



SCHMIDT NICHOLS
LANDSCAPE ARCHITECTURE AND URBAN PLANNING

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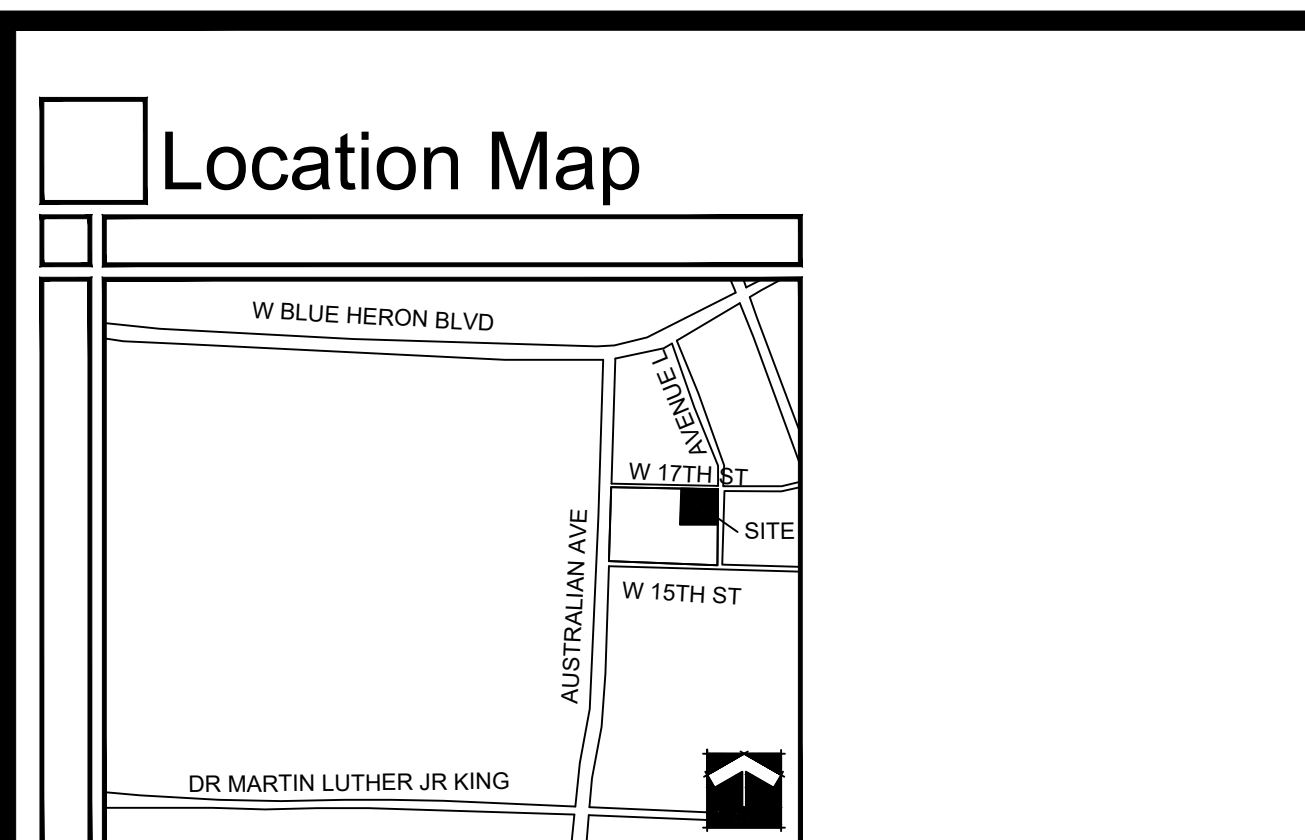
Newman Windows & Doors
1649 Avenue L
Riviera Beach, Florida, 33404

Date: 11/09/18
Scale: 1" = 30'-0"
Design By: JS
Drawn By: AH
Checked By: JS
File No: 603.02
Job No: 18-86

REVISIONS / SUBMISSIONS
02/13/19 Resubmittal
04/15/19 Resubmittal
07/16/19 Resubmittal
08/20/19 Resubmittal

