

FOLIO NUMBER
30-5913-003-0020

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 0186 5

FLOOD ZONE INFORMATION

THE LAND SURVEYED AND SHOWN HEREON LIES WITHIN ZONE X, AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12086C0580L, COMMUNITY NAME AND NUMBER MIAMI-DADE COUNTY UNINCORPORATED AREAS 120635, MAP REVISED DATE: SEPTEMBER 11, 2009

SITE DATA

ZONING IU-C

AREAS

TOTAL BUILDING: 22,560 SF
WAREHOUSE AREA 17,138 SF
SHOWROOM AREA 1,929 SF
OFFICE AREA 2,000 SF
EXISTING TRANSFORMER VAULT 500 SF

SETBACKS REQUIRED

FRONT 25'-0"
INTERIOR SIDE 5'-0"
INTERIOR SIDE 5'-0"
REAR 5'-0"

PARKING:

	Required		Provided	
OPEN SPACE	10,930 SF FT	20%	10,932.76 SF FT	20%
PARKING	19,980.62 SF FT	37%		
WALKWAYS	2,169.85 SF FT	3%		
BUILDING	21,351.15 SF FT	40%		
NET LAND	54,650.00 SF FT	100%		

OFFICES = 1 SPACE PER 300 S.F. OF OFFICES - PER M CC114.67 (c)
PROPOSED OFFICES AREA = 2,000 SQ FT
PARKING REQUIRED FOR OFFICES = 6.67 SPACES

INDUSTRIAL = 1 PER 1,000 S.F. - PER MCC114.67 (c)
PROPOSED INDUSTRIAL AREA = 17,138 SQ FT
PARKING REQUIRED FOR OFFICES = 17.14 SPACES

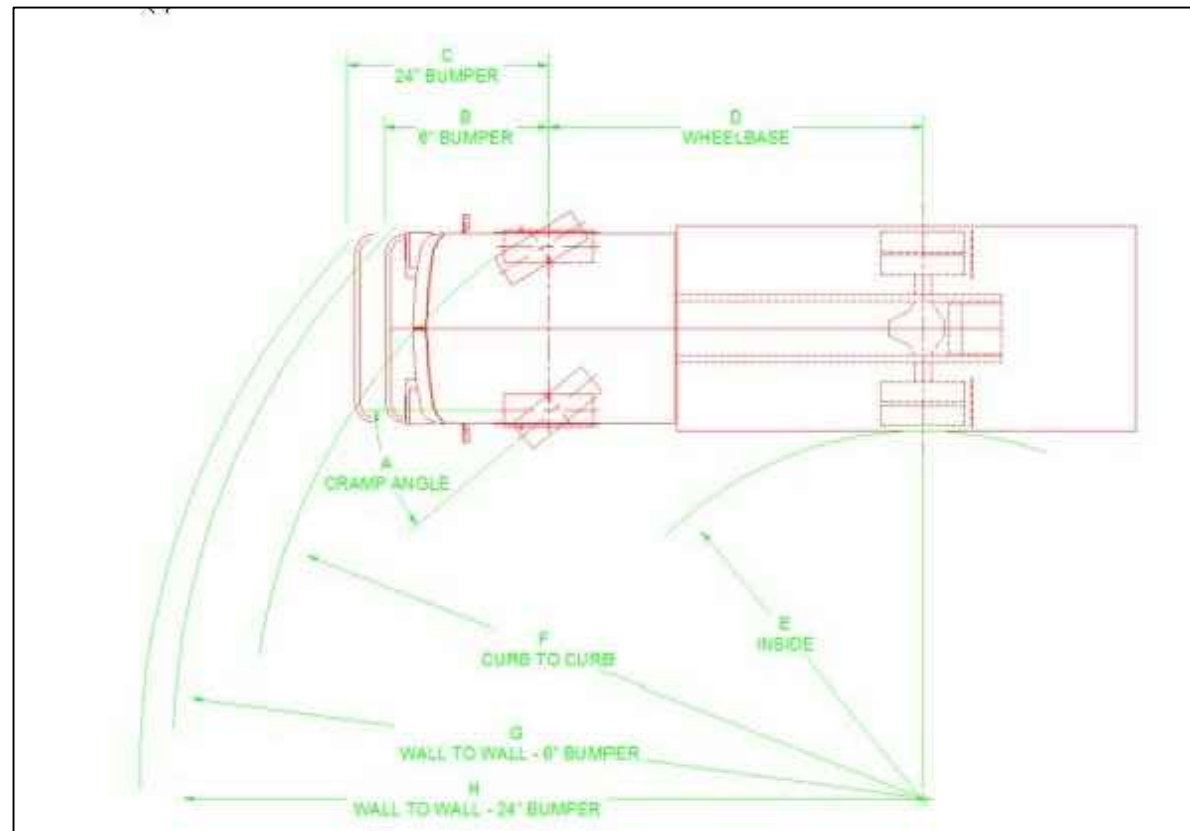
SHOWROOM = 1 PER 250 SF - PER MCC114.67 (c)
PROPOSED SHOWROOM AREA = 1,929 SQ FT
PARKING REQUIRED FOR SHOWROOM = 7.71 SPACES

