

ARCHITECTURALS

- A-1 SITE PLAN
A-2 LANDSCAPE PLAN
A-3 IRRIGATION PLAN
A-4 LIFE SAFETY PLAN
A-5 UL FIRE WALL DETAIL
A-6 FIRE WALL PENETRATION DETAILS
A-7 FLOOR PLAN
A-8 TYPICAL SHOWROOM & BAY PLAN
A-9 ELEVATIONS
A-10 INTERIOR ELEVATIONS
A-11 REFLECTED CEILING PLAN
A-12 SECTIONS
A-13 ROOF PLAN

STRUCTURALS

- S-0 GENERAL NOTES
S-1.00 PARTIAL (I) FOUNDATION/ GROUND FLOOR PLAN
S-1.01 PARTIAL (II) FOUNDATION/ GROUND FLOOR PLAN
S-1.02 PARTIAL (I) ROOF FRAMING PLAN
S-1.03 PARTIAL (II) ROOF FRAMING PLAN
S-1.04 WIND LOAD DIAGRAM
S-2.00 TYPICAL DETAILS
S-3.00 SECTIONS
S-4.00 SCHEDULES
S-5.00 WINDOW & DOOR WIND PRESSURES

ELECTRICAL

- E-1 FLOOR PLAN
E-2 FLOOR PLAN
E-3 LIGHTING FLOOR PLAN
E-4 LIGHTING FLOOR PLAN
E-5 RISERS AND SCHEDULES
E-6 NOTES AND DETAILS

PLUMBING

- P-1 PLUMBING SITE PLAN
P-2 PLUMBING FLOOR PLAN
P-3 SANITARY - WATER PARTIAL FLOOR PLAN
P-4 RISER DIAGRAMS
P-5 RISER DIAGRAMS

MECHANICAL

- M-1 MECHANICAL FLOOR PLAN
M-2 MECHANICAL FLOOR PLAN
M-3 GENERAL NOTES, SCHEDULES & DETAILS
M-4 MECHANICAL DETAILS
M-5 MECHANICAL DETAILS

CIVIL

- C-1 PAVING, GRADING & DRAINAGE PLAN
C-2 PAVEMENT MARKING & SIGNAGE PLAN
C-3 PAVING & DRAINAGE DETAILS PLAN
C-4 PAVING & DRAINAGE DETAILS PLAN
C-5 PAVING & DRAINAGE DETAILS PLAN
C-6 STORMWATER POLLUTION PREVENTION PLAN
C-7 STORMWATER POLLUTION PREVENTION PLAN
WS-1 WATER & SEWER SERVICE PLAN

SITE NOTES

- 1. PROVIDE ALL SITE CLEARING, EXCAVATION, FILL, BACKFILL WROUGH, GRADING, SUB-GRADES AND COMPACTING.
2. TREES TO REMAIN AND/OR RELOCATE AS SELECTED BY OWNER. SHALL BE PROTECTED AS REQUIRED.
3. TREES TO BE REMOVED SHALL BE CUT AS DIRECTED BY THE OWNER. ALL SITE CLEARING DEBRIS AND TREE STUMPS SHALL BE REMOVED FROM THE JOB SITE.
4. COORDINATE WITH MECHANICAL, ELECTRICAL, PLUMBING, AND LANDSCAPING CONTRACTORS AS WELL AS LOCAL UTILITIES PRIOR TO CONSTRUCTION. FOR WATER LINES, DRAINAGE PIPES, UNDERGROUND ELECTRICAL CONDUITS, IRRIGATION SYSTEMS AND ANY CONCEALED INSTALLATIONS WHICH MAY REQUIRE ADVANCE PLANNING OR BE DAMAGED.
5. MAINTAIN BUILDING SITE CLEAN OF CONSTRUCTION DEBRIS THROUGH THE DURATION OF THE PROJECT.
6. IF SIDEWALK IS TO BE PROVIDED, IT SHALL BE DIRECTED BY THE CORRESPONDING PUBLIC WORKS DEPARTMENT.
7. CONTRACTOR TO VERIFY LOCATION OF UTILITIES PRIOR TO SUBMITTING BIDS.

FOLIO NUMBER
30-5913-003-0020

SCOPE OF WORK
NEW BUILDING
NEW PARKING
NEW LANDSCAPE

ZONING LEGEND
INDUSTRIAL DISTRICT, CONDITIONAL
ZONING (IU-C)

OWNER: RICHARD AND DAVID FREER
12590 SW 128 STREET, SUITE 400
MIAMI, FL. 33186

LAND COVERAGE AREAS
TOTAL COVERAGE 54,650.0 SQ. FT. (1.25 ACRES)