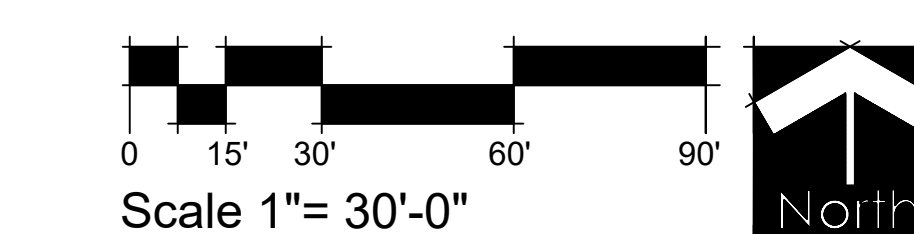
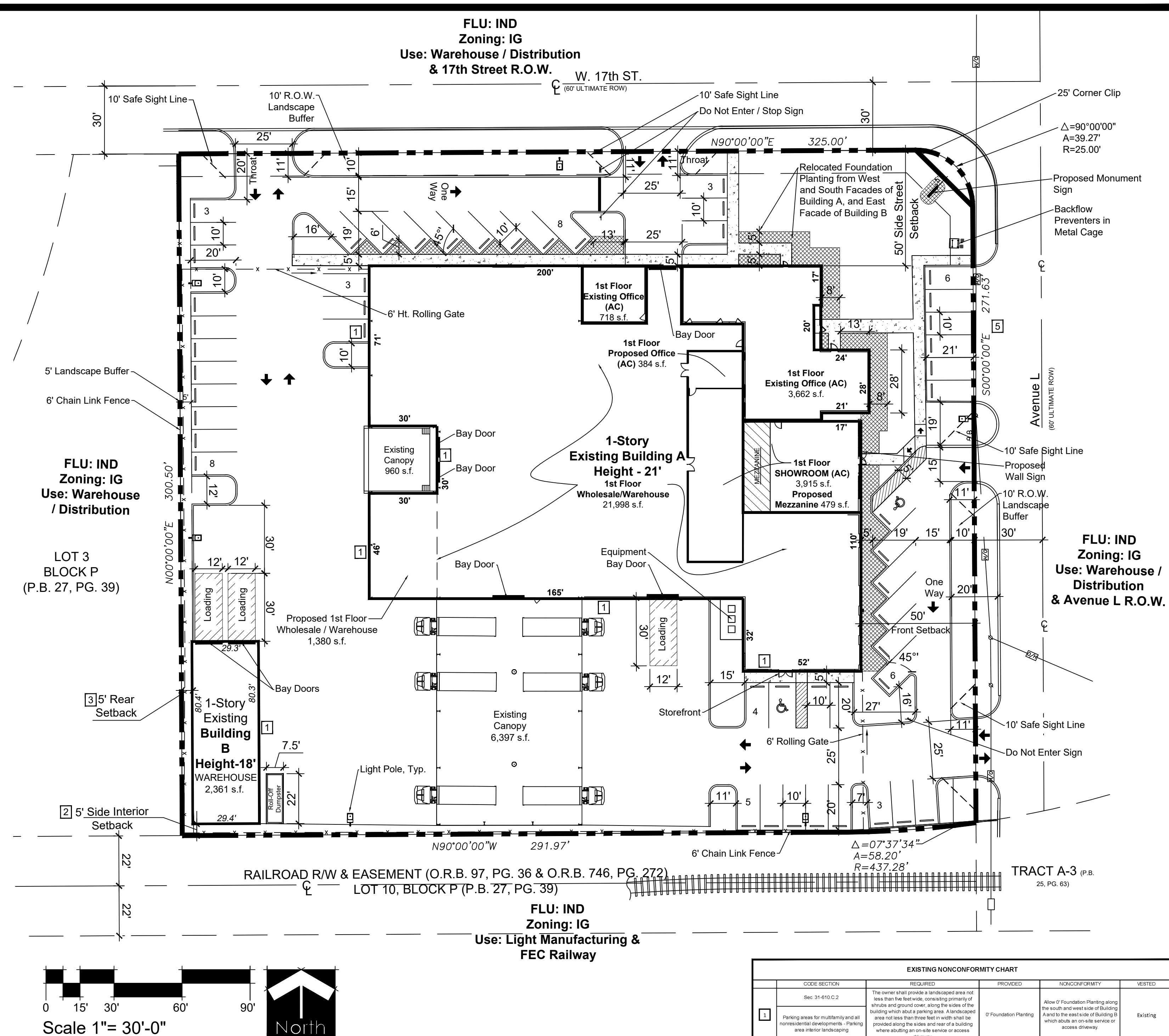
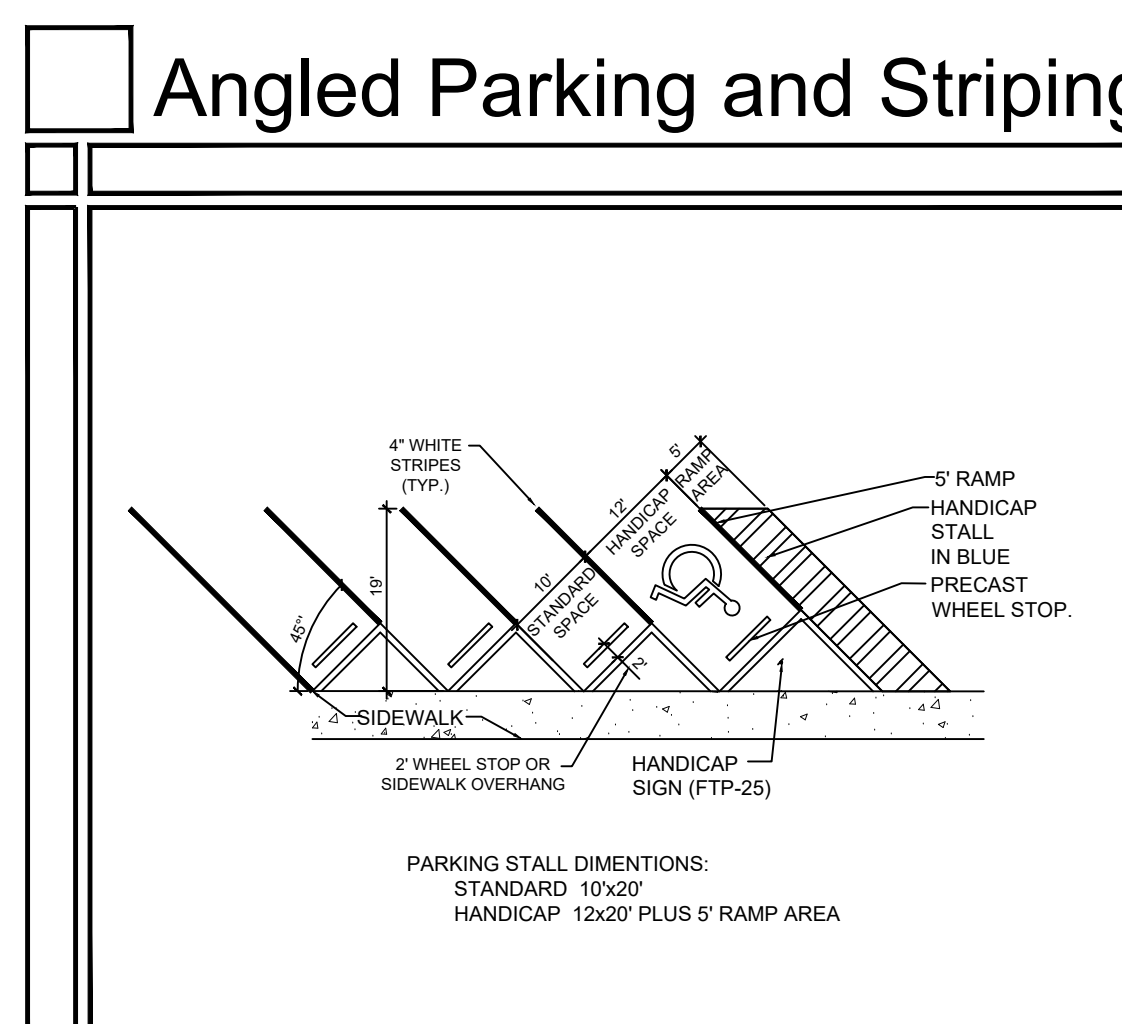