PARKING REQUIRED = (32) SPACES
PARKING PROVIDED = (38) SPACES

ALL PROVIDED PARKING PER Sec. 114-67 "REQUIRED OFF-STREET PARKING" SIZES: 8'-6" FT WIDE x 18 FT DEEP

SITE NOTES

- PROVIDE ALL SITE CLEARING, EXCAVATION, FILL, BACKFILL WROUGH, GRADING, SUB-GRADES AND COMPACTING.
- TREES TO REMAIN AND/OR RELOCATE AS SELECTED BY OWNER, SHALL BE PROTECTED AS REQUIRED.
- 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.
- 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.
- MAINTAIN BUILDING SITE CLEAN OF CONSTRUCTION DEBRIS THROUGH THE DURATION OF THE PROJECT.
- IF SIDEWALK IS TO BE PROVIDED, IT SHALL BE DIRECTED BY THE CORRESPONDING PUBLIC WORKS DEPARTMENT.
- CONTRACTOR TO VERIFY LOCATION OF UTILITIES PRIOR TO SUBMITTING BIDS.



Parameters

A	Cramp Angle (maximum)	45 deg.
B	Front Overhang 6' Bumper	76"
C	Front Overhang 24' Bumper	94"
D	Wheelbase	200"

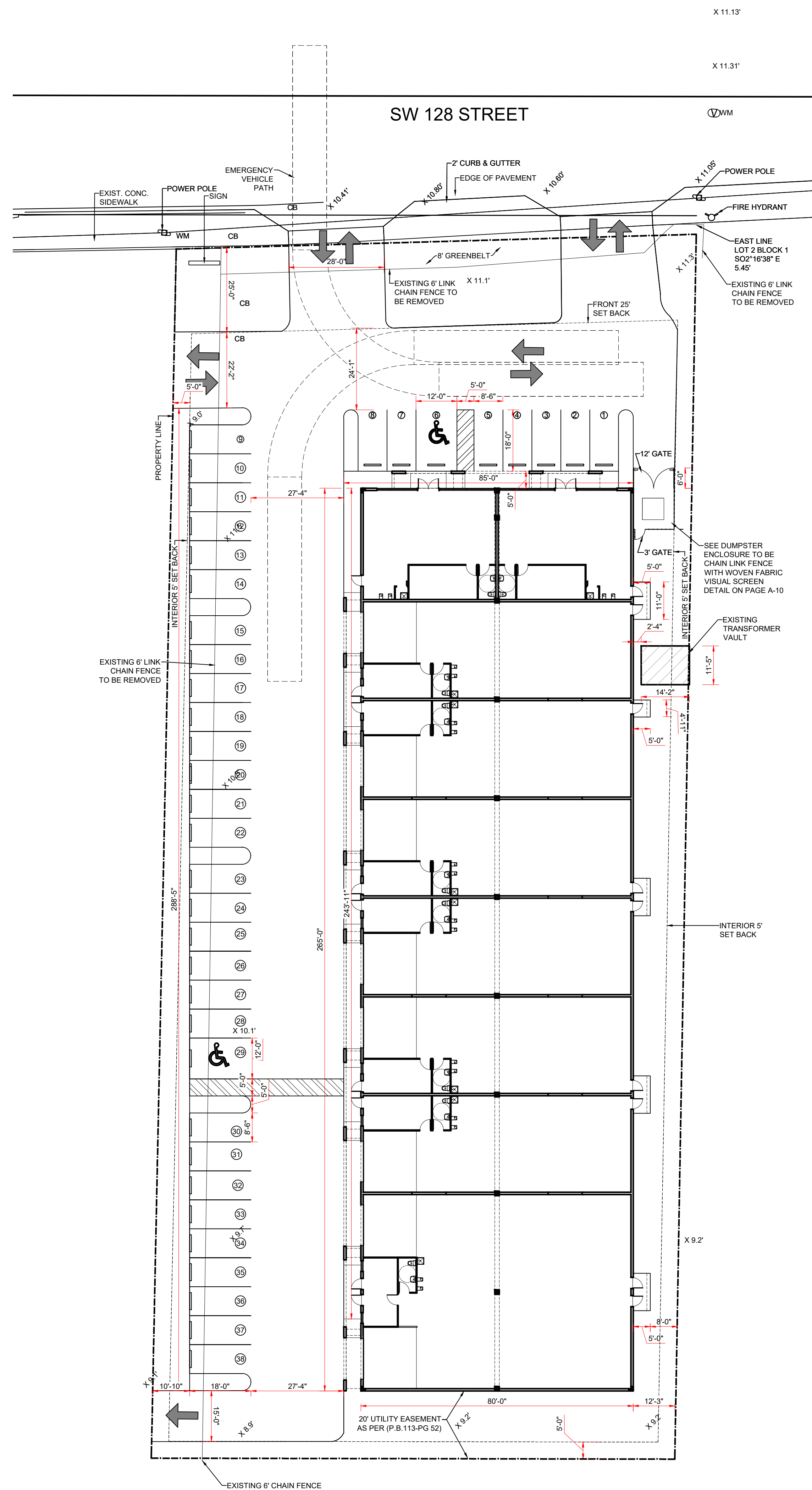
Calculated Results

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"

Cramp Angle may vary due to vehicle configuration.
Curb to Curb based on a 9" curb.

SCOPE OF WORK

- NEW BUILDING
- NEW PARKING
- NEW LANDSCAPE

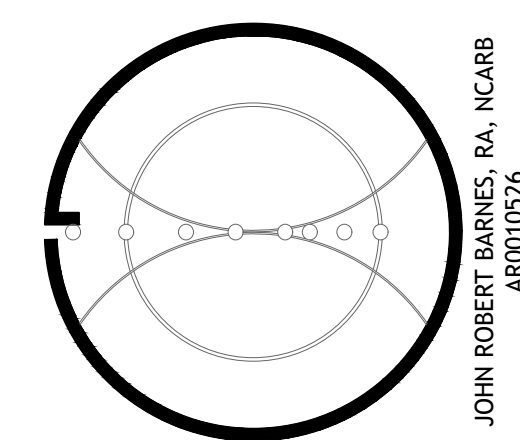


REVISIONS

MARK	DESCRIPTION	DATE

**FREERCROSSINGS
COMMERCECENTER - PHASE 2**

12554 - 12582 SW 128 STREET MIAMI, FL. 33186



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SITE PLAN

PROJECT NUMBER	2022-083	DATE	SEP 2022
PROJECT NAME	AS SHOWN	DATE	SEP 2022
PROJECT OWNER	JOHN ROBERT BARNES	DATE	SEP 2022
PROJECT MANAGER	JRB	DATE	SEP 2022
DESIGNER	JRB	DATE	SEP 2022
DATE	SEP 2022	TIME	11:54 AM

PROJECT: FREERCROSSINGS COMMERCECENTER - PHASE 2 - 2022-083
DRAWING NUMBER: A-1