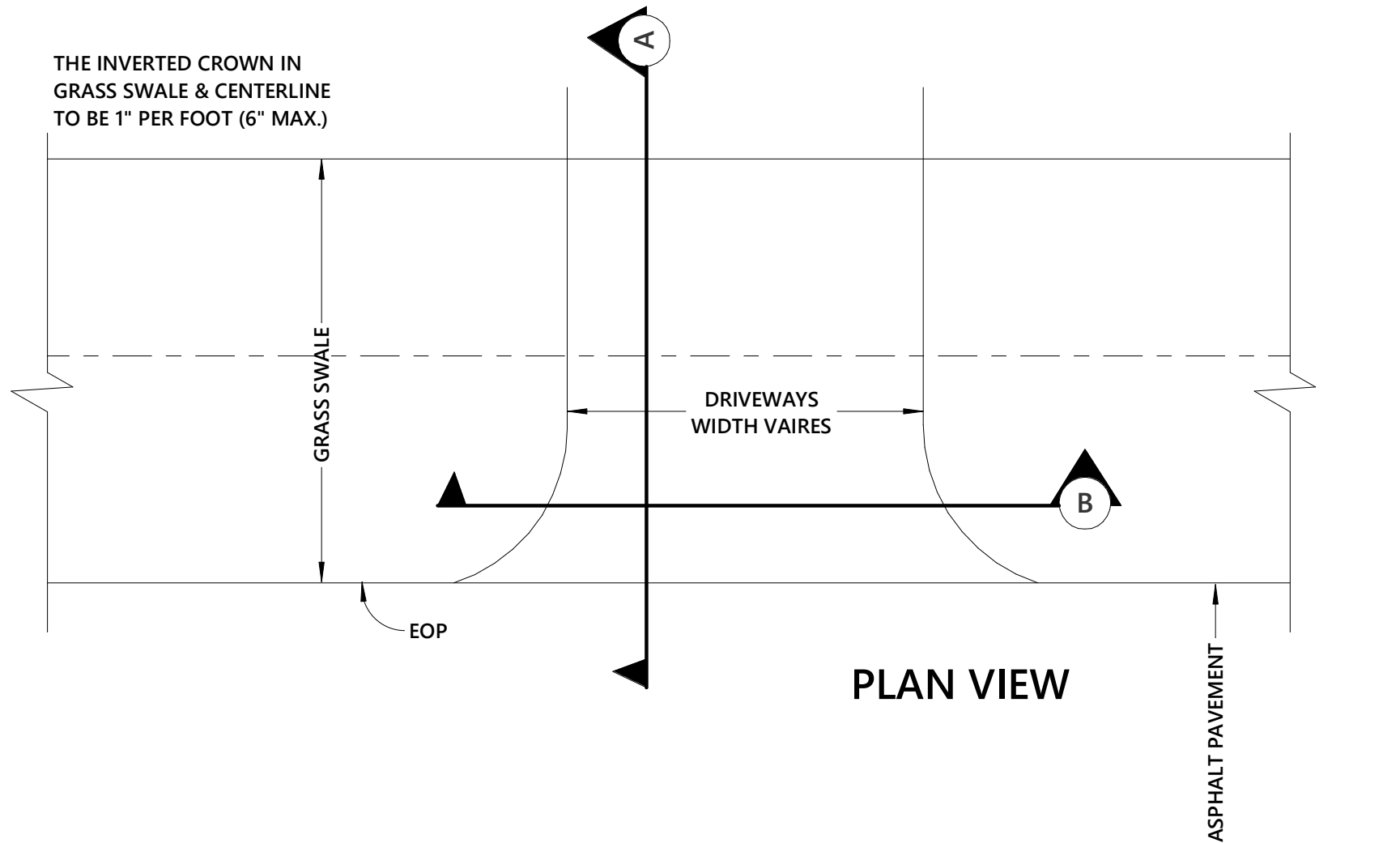
ZONING: RS - 4 - SINGLE-FAMILY RESIDENCE

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	6,893 SF = 0.158 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	1,779 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' 9"
STREET SIDE YARD SETBACK, MIN. (FT):	15'	N/A
SETBACK FROM A WATERWAY OR CANAL, MIN (FT):	25'	N/A
INTERIOR SIDE YARD SETBACK, MIN (FT):	6"	6' 0"
REAR YARD SETBACK, MIN. (FT):	15'	55' 5"
REQUIRED FRONT YARD, PREVIOUS AREA, MIN (% OF REQUIRED FRONT YARD)	50%	

SITE CALCULATIONS	AREA	PERCENTAGE
SITE	6,893 SF	100 %
BUILDING	1,779 SF	25.81 %
FRONT PORCH	75.23 SF	1.09 %
CONC. WALK	177.26 SF	2.57 %
CONC. DRIVE	401.67 SF	5.83 %
LANDSCAPE	4,453.53 SF	64.61 %

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.