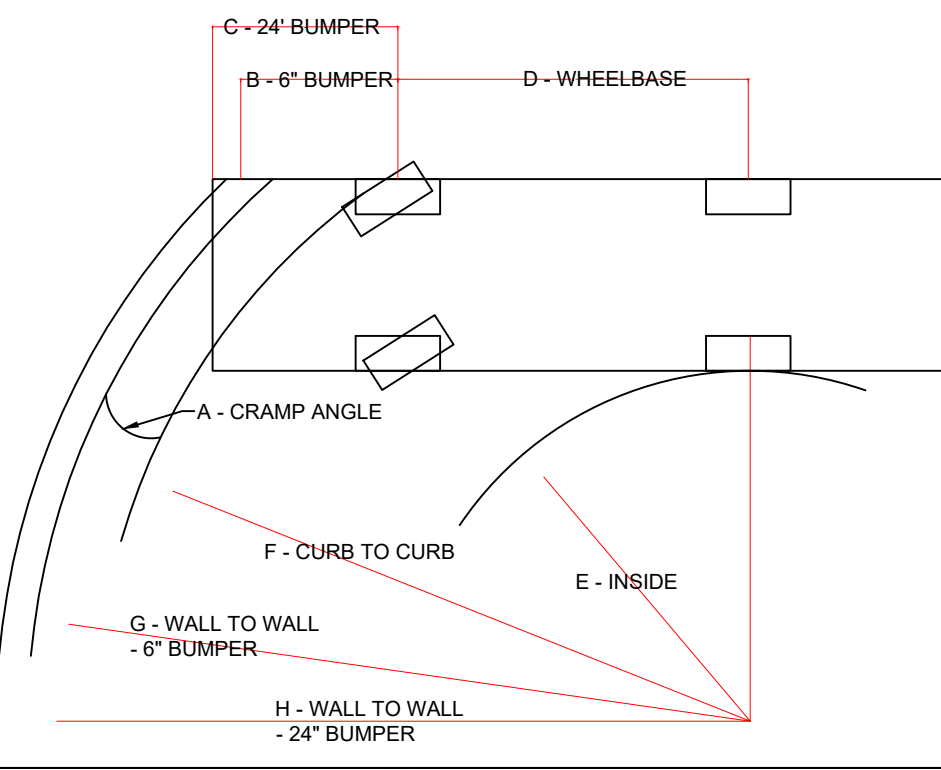
LEGAL DESCRIPTION:
CORTLAND INDUSTRIAL PARK PB113-52 LOT 2 BLK 1 LESS PORT DESC COMM NW COR LOT 1 BLK 1 TH N 86 DEG E 150FT FOR POB CONT N 86 DEG 152.49FT S 02 DEG E 5.45FT S 84 DEG W 128.74FT S 86 DEG W 23.94FT N 04 DEG W 10.04FT TO POB LOT SIZE 54650SQ FT OR 12786-1455 0189.5

FLOOD ZONE INFORMATION
THE LAND SURVEYED AND SHOWN HEREON LIES WITHIN ZONE X, AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12086C0500L. COMMUNITY NAME AND NUMBER: MIAMI-DADE COUNTY UNINCORPORATED AREAS 120635, MAP REVISED DATE: SEPTEMBER 11, 2009