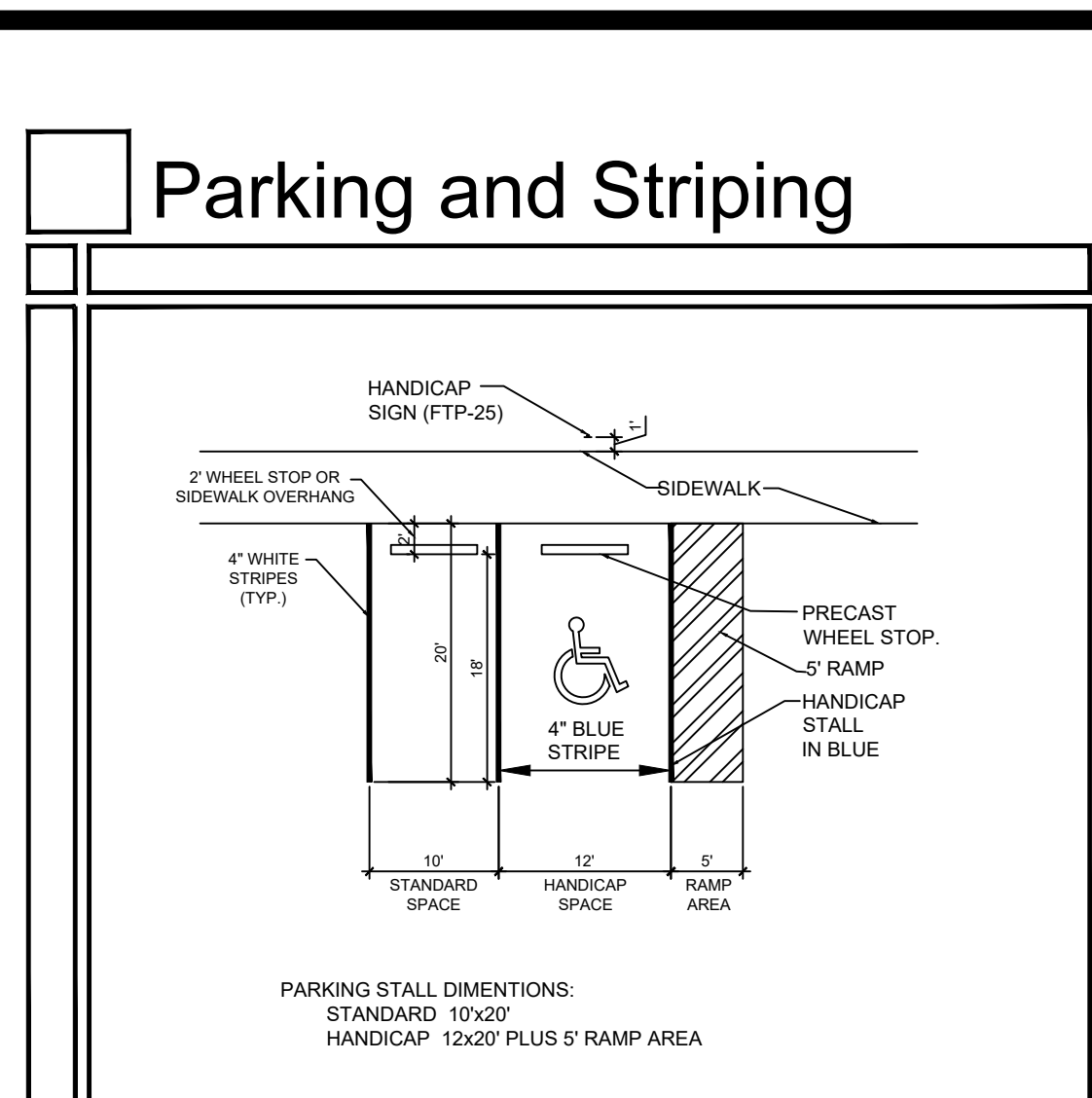
Site Plan

