

ABBREVIATIONS:

F.H.	FIRE HYDRANT
S.B.	SETBACK
L.S.	LANDSCAPE (FOUNDATION)
S.S.	SANITARY SEWER
FF.	FINISHED FLOOR
M.S.L.	MEAN SEA LEVEL
F.P.L.	FLORIDA POWER & LIGHT
P.P.	POWER POLE
O.H.L.	OVERHEAD POWER LINE
U.E.	UTILITY EASEMENT
L.A.E.	LAND ACCESS EASEMENT
D.E.	DRAINAGE EASEMENT
L.E.	LANDSCAPE EASEMENT
E.O.P.	EDGE OF PAVEMENT
C.L.F.	CHAIN LINK FENCE

PROJECT DATA:

PRINCIPAL USE: OFFICE/ WAREHOUSE
 ZONING: Limited Use Industrial (LI)
 LAND USE: Industrial
 LOT SIZE: 74,356 s.f. (1.70 Acres)

DISTRIBUTION:

Building Area At Grade	= 11,400 SF.	= 15.33% <45% maximum
Impervious Area	= 50,793 SF.	= 68.31% lot coverage
Pervious Area	= 12,163 SF.	= 16.36% lot coverage
TOTAL	= 74,356 SF.	= 100.00% lot coverage

FLOOR AREA RATIO
 = 13,800 SF. = 0.186

PARKING REQUIREMENTS:

Office	5,152 s.f. / 300 s.f. = 17.0 Spaces
Warehouse	8648 s.f. / 1000 s.f. = 9.0 Spaces
Required:	26.0 Spaces
Provided:	26.0 Spaces

NOTES:
 1) INCLUDES 1200 SF. OF PERVIOUS CONCRETE.
 2) handicapped spaces required and 2 provided within 26 provided stalls. 1 loading space required with 1 provided.
 All stalls shall be striped and have concrete wheelstops.
 All landscaped areas shall be curbed or protected with wheelstops.
 Parking Lot shall be minimum 1/2" asphalt on 6" base or 6" concrete per civil drawings.
 Handicapped stalls shall have approved sign on poles and pavement marking.

BUILDING:
Required Setbacks
 Front - 40'
 Rear - 20'
 Interior Side - 0' & 5'

Actual Setbacks
 Front - 41' at Right Of Way at West 10th Street
 Rear - 20' at West 12th Street & Avenue U
 South Side - 22', West Side - 6'

Maximum Height - 35'-0" Height - 32'-0" to top of parapet.
 BUILDING TYPE: Type III, unprotected and un-sprinkled.

HOURS OF OPERATION:
 Monday thru Friday - 6:00 a.m. to 8:00 p.m.
 Saturday & Sunday - 7:00 a.m. to 5:00 p.m.
 Flood Zone B - per FIRM/CPN 125742 0002D - dated September 30, 1982

SIGN SCHEDULE: Signs shall comply with MUTCD.
 ① Stop sign with Stop Bar
 ② Handicapped Sign with 1250 fine

LEGAL DESCRIPTION:
 Lot 9, Commerce Center II, according to the Plat thereof, as recorded in Plat Book 64, page III of the Public Records of Palm Beach County, Florida
 PCN. = 56-43-42-31-20-000-0090

PETITION #SP 17-02

OWNER:
 MAD ENTERPRISES PB, LLC
 1721 West 10th Street
 Riviera Beach, Florida 33404
 (561) 842-9296

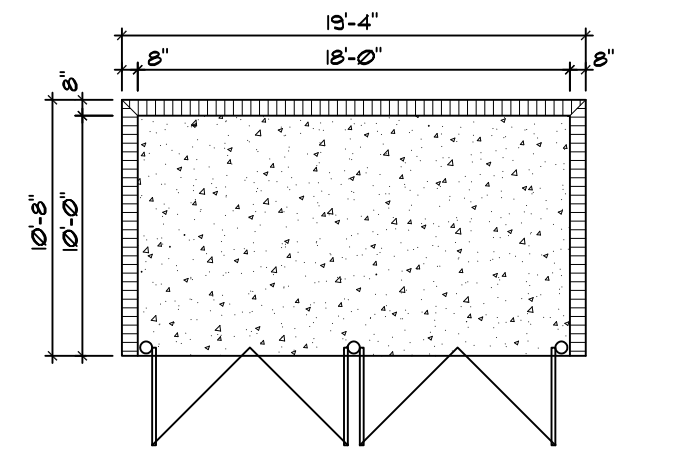
CIVIL ENGINEER:
 McLEOD, McCARTHY & ASSOCIATES, P.A.
 1655 Palm Beach Lakes Blvd., Suite 712
 West Palm Beach, Florida 33401
 (561) 689-9500, (561) 689-8080 Fax

