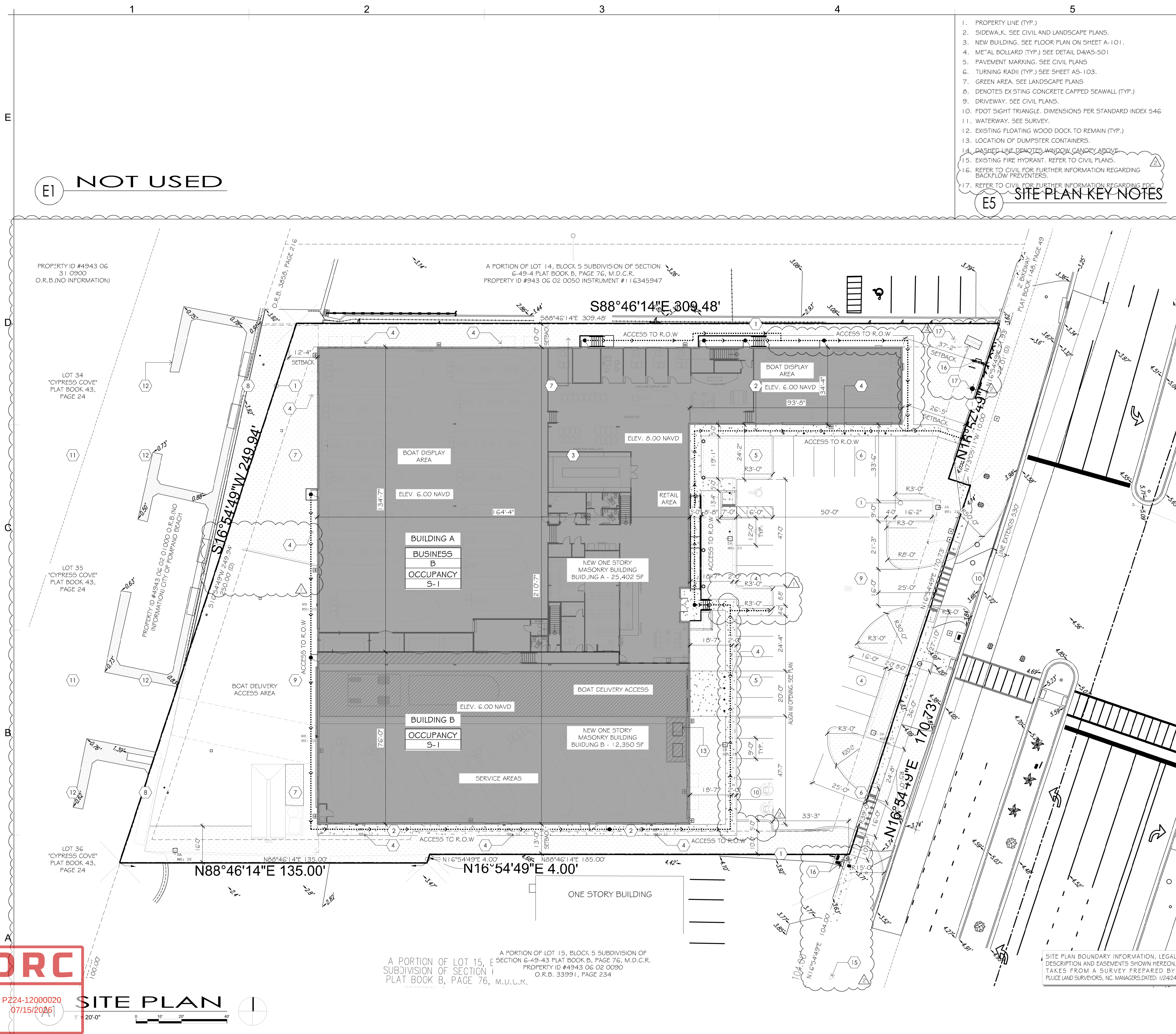




- 1. PROPERTY LINE (TYP.)
- 2. SIDEWALK. SEE CIVIL AND LANDSCAPE PLANS.
- 3. NEW BUILDING. SEE FLOOR PLAN ON SHEET A-101.
- 4. METAL BOLLARD (TYP.) SEE DETAIL D4/A5-501
- 5. PAVEMENT MARKING. SEE CIVIL PLANS
- 6. TURNING RADI (TYP.) SEE SHEET A5-103.
- 7. GREEN AREA. SEE LANDSCAPE PLANS
- 8. DENOTES 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 CANOEY ABOVE
- 15. EXISTING FIRE HYDRANT. REFER TO CIVIL PLANS.
- 16. REFER TO CIVIL FOR FURTHER INFORMATION REGARDING BACKFLOW PREVENTERS.
- 17. REFER TO CIVIL FOR FURTHER INFORMATION REGARDING FDC

E5 SITE PLAN KEY NOTES

A. LAND USE DESIGNATION		COMMERCIAL	
B. ZONING DESIGNATION / REZONING		EXISTING	PROPOSED
COMMUNITY BUSINESS		M1	M1
C. USE OF PROPERTY		MARINA COMMERCIAL	MARINA COMMERCIAL
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.	
BUILDING A GROUND FLOOR		25,402 S.F.	
BUILDING A MEZZANINE		6,226 S.F.	
BUILDING B GROUND FLOOR		12,350 S.F.	
H. COMBINED BUILDINGS FOOTPRINT COVERAGE		37,752 S.F.	
LOT COVERAGE		REQUIRED	PROVIDED
		60%	51%
I. BUILDING A AND B HEIGHTS		REQUIRED	PROVIDED
		40 FEET MAX.	40 FEET; 1 FLOOR
J. STRUCTURE LENGTH		BLDG A	134'-7"
		BLDG B	76'-0"
K. PARKING REQUIREMENTS		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)	12,496 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.)	4,554 S.F.	15.18
	BOAT/MARINE REPAIR AND SERVICING (1 PER 300 S.F. OF WAITING AREA)	13,390 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=	43,980 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.

A6 SITE DATA

PROPOSED SITE IMPROVEMENTS FOR:
POMPANO BEACH MARINE CENTER

701 FEDERAL HIGHWAY POMPANO BEACH, FL 33062

barranco gonzalez • architecture • planning • interior design

phone: (954) 961-7675 fax: (954) 961-7685 mail@bgarchitecture.com

1915 southeast 4th avenue fort lauderdale, fl 33316

consultant

DESIGNED JPB
DRAWN JO
CHECKED JPB

DATE: 05.13.2026
COMM: 231120

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REVISIONS

△ DRC COMMENTS (2/23/2026)
△ DRC COMMENTS (5/27/2026)

SITE PLAN

SITE PLAN APPROVAL

AS-101

DRC
P224-12000020
07/15/2026