SP-1 of 1



Site Data

Application Name	Newman Windows & Doors						
Application Number	SP-18-22						
Existing Future Land Use Designation	IND						
Existing Zoning District	IG						
Property Control Number(s)	56-43-42-29-11-016-0031 56-43-42-28-31-016-0031						
Section, Township, Range	29/42/43 28/42/43						
Existing Use	Warehouse/Distribution						
Proposed Use	Warehouse/Distribution						
Total Number Of Bay Doors	7						
Total Site Area	2.41 acres (104,966 s.f.)						
Total Gross Floor Area	34,897 s.f.						
Building A							
1st Floor Office	4,764 s.f.						
Warehouse/Wholesale/Showroom	27,293 s.f.						
Showroom/Mezzanine	479 s.f.						
Building B							
Warehouse	2,361 s.f.						
<table border="1"> <tr> <td colspan="2">Concurrency Approval*</td> </tr> <tr> <td>Office</td> <td>4,764 s.f.</td> </tr> <tr> <td>Warehouse/Wholesale/Showroom</td> <td>30,133 s.f.</td> </tr> </table> <p>*Concurrency is approved for the above uses and amounts shown on this plan.</p>		Concurrency Approval*		Office	4,764 s.f.	Warehouse/Wholesale/Showroom	30,133 s.f.
Concurrency Approval*							
Office	4,764 s.f.						
Warehouse/Wholesale/Showroom	30,133 s.f.						
Total Floor Area Ratio	.33						
Total Building Coverage (including canopy of 7,357 s.f.)	40%						
Max. Impervious Area	85%						
Impervious Area	84%						
Buildings (34,418 s.f.)							
Pavement/Walks (53,401 s.f.)							
Pervious Area	16%						
Open Space (17,147 s.f.)							
Building Height	max. 50'						
Building A Height - 21'							
Building B Height - 18'							
Number of Stories	1						
Parking Required	46 SPACES						
Office - 1 Space / 300 s.f. @ 4,764 s.f. = 16 Spaces							
Warehouse/Wholesale/Showroom/Mezzanine - 1 Space / 1,000 s.f. @ 30,133 s.f. = 30 Spaces							
Proposed Parking	49 SPACES						
Handicap Spaces Required	2						
Handicap Spaces Proposed	3						
Loading Required (12' x 30' Min.)	2						
Loading Provided	3						
Traffic Analysis Zone	136						



Development Regulations

IG PROPERTY DEVELOPMENT REQUIREMENTS																
ZONING DISTRICT	MINIMUM LOT DIMENSIONS	MIN. FRONT SETBACK	MIN. SIDE SETBACK	MIN. REAR SETBACK	MAX. BLDG. COVER	MIN. PERVIOUS	MAX. IMPERVIOUS	SETBACKS/SEPARATIONS								
								FRONT	SIDE	REAR						
IG	1 AC.	--	--	--	1.15	45%	20%	85%	40'	15'	15'	20'				
PROP. CODE	IG	2.41 AC.	301'	271'	291'	.33	40%	16%	4	84%	50'	5'	2	50'	5'	3

