



- SITE PLAN NOTES:

1. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCIES PRIOR TO COMMENCING ANY WORK.
2. CONTRACTOR SHALL REFER TO LANDSCAPE DRAWING, CIVIL AND IRRIGATION FOR COMPLETE SITE REQUIREMENTS AND SHALL CONSULT OWNER FOR FINAL COORDINATION.
3. CONTRACTOR SHALL COORDINATE ALL SITE WORK WITH SUBCONTRACTORS PRIOR TO COMMENCING ANY WORK UNDER THIS PERMIT.
4. CONTRACTOR SHALL CORD OFF ALL WORK FROM PUBLIC ACCESS INSURE A SAFE WORK ZONE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE WORK AREAS.
5. CONTRACTOR AND SUBCONTRACTOR SHALL INSURE PROPER INSTALLATION OF ALL EQUIPMENTS AND FIXTURES. ALL REQUIRED ACCESSORIES NOT SHOWN BUT REQUIRED BY CODES OR STANDARDS SHALL BE PROVIDED BY CONTRACTOR AND SUBCONTRACTOR AT NO ADDITIONAL COST TO THE OWNER/ARCHITECT.
6. SLOPE ON THE EXTERIOR SIDE OF THE DOORS IS NO MORE THAN (1:48) WHEN MEASURED IN ANY DIRECTION FOR A DISTANCE NO LESS THAN 60 INCHES, MEASURED PERPENDICULAR TO THE DOOR, OR PROVIDE SLOPE INDICATORS.
7. ANY DAMAGE TO EXISTING SIDEWALKS DURING CONSTRUCTION PROCESS SHALL BE REMOVED AND RECONSTRUCTED IN ACCORDANCE WITH THE PUBLIC WORKS DEPARTMENT SPECIFICATIONS. THIS ALSO APPLIES TO ANY MISSING SIDEWALK WITHIN THE PROPERTY BOUNDARY.
8. FOR ACCESSIBLE PARKING SIGN DETAILS REFER TO SHEET C2.10 SIGNAGE & MARKING DETAILS

LOCATION MAP  
N.T.S.

GEORGE BALABAN, STATE OF FLORIDA, PROFESSIONAL  
ENGINEER, LICENSE NO. 74543

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY  
GEORGE BALABAN, P.E. ON THE DATE INDICATED HERE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED  
SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED  
ON ANY ELECTRONIC COPIES.

**Always call 811 two full business days before you dig to have underground utilities located and marked.**

**Sunshine811.com**

George Balaban  
Digitally signed by George Balaban  
Date: 2024.12.23 13:11:09 -05'00'

PLANS ARE IN NAVD 1988 DATUM  
CONVERSION EQUATION IS BELOW:  
(NAVD 1988) + 1.58' = (NGVD 1929)

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

### PROJECT DATA

PROJECT LOCATION	200-206, 210 EAST MCNAB ROAD, POMPANO BEACH		
ZONING DISTRICT	B-3		
LAND USE	COMMERCIAL		
BUILDING REQUIRED SETBACKS:	CRITERIA CODE	REQUIRED	PROPOSED
FRONT (NORTH)	155.3304	0'	25.7*
REAR (SOUTH)	155.3304	30'	60.4*
STREET SIDE YARD SET BACK (EAST)	155.3304	0'	0*
WATERWAY/CANAL (WEST)	155.3304	15'	50.9*
LANDSCAPE BUFFER	PER TABLE 155.5203.F.3	10'	10'

\* EXISTING BUILDING

### PARKING CALCULATIONS

EXISTING BUILDING*	7129 SF (#200-206) + 2670 SF (#210) = 9799 SF
EXISTING PARKING SPACES	40 PARKING SPACES
REQUIRED PARKING SPACES PER TABLE 155.5102.D.1	
RETAIL USES	1 PER 300 SQ FT
	33 REQUIRED (INCLUDED ADA SPACES)
PROPOSED TOTAL PARKING SPACES	38 PROPOSED (INCLUDED ADA SPACES)

\* INFORMATION OBTAINED FROM BROWARD COUNTY PROPERTY APPRAISER

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
8201 PETERS ROAD, SUITE 2200, PLANTATION, FL 33324  
PHONE: 954-535-5100 FAX: 954-739-2247  
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL

---

GEORGE BALABAN, P.E.

FL LICENSE NUMBER  
74543

KHA PROJECT	DATE	SCALE AS SHOWN
044203010	DEC 2024	

SCALE	AS SHOWN
DESIGNED BY	TVC
DRAWN BY	TVC

# SITE PLAN

**BREW FISH  
BREWERY**  
PREPARED FOR  
**CITY OF POMPANO BEACH**  
CITY OF POMPANO BEACH FL

SHEET NUMBER  
**C2.00**