

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.

GENERAL NOTES

- GENERAL CONTRACTOR AND ALL SUB CONTRACTORS SHALL VISIT THE BUILDING SITE AND VERIFY ALL CONDITIONS PRIOR TO SUBMISSIONS OF BID.
- ANY ERRORS, AMBIGUITIES AND OMISSIONS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL BE REPORTED TO ROBERT BARNES AND ASSOCIATES FOR CORRECTIONS BEFORE SUBMISSION OF BID.
- UNLESS EXPRESSLY STIPULATED, NO ADDITIONAL ALLOWANCE WILL BE MADE IN THE CONTRACT AND/OR MANUFACTURER'S FAVOR OR BY VIRTUE OF ERRORS, AMBIGUITIES AND/OR OMISSIONS WHICH SHOULD HAVE BEEN DISCOVERED DURING THE PREPARATION OF BID ESTIMATE AND DIRECTED TO OUR (ROBERT BARNES AND ASSOCIATES) ATTENTION IN A TIMELY MANNER.
- WRITTEN DIMENSIONS GOVERN. CONTRACTOR SHALL VERIFY ALL DIMENSIONS. IN THE EVENT OF CONFLICT, THE ARCHITECT SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH ANY WORK.
- ALL DRAWINGS AND DESIGNS CONTAINED HEREIN ARE THE PROPERTY OF ROBERT BARNES AND ASSOCIATES AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.
- CONTRACTOR AND SUBCONTRACTORS DOING WORK ON THIS PROJECT SHALL CARRY LIABILITY AND PROPER DAMAGE TO PROPERTY AGAINST ACCIDENTS OF ALL KINDS AND THE OWNER SHALL BE FURNISHED WITH A CERTIFICATE OF SAID INSURANCE. CONTRACTOR AND ALL SUBCONTRACTORS SHALL CARRY WORKER'S COMPENSATION INSURANCE ON ALL WORKMEN EMPLOYED ON THIS JOB.
- ALL WORK PERFORMED SHALL CONFORM TO THE 2024 FLORIDA BUILDING CODE AND ALL APPLICABLE COUNTY ORDINANCES, AND SHALL BE COMPLETED TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY JOURNEMEN OF THE RESPECTIVE TRADES.
- CONTRACTOR IS RESPONSIBLE FOR THE PROPER EXECUTION OF ALL WORKS, NOT WITHSTANDING THE APPROVAL OF SHOP DRAWINGS, DESIGN MIXES, LABORATORY INSPECTIONS AND REPORTS, ARCHITECTS AND/OR ENGINEER'S FIELD OBSERVATIONS, THE LIKE OF WHICH ARE INTENDED TO ASSIST BUT IN NO WAY RELIEVE THE CONTRACTOR OF HIS HER RESPONSIBILITY.
- INCLUDED IN THE RESPONSIBILITIES OF ITEM 8. ARE THE FOLLOWING:
 - EXECUTION OF ALL WORKS IN A PROPER AND SAFE MANNER FOR ALL PERSONS, EQUIPMENT AND PROPERTIES.
 - DESIGN, ENGINEERING, CONSTRUCTION AND HANDLING OF ALL FORM WORK AND TEMPORARY STRUCTURES.
 - SPECIFIED STRENGTH AND PROPER PLACING OF CONCRETE. ALL CONCRETE AND RELATED WORK IMPROPERLY PLACED AND/OR TESTING UNDER STRENGTH SHALL BE REPLACED WITHOUT ANY ADDITIONAL EXPENSE TO THE OWNER.
- CONTRACTOR TO PROVIDE FLASHING/WATERPROOFING TO ANY AND ALL PENETRATIONS CREATES DURING CONSTRUCTION AND NOTIFY ARCHITECT OF ANY UNPROTECTED PENETRATIONS.