Development Team

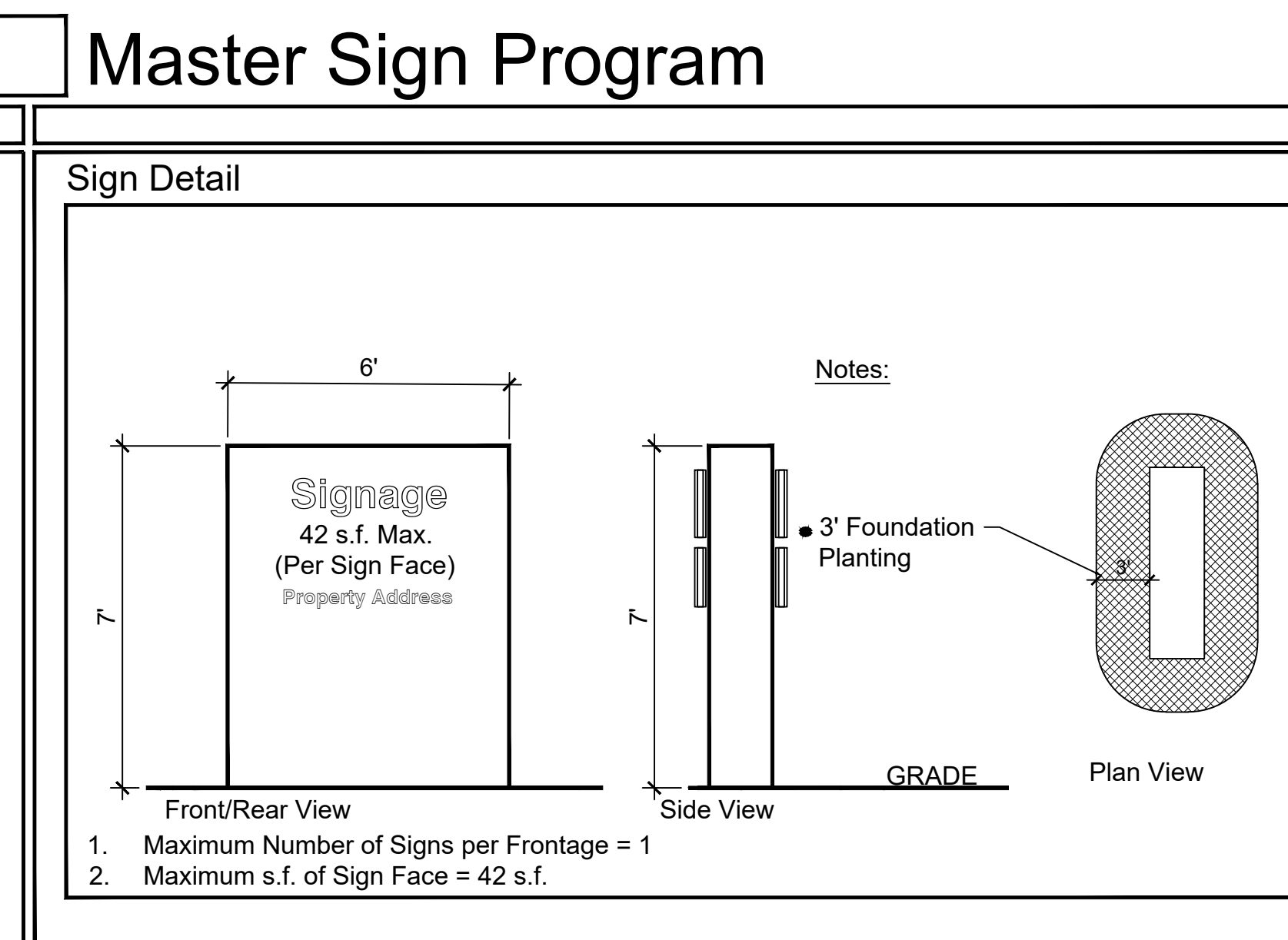
DEVELOPER:	NEWMAN WINDOWS & DOORS 2257 VISTA PARKWAY, SUITE 24 WEST PALM BEACH, FLORIDA 33411 (561) 640-1092
ARCHITECT:	ACI 2475 MERCER AVENUE WEST PALM BEACH, FLORIDA 33401 (561) 655-0674
CIVIL ENGINEER:	McLEOD, McCARTHY & ASSOCIATES, P.A. 1655 PALM BEACH LAKES BLVD WEST PALM BEACH, FLORIDA 33407 (561) 689-9500
TRAFFIC ENGINEER:	PINDER TROUTMAN CONSULTING, INC. 2005 VISTA PARKWAY, SUITE 111 WEST PALM BEACH, FLORIDA 33411 (561) 296-9698
PLANNER:	SCHMIDT NICHOLS 1551 N. FLAGLER DRIVE SUITE 102 WEST PALM BEACH, FLORIDA 33401 (561) 684-6141
SURVEYOR:	WALLACE SURVEYING, CORP. 5553 VILLAGE BOULEVARD WEST PALM BEACH, FLORIDA 33407 (561) 640-4551

Notes

BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A SURVEY PREPARED BY WALLACE SURVEYING, DATED 4/24/18

Legal Description

THE EAST 50 FEET OF LOT 3 AND ALL OF LOT 4, BLOCK P OF PLAT NO. 1 LEWIS TERMINALS, ACCORDING TO THE PLAT THEREOF AS RECORD IN PLAT BOOK 25, PAGES(S) 63, 64 AND 65, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA
AND
THE EAST 50 FEET OF LOT 3, BLOCK P OF REPLAT OF PLAT NO. 1 LEWIS TERMINALS, ACCORDING TO THE PLAT THEREOF AS RECORD IN PLAT BOOK 27 PAGES(S) 39, 40 AND 41, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA



Amendment Stamp

Zoning Stamp