SITE LIGHTING DESIGNER:
 KUOPPALA & ASSOCIATES, P.A.
 925 South Military Trail - Suite D-10
 West Palm Beach, Florida 33415
 (561) 682-1909, (561) 682-1975 Fax

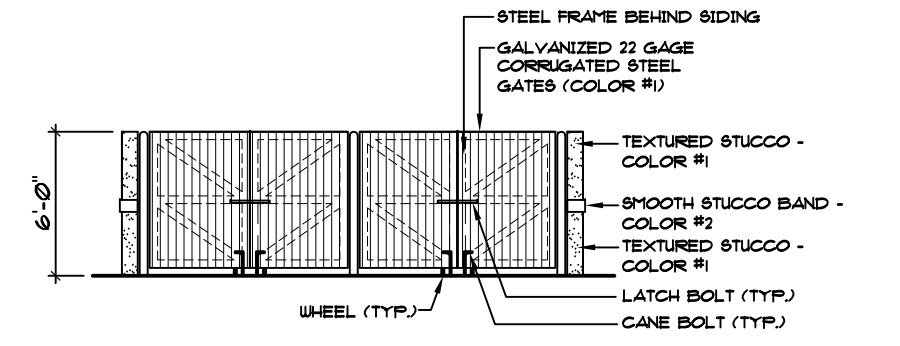
LANDSCAPE ARCHITECT:
 LITTERICK LANDSCAPE ARCHITECTURE
 2740 S.W. Martin Downs Blvd., Suite #199
 Palm City, Florida 34990
 (561) 719-3876

TRAFFIC ENGINEER:
 H. BURT SMITH
 825 Whipoorwill Trail
 West Palm Beach, Florida 33411
 (561) 798-5058, (561) 798-9773 Fax

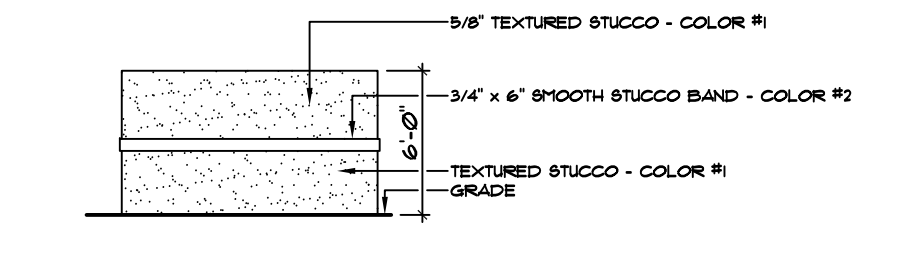
SURVEYOR:
 DEAN SURVEYING
 4201 Westgate Ave.
 West Palm Beach, Florida 33409
 (561) 625-8748



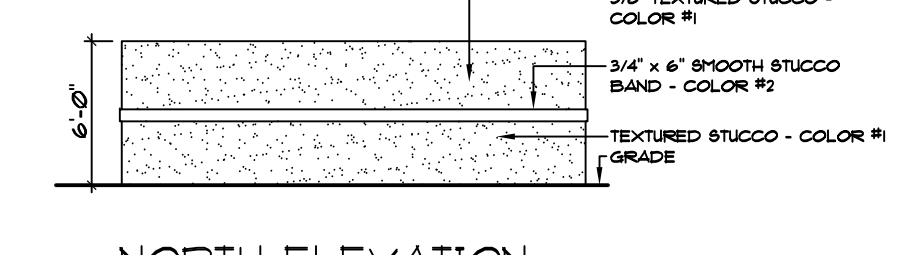
DUMPSTER ENCLOSURE PLAN
 1/8" = 1'-0"
 NOTES: COLORS MATCH BUILDINGS.