BURGLAR INTRUSION NOTES

- ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300 LBS. APPLIED IN ANY MOVABLE DIRECTION.
- ALL SINGLE EXTERIOR SWING DOORS SHALL HAVE A LOCK TO BE KEY OPERATED FROM THE EXTERIOR WITH A MINIMUM OF 6,000 POSSIBLE KEY CHANGES OR LOCKING COMBINATIONS. IF KEY-IN-KNOB LOCK IS USED, THERE SHALL BE AN AUXILIARY SINGLE DEAD BOLT WITH HARDENED BOLT OR INSERTS.
- THE ACTIVE LEAF OF PAIRS OF EXTERIOR SWING DOORS SHALL HAVE SAME LOCKS AS REQUIRED FOR SINGLE EXTERIOR SWING DOORS. THE INACTIVE LEAF OF THESE PAIR OF FLOORS SHALL HAVE MULTIPLE POINT LOCKS WITH MINIMUM THROW BOLTS WITH INSERTS.
- SLIDING GLASS DOORS SHALL BE PROVIDED WITH SLIDING DOOR DEADBOLT OR A PIN NOT REMOVABLE OR OPERABLE FROM THE EXTERIOR AT THE JAMB, SILL, HEAD OR MEETING MULLIONS. THESE DOORS SHALL BE REINFORCED IN THE STRIKE AND LOCK AREA TO MAINTAIN BOLT STRENGTH EFFECTIVENESS IF NECESSARY AND SUCH DOORS SHALL HAVE READY ENTRY FROM OUTSIDE.
- OVERHEAD DOORS SHALL BE PROVIDED WITH MULTIPLE POINT LOCKS OR BE LOCKED AT MORE THAN ONE POINT WITH HARDENED BOLT OR BOLTS WITH INSERTS ENGAGING AT LEAST TWO OPPOSITE POINTS A MINIMUM OF 5/8". OTHER LOCKING DEVICES SHALL NOT BE REQUIRED WHERE SUCH DOORS ARE CONTROLLED AND LOCKED BY ELECTRIC POWER.
- HINGES ON EXTERIOR OFF SET SWINGING DOORS SHALL HAVE NON-EXPOSED SCREWS AND NON-OPERABLE PINS.
- JAMBS OF ALL EXTERIOR OFF SET TYPE IN-SWINGING DOORS SHALL BE RABBETTED OR OF SIMILAR FABRICATION TO PREVENT DEFEATING THE PURPOSE OF THE STRIKE AND THE INTEGRITY OF LOCKS AND LATCHES.
- SINGLE SWING EXTERIOR DOORS, IF WOOD, SHALL BE SOLID CORE OF NOT LESS THAN 1" IN THICKNESS.
- GLASS IN EXTERIOR DOORS SHALL COMPLY WITH THE AMERICAN NATIONAL STANDARDS INSTITUTES, STANDARD Z97.1.
- VISION PANELS IN EXTERIOR DOORS, OTHER THAN GLAZING WITHIN DOORS, SHALL COMPLY WITH AMERICAN NATIONAL STANDARDS INSTITUTE, STANDARD Z97.1.
- SLIDING GLASS DOORS AND WINDOWS SHALL BE INSTALLED AND CONSTRUCTED SO THAT NO PANEL CAN BE LIFTED FROM THE TRACKS WHEN IN THE LOCKED POSITION AND SO AS TO COMPLY WITH THE ARCHITECTURAL ALUMINUM MANUFACTURERS ASSOCIATION STANDARD FOR FORCED ENTRY RESISTANCE, AAMA 1303.3.
- VENTS IN OVERHEAD GARAGE TYPE DOORS SHALL NOT BE INSTALLED CLOSER THAT 40" TO THE INSIDE LOCK ACTIVATING DEVICE.
- SINGLE SWING EXTERIOR AND SWING DOORS CONNECTING LIVING AREAS WITH GARAGE AREAS SHALL BE SECURED WITH A LATCH AND A SINGLE DEAD BOLT WITH ONE INCH MINIMUM THROW OR A COMBINATION OF DEAD LATCH AND DEAD BOLT SETS WITH A LATCH THROW A MINIMUM OF 1" AND BOLTS HAVING A 1" MINIMUM THROW. DOORS SHALL BE A MINIMUM OF 1" THICK.
- FRONT MAIN ENTRANCE DOORS SHALL BE PROVIDED WITH A SCOPE OR VISION PANELS.
- WINDOWS TO BE PAN AMERICAN, WITH PRODUCTS CONTROL APPROVAL #49389-F(WINDOW) AND #49389-D(DOORS)

NOTE
RUNNING SLOPE OF WALKING SURFACES SHALL NOT EXCEED 1:20 AND CROSS SLOPE NO STEEPER THAN 1:48.