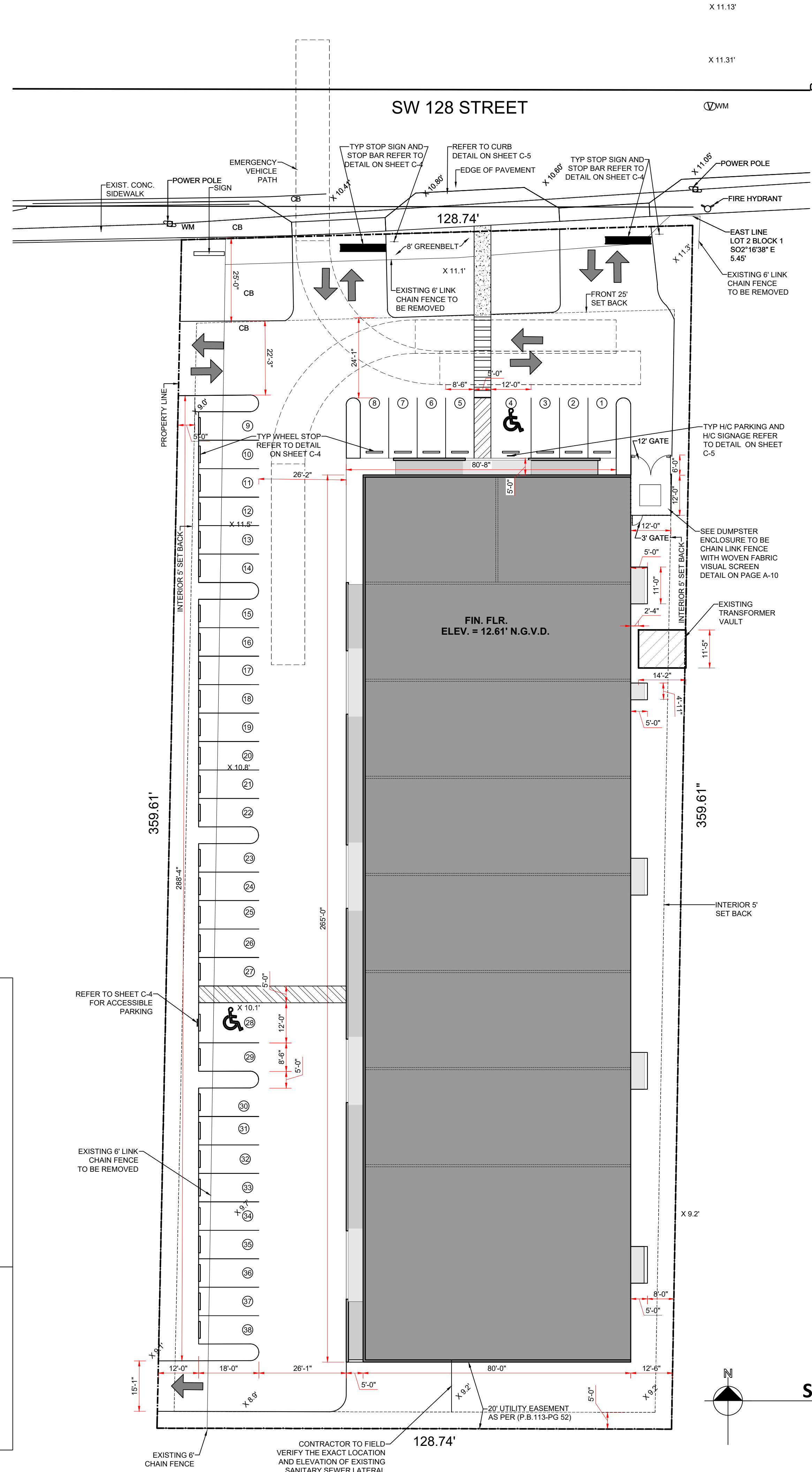
SITE DATA

Table with columns for ZONING (IU-C), AREAS (TOTAL BUILDING: 21,500 SF, WAREHOUSE AREA: 17,070 SF, SHOWROOM AREA: 2,215 SF, OFFICE AREA: 1,908 SF, EXISTING TRANSFORMER VAULT: 307 SF), SETBACKS (FRONT: 25'-0", INTERIOR SIDE: 5'-0", INTERIOR SIDE: 5'-0", REAR: 5'-0"), PARKING (OPEN SPACE: 10,930 SF FT 20%, 11,310 SF FT 21%, PARKING: 19,933.18 SF FT 36%, WALKWAYS: 2,097.89 SF FT 4%, BUILDING: 21,500.00 SF FT 39%, NET LAND: 54,650.00 SF FT 100%), OFFICES (1 SPACE PER 300 S.F. OF OFFICES - PER MCC114.67 (c)), INDUSTRIAL (1 PER 1,000 S.F. - PER MCC114.67 (c)), SHOWROOM (1 PER 250 SF - PER MCC114.67 (c)), PARKING REQUIRED (32 SPACES), PARKING PROVIDED (38 SPACES).

FIRE TRUCK DIAGRAM

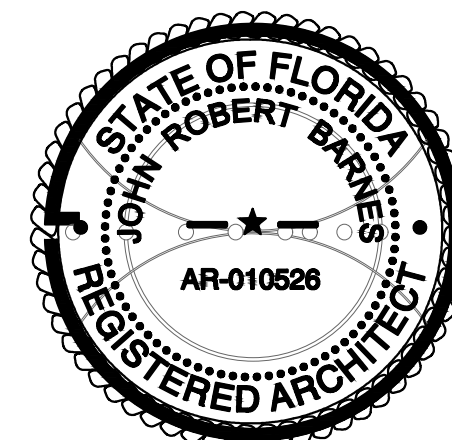


Parameters table: A Cramp Angle (maximum) 45 deg, B Front Overhang 6" Bumper 76", C Front Overhang 24" Bumper 94", D Wheelbase 200". Calculated Results table: E Inside Turning Radius 16'-0", F Curb to Curb 29'-7", G Wall to Wall 6" Bumper 33'-6", H Wall to Wall 24" Bumper 34'-7".



FREERCROSSINGS
COMMERCECENTER - PHASE 2

12554 - 12582 SW 128 STREET MIAMI, FL. 33186
RICHARD H. FREER



ROBERT BARNES & ASSOCIATES
ARCHITECTURE AND PLANNING
221 NORTH KROME AVENUE
HOMESTEAD, FLORIDA 33030

SITE PLAN
A-1
Project information including date (SEP 2022), project number (2022-083), and drawing number (Z: FREERCROSSINGS COMMERCECENTER - PHASE 2 - 2022-083).

This item has been digitally signed and sealed by L. Robert Barnes RA on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.