SOUTH ELEVATION
 1/8" = 1'-0" (DUMPSTER ENCLOSURE)



EAST ELEVATION (WEST SIMILAR)
 1/8" = 1'-0" (DUMPSTER ENCLOSURE)



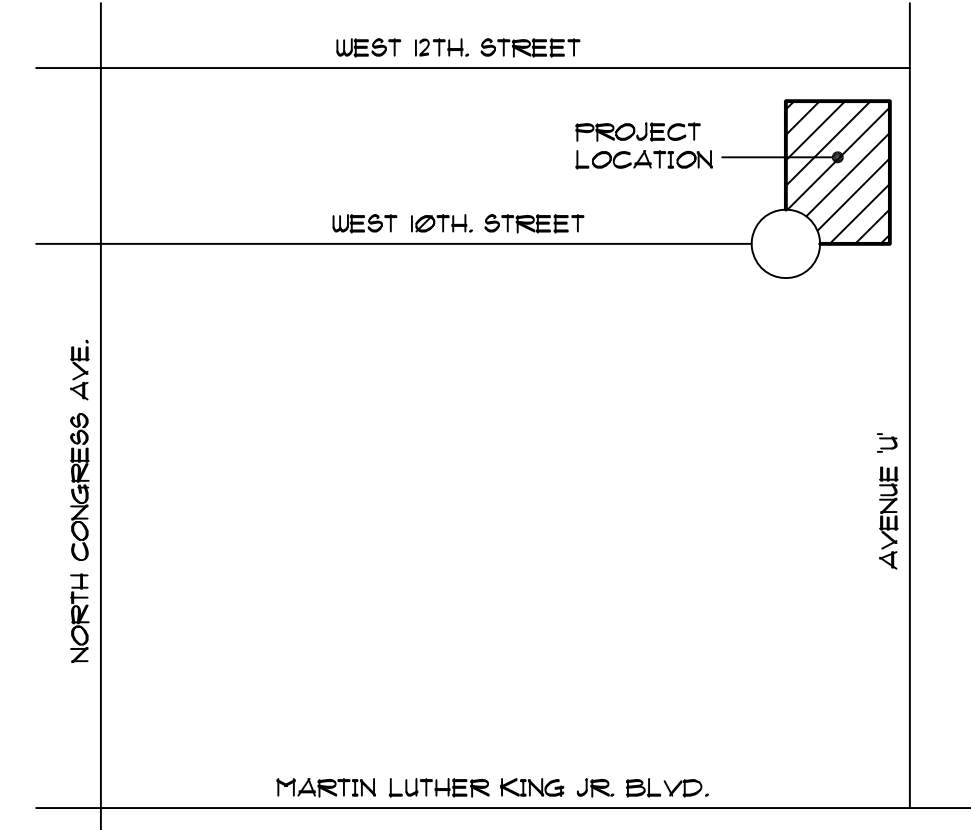
NORTH ELEVATION
 1/8" = 1'-0" (DUMPSTER ENCLOSURE)

SITE PEAK HOUR VOLUME LEGEND:

- 18 A.M.
- 2 P.M.

SITE PLAN NOTES:

- 1.) Site Plan based upon survey prepared by Dean Surveying & Mapping, dated 1/19/17 (Job #D17-103) and updated 2/22/17.
- 2.) All utilities shall be underground.
- 3.) The project shall be constructed in one phase.
- 4.) Rooftop equipment shall be screened with building parapet. Ground equipment shall be screened with hedges.
- 5.) Traffic Control Signs:
 1 Handicapped Sign
 2 Stop Sign with stop bar on pavement
- 6.) Landscaping shall not be planted in utility easements, except as shown.
- 7.) Building and roof overhangs shall not encroach in easements.
- 8.) Project shall comply with Code of Ordinances, Chapter 11 - Nuisances.
- 9.) New chain link fences & gates shall be 6'-0" high with black vinyl coating.
- 10.) New site walls shall be minimum 6'-0" above grade with stucco and paint to match existing.
- 11.) Project shall be constructed in one phase. Each building shall be permitted and completed separately.
- 12.) No fire sprinklers at this project.



PROJECT LOCATION MAP
 NO SCALE

SITE PLAN - REMODEL
 1" = 20'-0"
 GRAPHIC SCALE - 1" = 20'-0"

EXHIBIT 'A' (SP-17-02)

REVISIONS	BY

KUOPPALA & ASSOCIATES, P.A.
 ARCHITECTS
 LICENSE #ALAC-001666
 ROBERT E. KUOPPALA
 FLORIDA ARCHITECT #9461
 925 SOUTH MILITARY TRAIL, SUITE D-10
 WEST PALM BEACH, FLORIDA 33415
 (561) 682-1909 - FAX
 (561) 682-1975 - FAX



NEW COMMERCIAL BUILDINGS FOR
MAD ENTERPRISES PB, LLC
 LOT 9 - WEST 10TH STREET
 RIVIERA BEACH, FLORIDA

DRAWN	GAUT
CHECKED	REY
DATE	AUGUST 21, 2017
SCALE	AS NOTED
CONTR. NO.	17-06
SHEET	SP-1
OF	2 SHEETS