NOTE
ALL TENANTS INCLUDING SHOW ROOM INTERIOR WORK UNDER SEPARATE PERMITS.

NOTE
ALL INTERIOR DEMISING WALLS ARE NOT FOR THIS PERMIT.

FOLIO NUMBER
30-5913-003-0020

SCOPE OF WORK
NEW MULTIPLE MIX SEPARATED CBS BUILDING SHELL ONLY WITH NEW PARKING AND LANDSCAPE INCLUDING MECHANICAL, ELECTRICAL AND PLUMBING

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	54,657.68 SQ. FT. (1.25 ACRES)
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LEGAL DESCRIPTION:

CORTLAND INDUSTRIAL PARK PB113-S2 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 E 152.49FT S 02 DEG E 5.4FT S 84 DEG W 129.74FT S 86 DEG W 23.94FT N 04 DEG W 10.04FT TO POB LOT SIZE 566850 SQ FT OR 12.98 AC 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

HEIGHT (TOP OF PARAPET)	25'-8"
GROSS LAND AREA	61,235.69 SQ. FT. (1.406 ACRES)
NET LAND AREA	54,657.68 SQ. FT. (1.255 ACRES)
LOT COVERAGE (EVERYTHING UNDER ROOF)	20,935 SQ. FT. (38%)

AREAS

GROSS LAND:	54,657.68 SQ. FT.	100%
LANDSCAPE OPEN SPACE	11,521.50 SQ. FT.	21.1%
PAVED AREAS	19,342.37 SQ. FT.	35.4%
WALKWAYS	2,698.64 SQ. FT.	4.9%
BUILDING	20,935 SQ. FT.	38.3%
EXISTING TRANSFORMER VAULT	158.46 SQ. FT.	0.3%

TOTAL BUILDING: 20,935-SF 100%

WHOLESALE SHOWROOMS 1 & 2	1,091.67 SF EA	2,183.33 SF	10.44%
WHOLESALE SHOWROOMS OFFICE AREA	211.83 SF EA	423.66 SF	2.02%
BAY 3-8	2,082.24 SF EA	12,493.45 SF	59.68%
BAY 3-8'S OFFICE AREA	208.67 SF EA	1,252.03 SF	5.98%
BAY 9	2,183.86 SF EA	4,367.72 SF	20.86%
OFFICE AREA	214.11 SF EA	214.11 SF	1.02%

SETBACKS

BDLG ON Parcels <(2) AC (NET)	REQUIRED	PROVIDED
FRONT SIDE STREET	25'-0"	70'-3"
INTERIOR SIDE	10'-0"	N/A
REAR	10'-0"	54'-3"
REAR	5'-0"	20'-0"

OFF-STREET PARKING

SIDE STREET	10'-0"	N/A
INTERIOR SIDE	5'-0"	5'-0"
FRONT	25'-0"	47'-3"

PARKING:

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 = 6.36 SPACES

INDUSTRIAL = 1 PER 1,000 S.F. - PER MCC114.67 (c)
 PROPOSED INDUSTRIAL AREA = 17,070 SQ FT
 PARKING REQUIRED FOR OFFICES = 17.07 SPACES

SHOWROOM = 1 PER 250 SF - PER MCC114.67 (c)
 PROPOSED SHOWROOM AREA = 2,215 SQ FT
 PARKING REQUIRED FOR SHOWROOM = 8.86 SPACES

PARKING REQUIRED = (32) SPACES

TOTAL PARKING PROVIDED = (39) SPACES

ACCESSIBLE PARKING

PER FBC2023 A TABLE 208.2 (20) TWENTY TO (50) FIFTY PARKING SPACES PROVIDED IN PARKING FACILITY A MINIMUM OF (2) TWO ACCESSIBLE REQ.