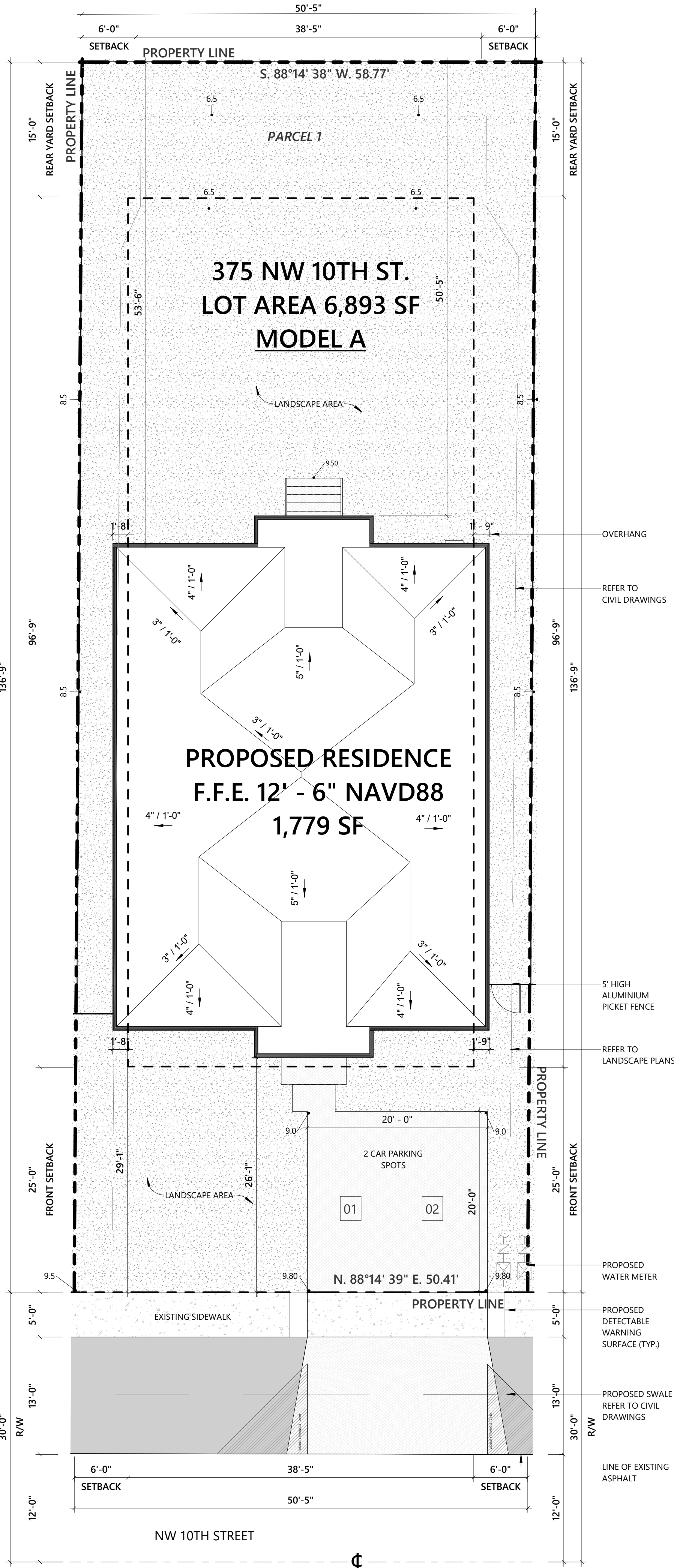
GRASS SWALES

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.

REFER TO GENERAL SITE PLAN SHEET SP-1



PERMIT SET A-401

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:  
RICARDO J. MUNIZ-GUILLET  
LIC# AR97841

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DESIGNER:



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954 850 9965  
ADMIN@REDOCTOPUSLLC.COM

CONSULTING ENGINEERS:

MEP:

NAME  
ADDRESS  
CITY / ZIP  
T | PHONE

STRUCTURAL ENGINEER:

NAME  
ADDRESS  
CITY / ZIP  
T | PHONE

CIVIL ENGINEER:

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

SHEET ISSUE DATE: 1/28/2025 11:32:54 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 A

SCALE:  
As indicated  
SHEET NO:

A-401

DRC

PZ23-12000051

03/05/2025



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SITE PLAN MODEL A

1/8" = 1'-0"