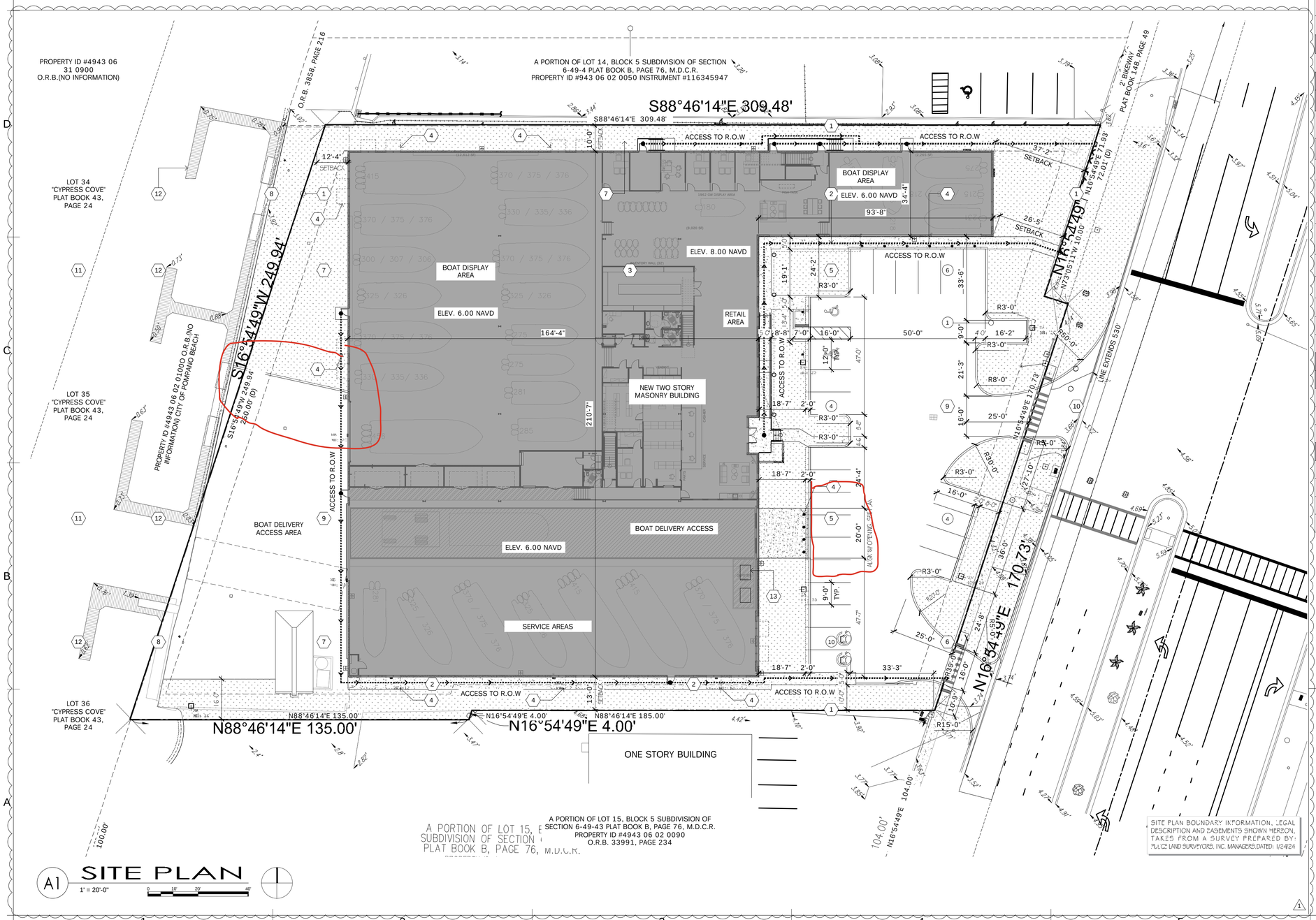
E1 NOT USED




A1 SITE PLAN
1' = 20'-0"