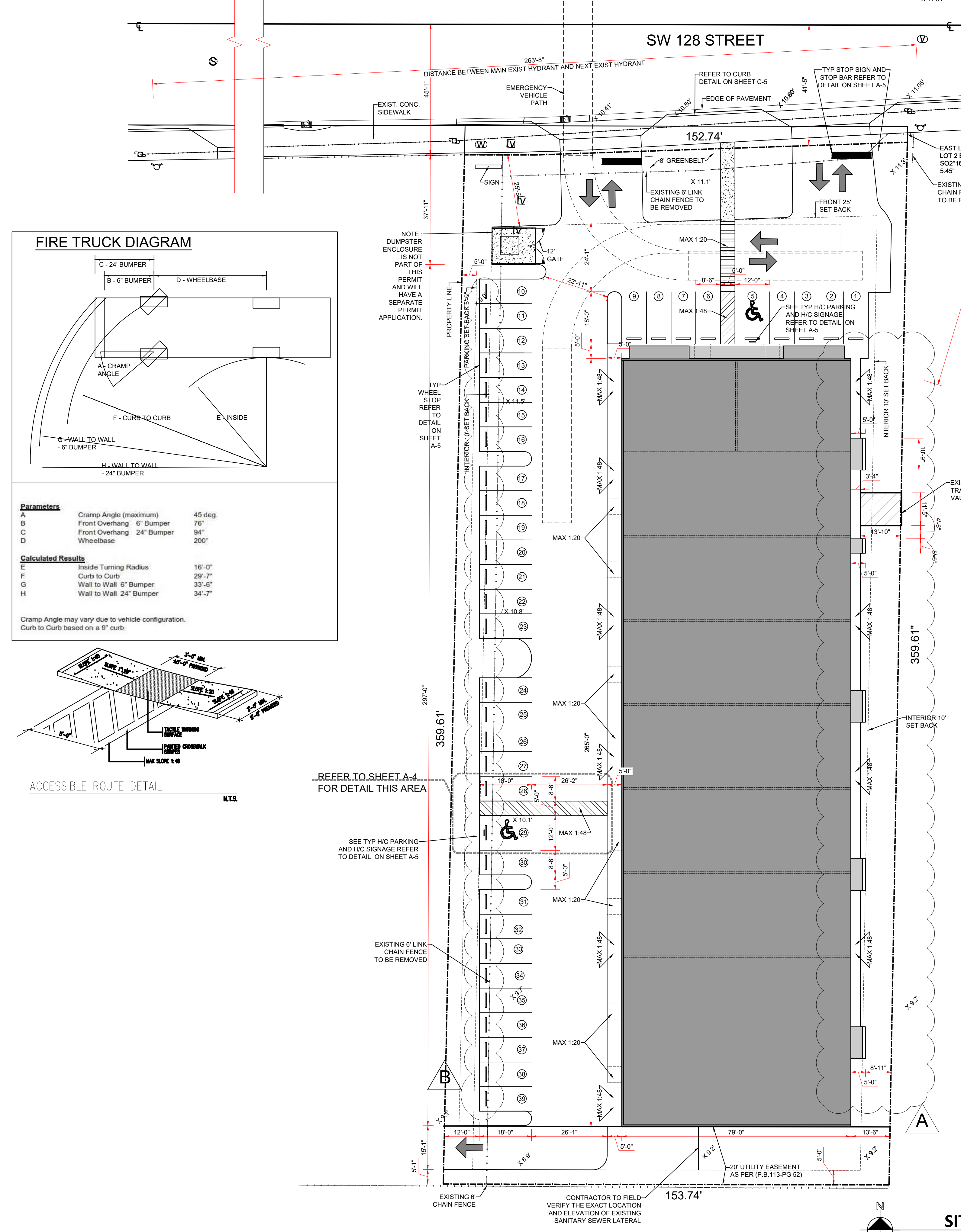
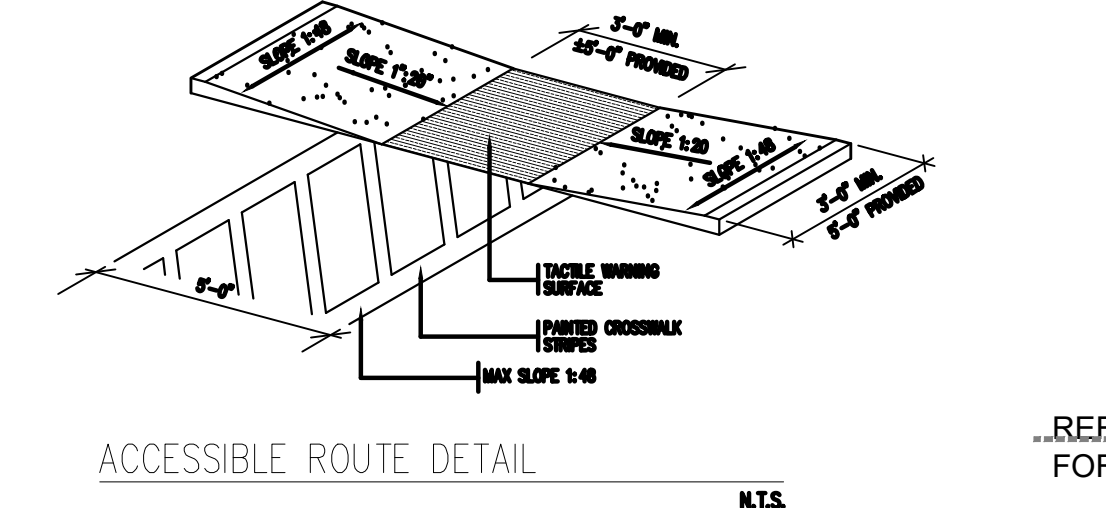
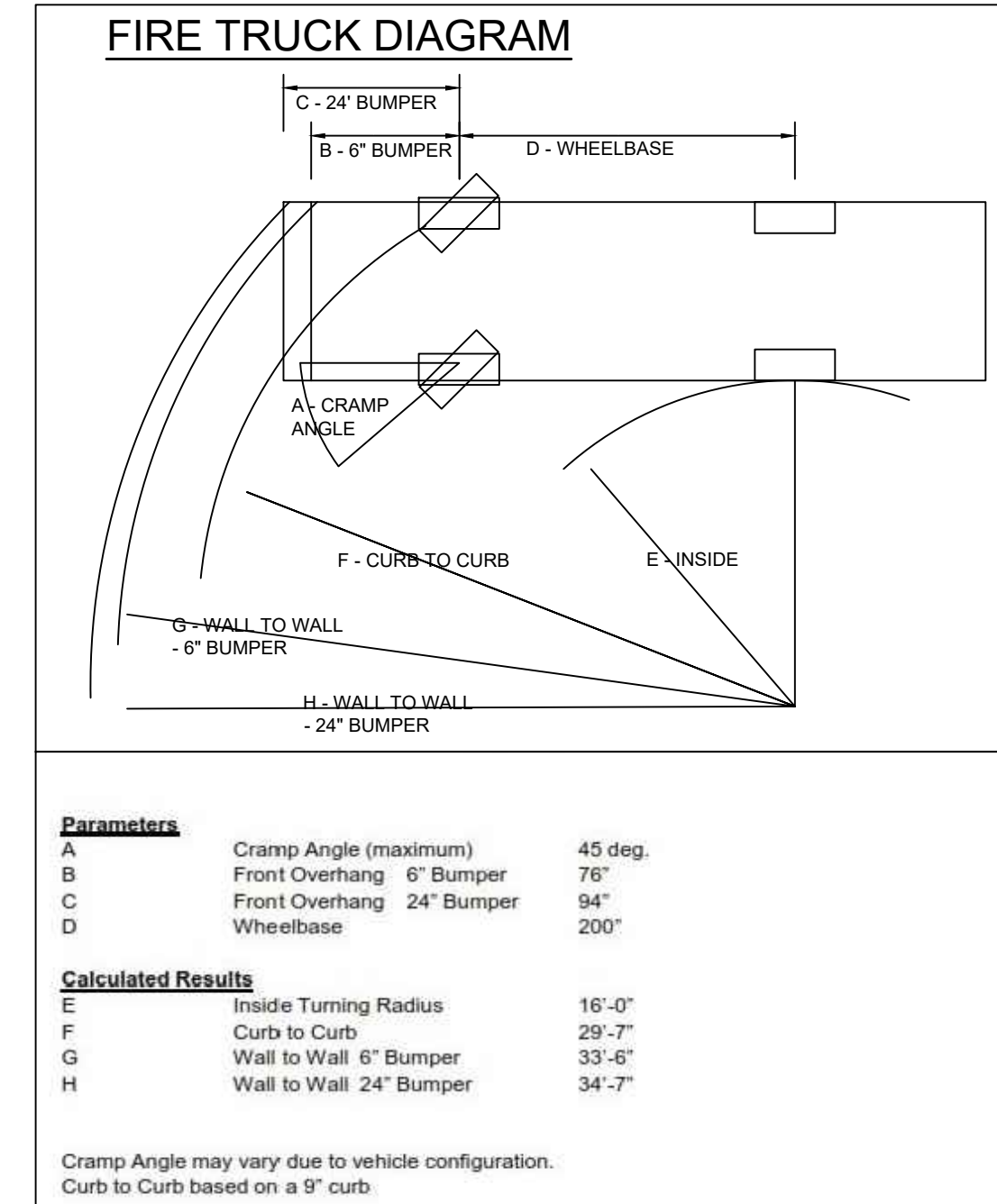
PARKING SPACES REQUIRED = (2) TWO ACCESSIBLE
 PROVIDED = (2) TWO ACCESSIBLE PARKING SPACES

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

AS PER FBC 2023 E.C. APPENDIX CC FOR EVSE, THE PROVISIONS CONTAINED IN THIS APPENDIX ARE NOT MANDATORY UNLESS SPECIFICALLY REFERENCED IN THE ADOPTING ORDINANCE.

SITE PLAN SYMBOL LEGEND

	EXIST FIRE HYDRANT		EXIST WATER VALVE
	EXIST POWER POLE		EXIST SAN. MANHOLE
	EXIST WATER METER		EXIST CATCH BASIN
	EXIST CABLE BOX		



REVISIONS

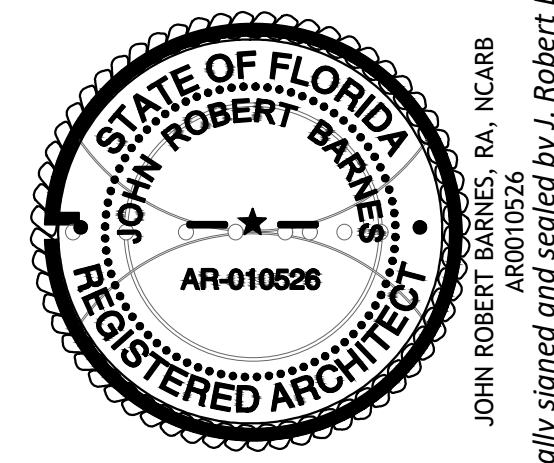
MARK	DESCRIPTION	DATE
A	REVISIONS AS PER FIRE & LIFE SAFETY	10/20/23
B	REVISIONS AS PER ZONING	4/18/2025

FREERCROSSINGS COMMERCECENTER-PHASE 2

12554 SW 128 STREET MIAMI, FLORIDA 33186

CONTRACTOR: RICHARD FREER - FREERCROSSINGSCOMMERCECENTER@GMAIL.COM

DESIGNER: ROBERT BARNES & ASSOCIATES ARCHITECTURE AND PLANNING



ROBERT BARNES & ASSOCIATES

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SITE PLAN DETAILS

PROJECT NUMBER: 2024-071
 DATE: DEC 2024
 DRAWN BY: JOHN ROBERT BARNES
 CHECKED BY: JRB
 PROJECT: SITE PLAN DETAILS DWG
 DATE: 4/17/25 (S: 14P01)
 PRINTED BY: PROJECTS@FREERCROSSINGS.COM
 DATE: April 23, 2025
 TIME: 11:53 AM

A-1