| | | |
|---|---|---|
| A. LAND USE DESIGNATION | COMMERCIAL | |
| B. ZONING DESIGNATION / REZONING | EXISTING | PROPOSED |
| COMMUNITY BUSINESS | M1 | M1 |
| C. USE OF PROPERTY | MARINA COMMERICAL | MARINA COMMERICAL |
| D. WATER / WASTE WATER SERVICE PROVIDER | BROWARD COUNTY | |
| E. LOT SIZE | 10,000 SF MIN | 74,656 SF (1.71 ACRES) |
| F. LOT WIDTH | 100' MIN. | 233'–8" |
| G. GROSS FLOOR AREA CALCULATION | | 43,980 S.F. |
| | GROUND FLOOR | 37,752 S.F. |
| | SECOND FLOOR | 6,228 S.F. |
| H. BUILDING FOOTPRINT COVERAGE | | 37,752 S.F. |
| LOT COVERAGE | REQUIRED | PROVIDED |
| | 60% | 51% |
| I. BUILDING HEIGHT | REQUIRED | PROVIDED |
| | 40 FEET MAX. | 40 FEET; 2 FLOOR |
| J. STRUCTURE LENGTH | | 210'–7" |
| K. PARKING REQUIREMENTS (47–33.A14) | PROVIDED | REQUIRED |
| | 25 P.S. | 60 P.S. |
| RM NO PARKING CALCULATION | TOTAL AREA (S.F.) | REQUIRED |
| BOAT DRY STORAGE FACILITY (1 PER 3 SPACES) | 12,615 S.F. | 5.00 |
| BOAT SALES (1 PER 300 S.F.) | 4,926 S.F. | 16.42 |
| BOAT/MARINE PART SALES (1 PER 300 S.F.) | 4,594 S.F. | 15.31 |
| BOAT/MARINE REPAIR AND SERVICING (1 PER 300 S.F. OF WAITING AREA) | 13,529 S.F. | 1.00 |
| WAREHOUSING (1 PER 750 S.F.) | 3,075 S.F. | 4.10 |
| OFFICE USE (1 PER 300 S.F.) | 5,539 S.F. | 18.46 |
| TOTAL PARKING SPACES= | 44,278 S.F. | 60 P.S. |
| ADA PARKING SPACES | 2 | 2 |
| OFF–STREET LOADING AREA | 1 | 1 |
| J. PERVIOUS AREA (20% MIN) | 15,010 SQ. FT. | (20.11%) |
| J. TOTAL IMPERVIOUS AREA | 59,646 SQ. FT. | (79.89%) |
| N. OPEN SPACE | SEE LANDSCAPE PLANS | |
| O. VEHICULAR USE AREA | | |
| P. LANDSCAPE CALCULATIONS | | |
| M. SETBACKS | REQUIRED | PROVIDED |
| FRONT (EAST) | 0'–0" | 26'–5" |
| REAR/CANAL (WEST) | 10'–0" | 12'–4" MIN. |
| SIDE (NORTH) | 0'–0" | 10'–0" |
| SIDE (SOUTH) | 0'–0" | 13'–0" |

SITE GENERAL NOTES

A. THE PURPOSE OF THESE DRAWINGS IS TO CONVEY THE DESIGN INTENT ONLY. THEY ARE NOT TO BE USED TO OBTAIN BUILDING PERMITS OR FOR ACTUAL CONSTRUCTION OF THE PROJECT.

B. THE PROPOSED DESIGN SOLUTION MAY REQUIRE MODIFICATIONS DUE TO JOB SPECIFIC INFORMATION REGARDING GRADING, UTILITIES, EASEMENTS, SETBACKS, WATER RETENTION AND SITE ACCESS. ALL STRUCTURAL MODIFICATIONS MUST BE CAREFULLY ANALYZED BY A LICENSED STRUCTURAL ENGINEER AND MODIFIED / DESIGNED AS REQUIRED.

B6 SITE DATA

1. PROPERTY LINE (TYP.)
2. SIDEWALK. SEE CIVIL AND LANDSCAPE PLANS.
3. NEW BUILDING. SEE FLOOR PLAN ON SHEET A-101.
4. METAL BOLLARD (TYP.) SEE DETAIL D4/AS-501
5. PAVEMENT MARKING. SEE CIVIL PLANS
6. TURNING RADII (TYP.) SEE SHEET AS-103.
7. GREEN AREA. SEE LANDSCAPE PLANS
8. DENOTES EXISTING CONCRETE CAPPED SEAWALL (TYP.)
9. DRIVEWAY. SEE CIVIL PLANS.
10. FDOT SIGHT TRIANGLE. DIMENSIONS PER STANDARD INDEX 546
11. WATERWAY. SEE SURVEY.
12. EXISTING FLOATING WOOD DOCK TO REMAIN (TYP.)
13. LOCATION OF DUMPSTER CONTAINERS.
14. DASHED LINE DENOTES WINDOW CANOPY ABOVE.

A6 SITE PLAN KEY NOTES

DRC
PZ24-12000020
03/18/2026

PROPOSED SITE IMPROVEMENTS FOR:
POMPANO BEACH MARINE CENTER

701 FEDERAL HIGHWAY POMPANO BEACH, FL 33062


barranco gonzalez • architecture • planning • interior design
1915 southeast 4th avenue Fort lauderdale, fl 33316 phone: (954)961-7675 fax: (954) 961-7685 mail@bgarchitecture.com
lb # 26001020 aa # 26001030


STATE OF FLORIDA JOHN P. BARRANCO AR92471 REGISTERED ARCHITECT

John Barranco
Digitally signed by John Barranco
Date: 2026.01.27 07:33:25 -05'00'

consultant

| DESIGNED | DRAWN | CHECKED |
|---|---|---|
| JPB | JO/SRS | JPB |
| DATE: 06.27.2025 | | COMM: 231120 |


this document or parts thereof may not be reproduced in any form without permission copyrighted material ©


REVISIONS
1 DRC COMMENTS 1/22/2026

SITE PLAN

SITE PLAN APPROVAL

AS-101


THE ARCHITECT HEREBY EXPRESSLY RESERVES THE COPYRIGHT AND PROPERTY RIGHTS IN THESE PLANS. DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING WRITTEN PERMISSION AND CONSENT. NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT.