

**TOPFLITE WAREHOUSE
PORTION OF
LOT 5 BLOCK 1
VACANT LOT
FOLIO: 10-7922-002-0050**

SE 14th COURT (VICTORY LANE) R.W.

SW 142nd AVENUE (SE 38TH AVENUE) R.W.

PARKING DETAILS

SEE SHEET A104 FOR ALL PARKING DETAILS, INCLUDING BUT NOT LIMITED TO DELECTABLE WARNING SURFACES, SIZE OF PARKING STALLS, AND SIGNAGE AND PAVEMENT MARKING.

LIGHTING DETAILS

ALL LIGHTING WILL ADHERE TO THE HOMESTEAD AIRPORT ZONING ORDINANCE LAND USE RESTRICTIONS STIPULATED IN 1.6(3)(B)(II) WHICH STATES, "EXCEPT FOR LIGHTING PROVIDED IN ASSOCIATION WITH SINGLE FAMILY HOMES, MOBILE HOMES, AND DUPLEXES, EXTERIOR LIGHTING, MUST BE FULLY SHIELDED SO THAT ALL LIGHT EMITTED BY THE FIXTURE PROJECTS BELOW THE HORIZONTAL DIRECTION AND CONTAIN SHIELDING PERMANENTLY AFFIXED TO THE FIXTURE.

FBC 2017/ ACCESSIBLE ROUTES

402.1 General.
Accessible routes shall comply with 402.

402.2 Components.
Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts. All components of an accessible route shall comply with the applicable requirements of Chapter 4 and 208.3.1.

Advisory 402.2 Components. Walking surfaces must have running slopes not steeper than 1:20, see 403.3. Other components of accessible routes, such as ramps (405) and curb ramps (406), are permitted to be more steeply sloped. Florida requirements of s.553.5041, F.S., incorporated in section 208.3.1 for accessible routes to parking that modify requirements of Chapter 4 must be complied with. Pursuant to s.553.512, F.S., Florida requirements, except s.553.5041(5)(a) width of accessible route to parking and s.553.041(c)1 parking space and access aisle width, may be waived down to the requirements of the ADA Standards for Accessible Design.

MASTER PLAN - PARK OF COMMERCE

PROPERTY FOLIO: 10-7922-002-0050
ZONING: PUD

BUILDING AREA

10,000-12,000 SF ALLOWED
9,008 SQFT PROVIDED

HEIGHT

20-25 FT ALLOWED
25 FT PROPOSED

2ND FLOOR ALLOWED AND PROPOSED

LOADING DOCK

40 FEET OFF SW 14TH COURT ALLOWED
40'6" PROVIDED.

PARAPETS

3 FT - 4 FT ALLOWED
3'4" PROVIDED

PARKING

17 PARKING SPACES
1 ADA PARKING SPACE
18 PARKING SPACES IN TOTAL
(see parking calculations on Sheet A-101)

SETBACKS

SW 142ND: 45FT AND 60 FT
SW 14TH: 20 FT
REAR: 15 FT
ALTERNATE: 20 FT

REVISIONS	BY

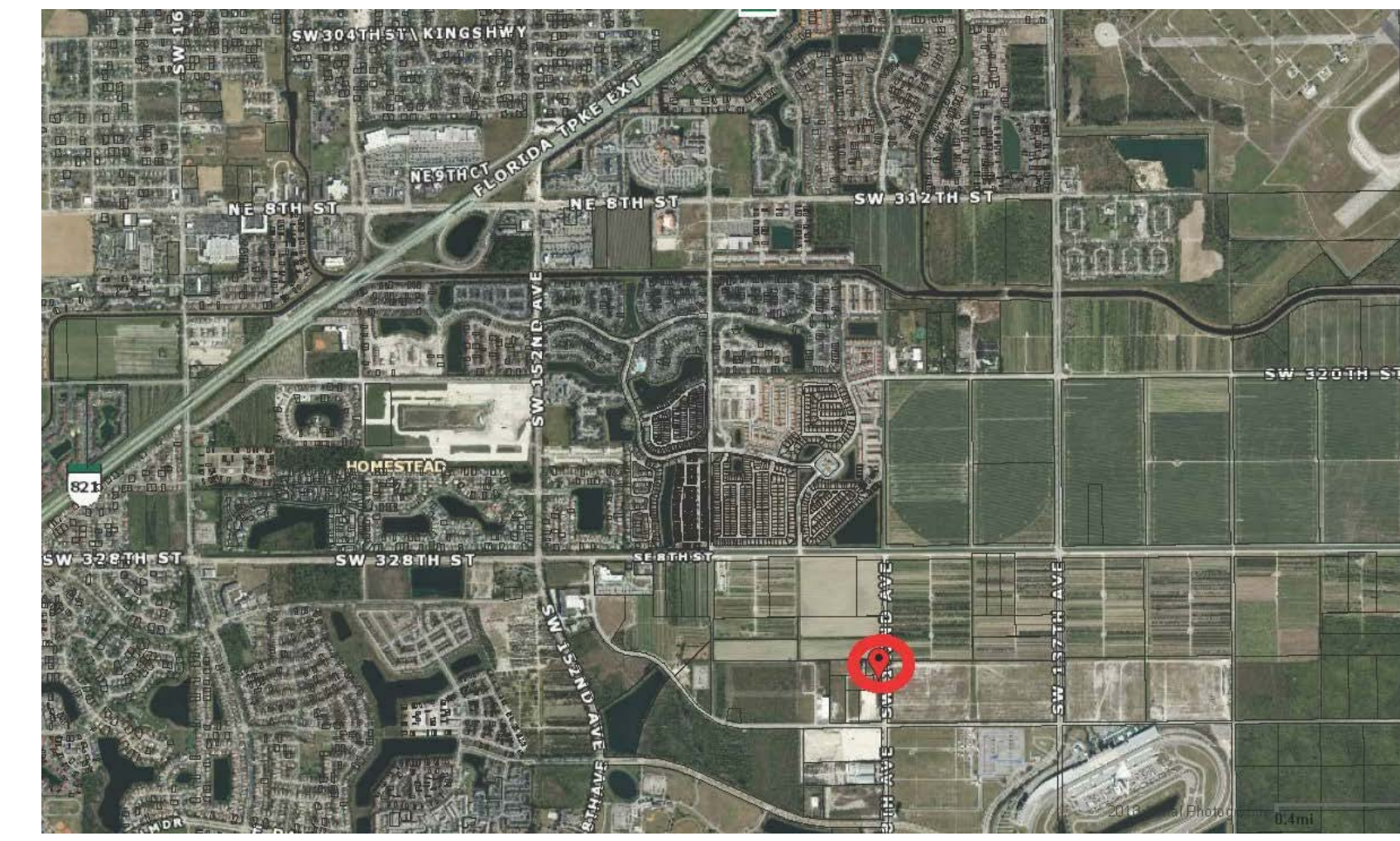
JOSE L. GUZMAN P.E.
LIC. N. 66138
4869 SW 75TH AVENUE
MIAMI, FLORIDA 33155
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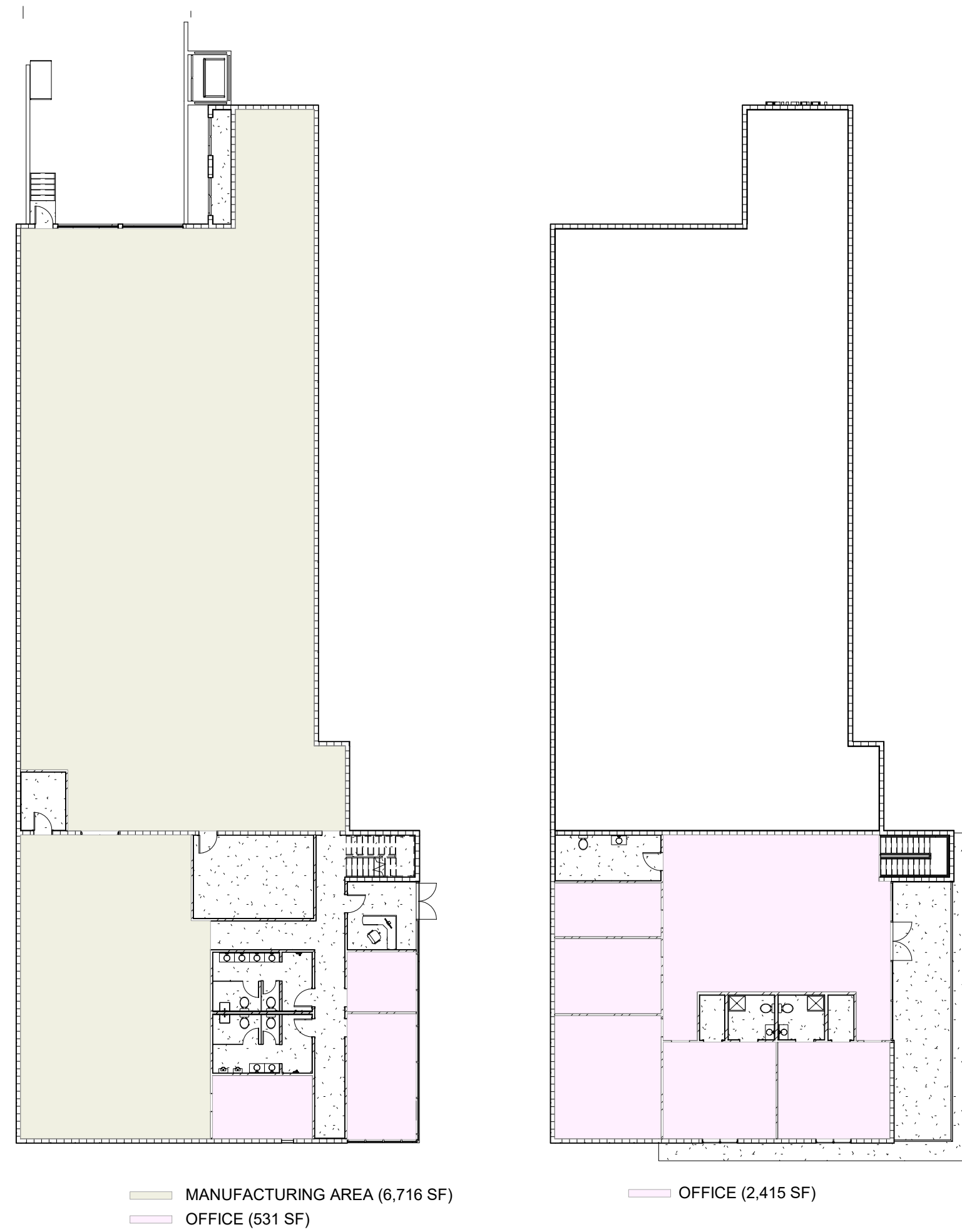
PROPOSED WAREHOUSE:
TOPFLITE WAREHOUSE
LOCATED AT:
SPEEDWAY COMMERCE PARK, PORTION OF LOT 5 BLOCK 1
HOMESTEAD, FLORIDA

DRAWN
CHECKED
DATE NOVEMBER 20TH, 2018
SCALE SHOWN
JOB No.

SHEET
A100
OF SHEETS

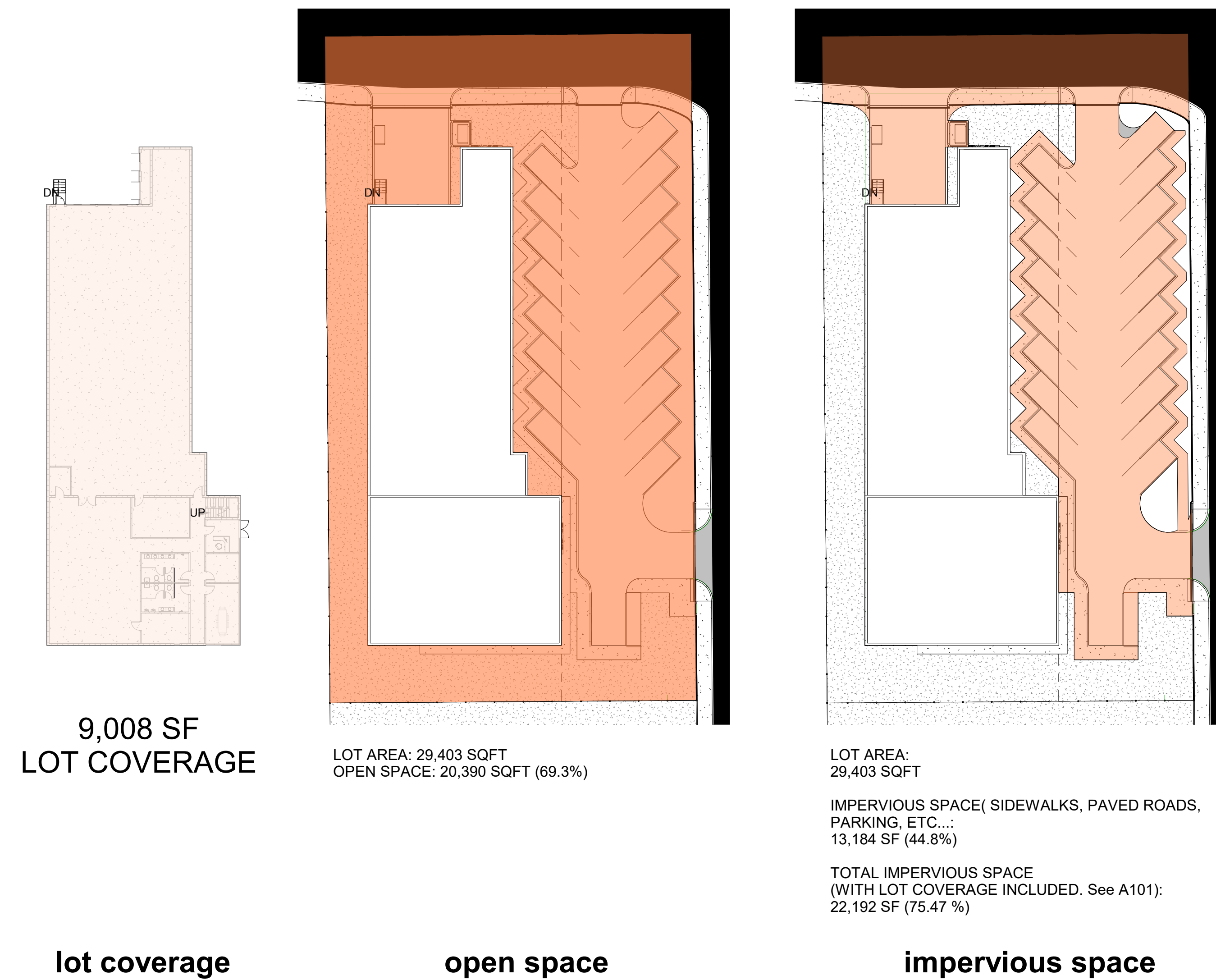
Site Plan 3/32" = 1'-0"





PARKING REQUIREMENT BY AREA	
MANUFACTURING	6,716 SQFT / 1000 = 7 PARKING SPACES
OFFICE	2,946 SQFT / 300 = 10 PARKING SPACES
TOTAL REQUIRED	17 PARKING SPACES
PROVIDED	18 PARKING SPACES

MANUFACTURING AND OFFICE AREA BREAKDOWN



9,008 SF
LOT COVERAGE

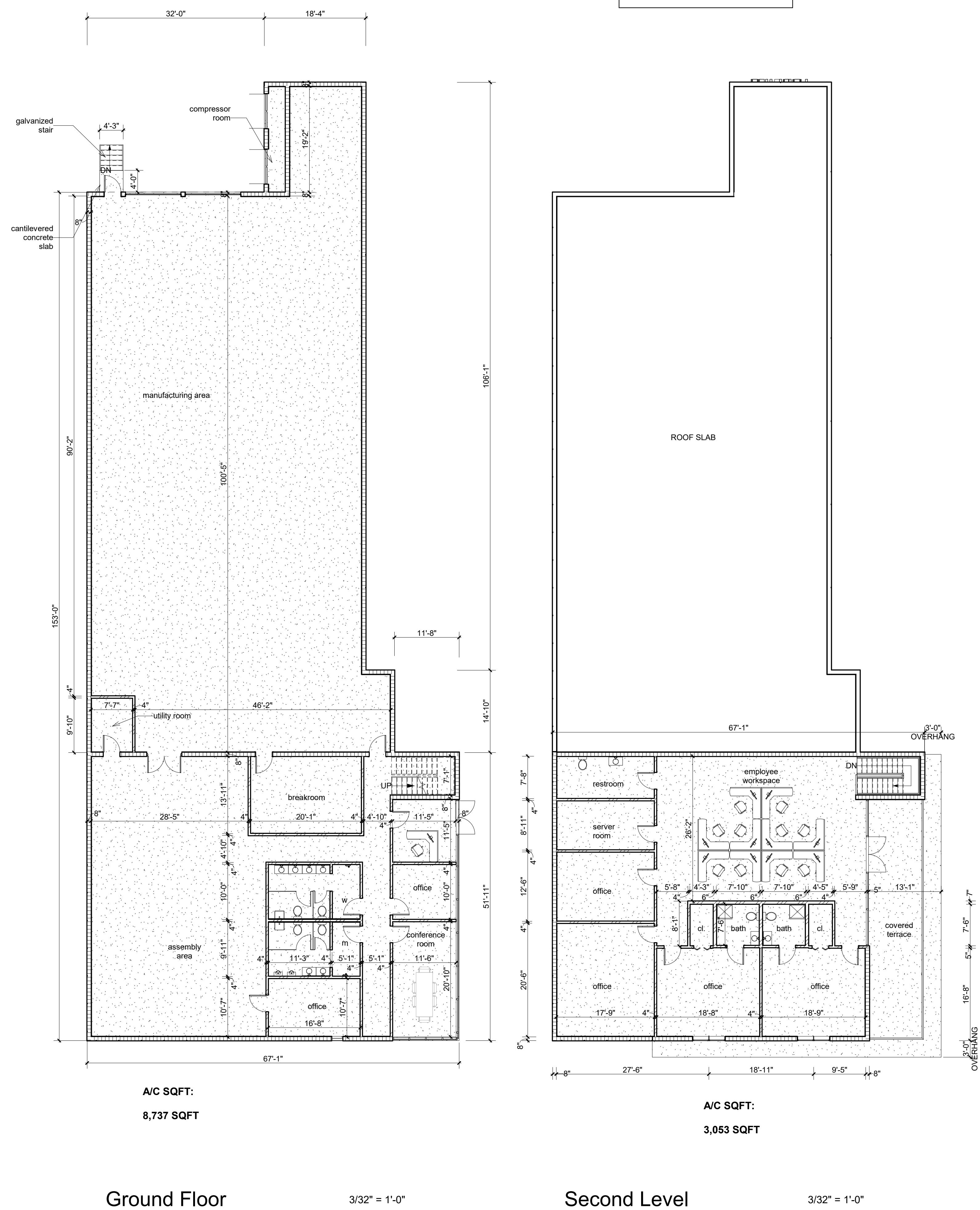
LOT AREA: 29,403 SQFT
OPEN SPACE: 20,390 SQFT (69.3%)

LOT AREA:
29,403 SQFT
IMPERVIOUS SPACE(SIDEWALKS, PAVED ROADS,
PARKING, ETC...):
13,184 SF (44.8%)
TOTAL IMPERVIOUS SPACE
(WITH LOT COVERAGE INCLUDED. See A101):
22,192 SF (75.47 %)

lot coverage

open space

impervious space



A/CSQFT BREAKDOWN	
GROUND FLOOR	9,008 SQFT
SECOND FLOOR	3,053 SQFT
TOTAL	12,061 SQFT

A/C SQFT:
8,737 SQFT

A/C SQFT:
3,053 SQFT

Ground Floor 3/32" = 1'-0"

Second Level 3/32" = 1'-0"

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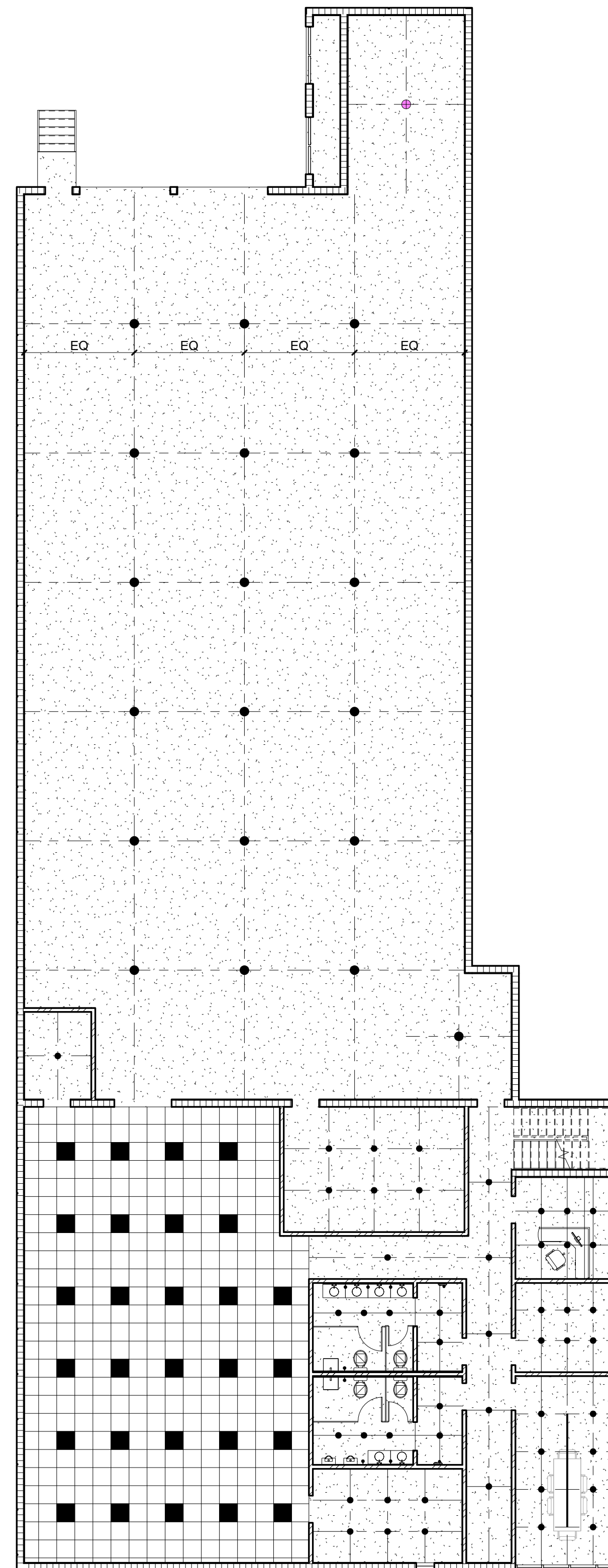
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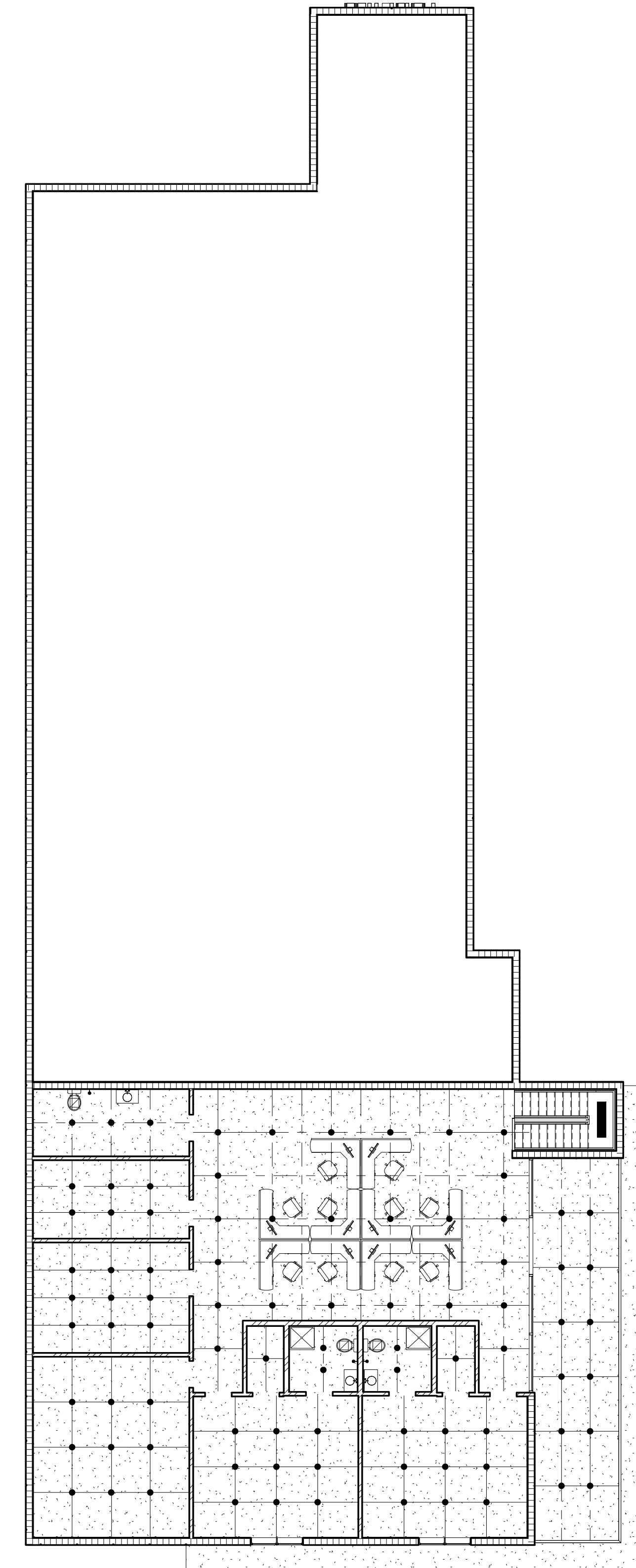
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RCP LEGEND

- 2x2 FLOURESCENT
- LIGHT STRIP (PENDANT)
- ☒ EXHAUST FAN
- SCONCE
- LED 4' STAIRWELL LIGHT FIXTURE
- LED RECESS LIGHT
- LED HIGH BAY 200 WATTS 26,200 LUMENS



RCP - GROUND FLOOR 3/32" = 1'-0"



RCP - SECOND FLOOR 3/32" = 1'-0"

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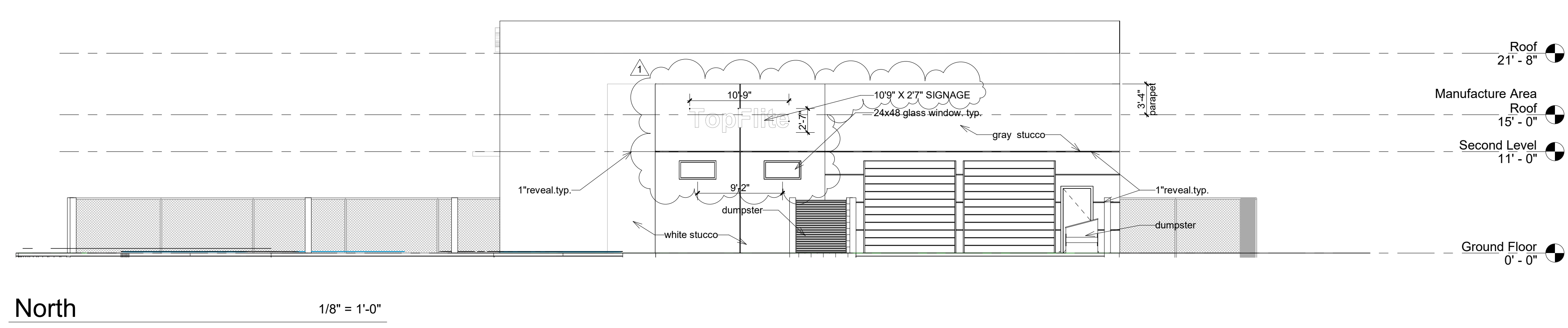
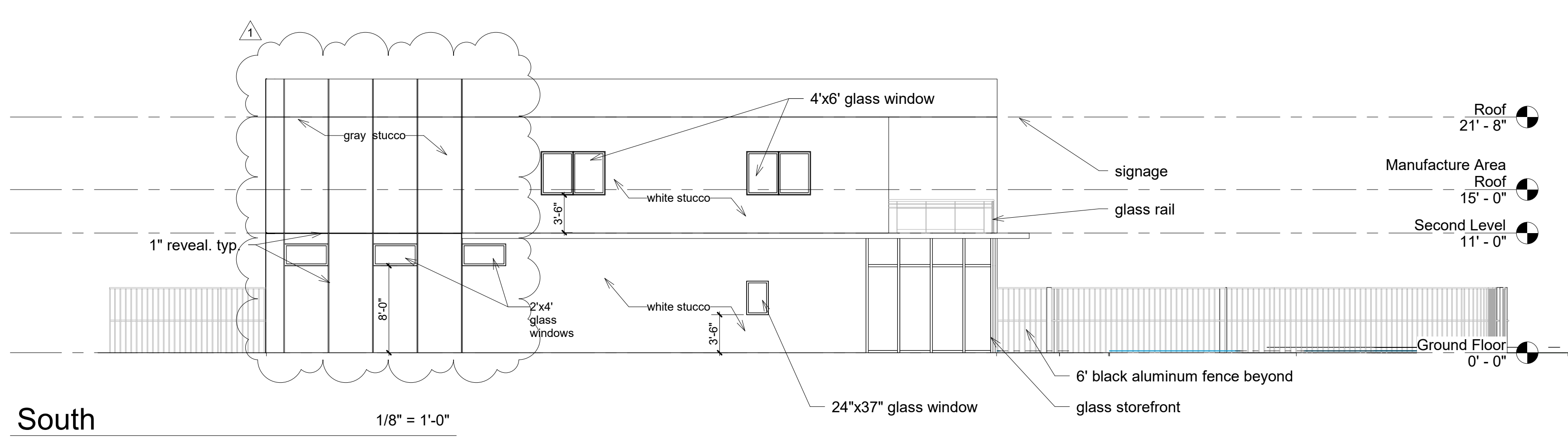
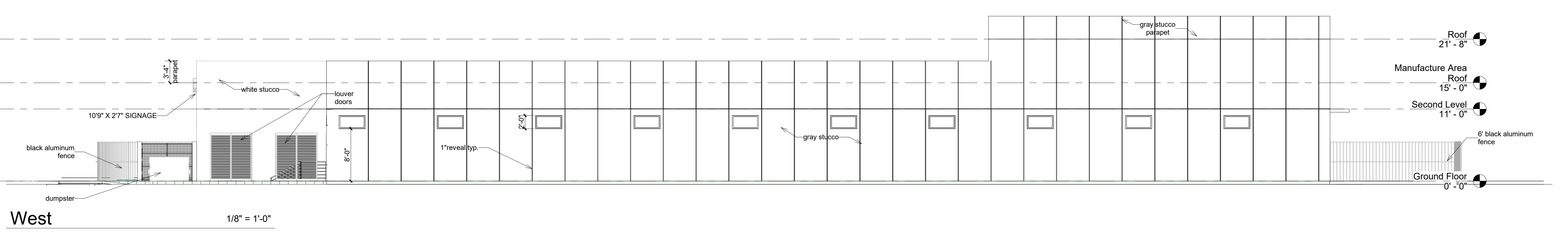
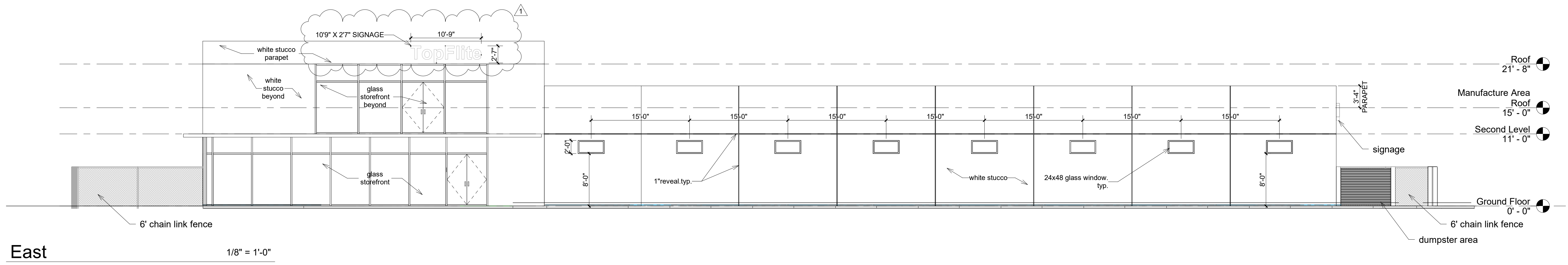
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 new sheet

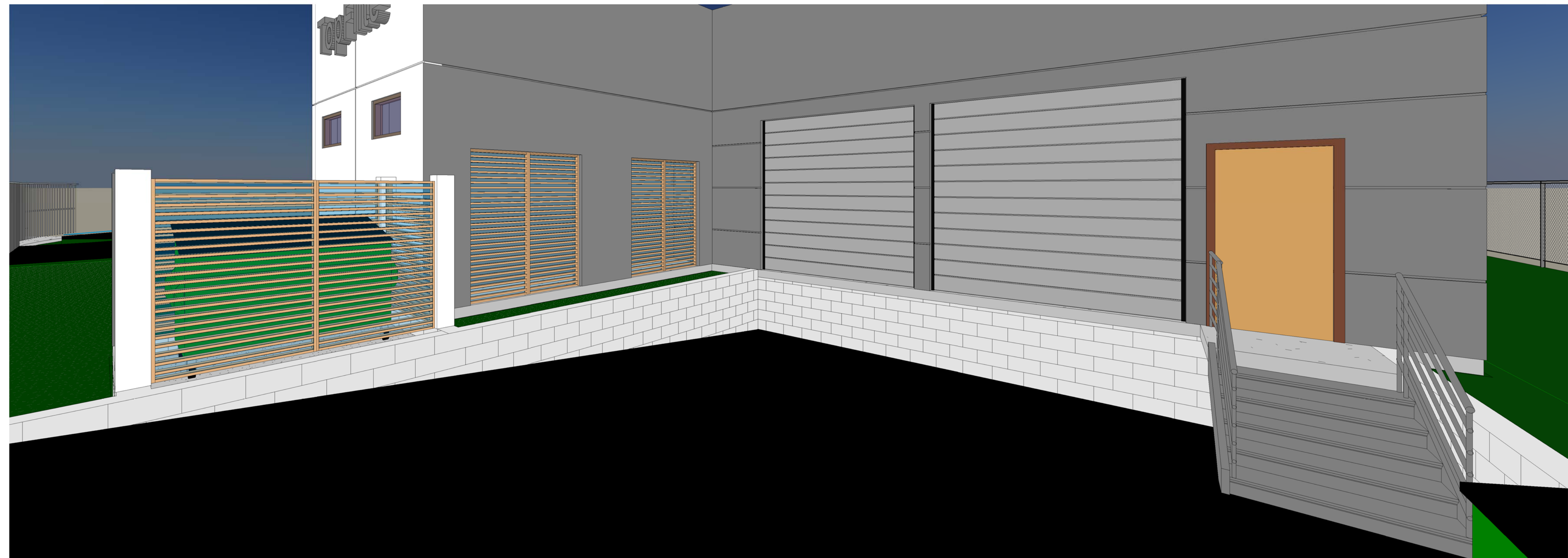
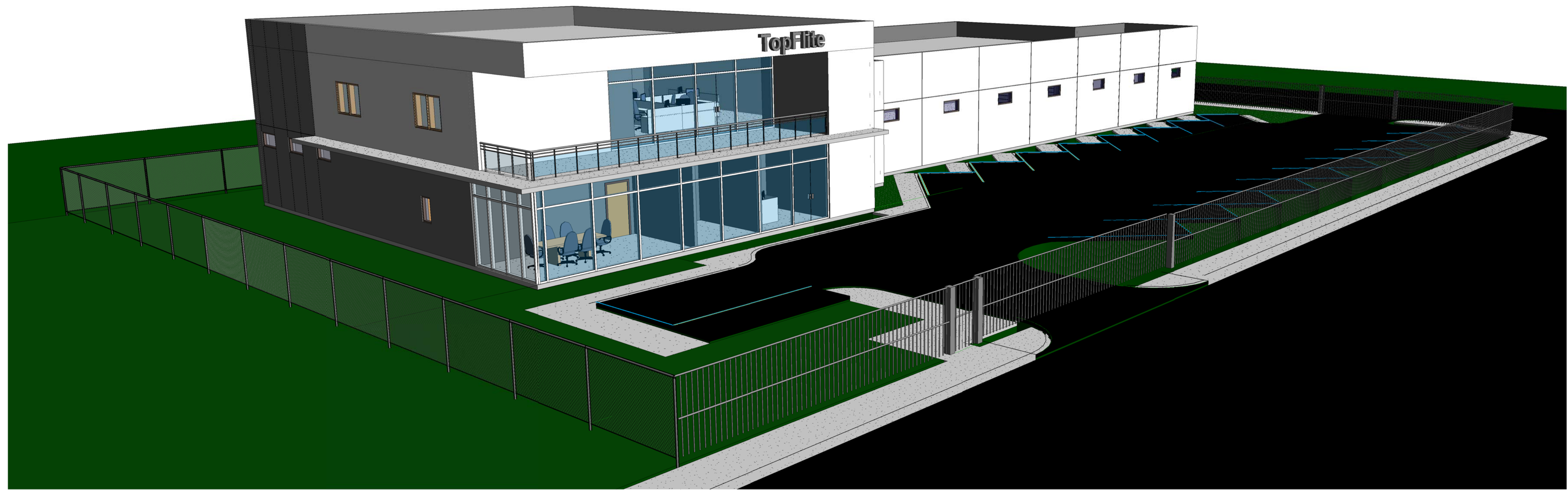
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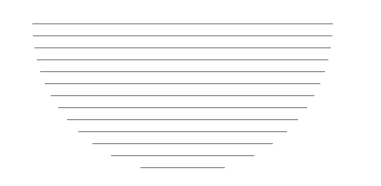
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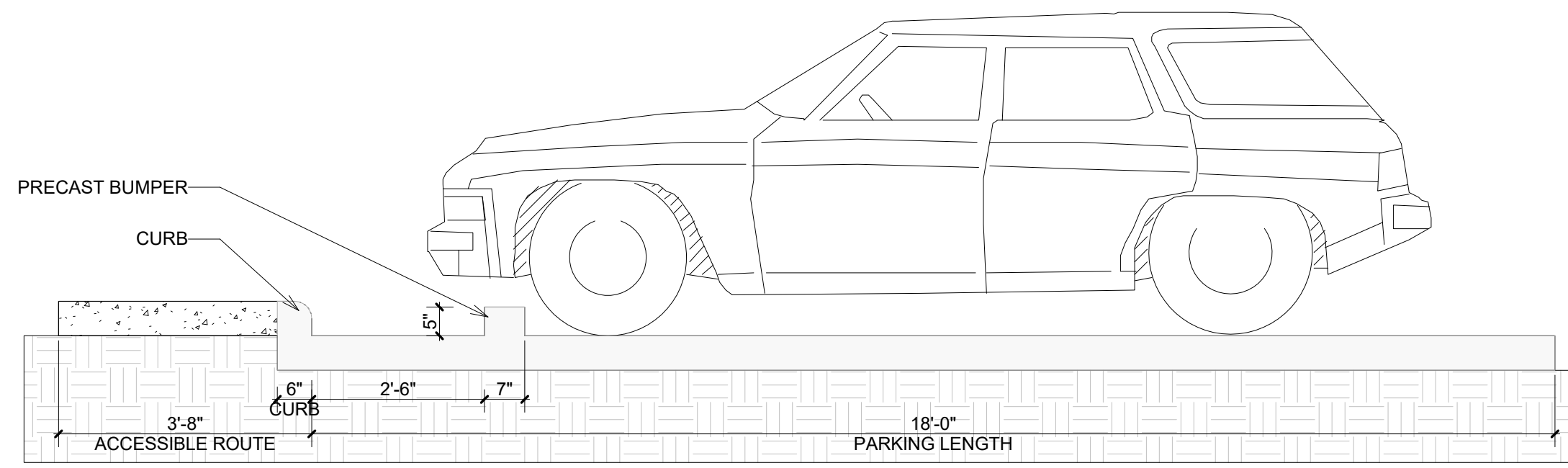
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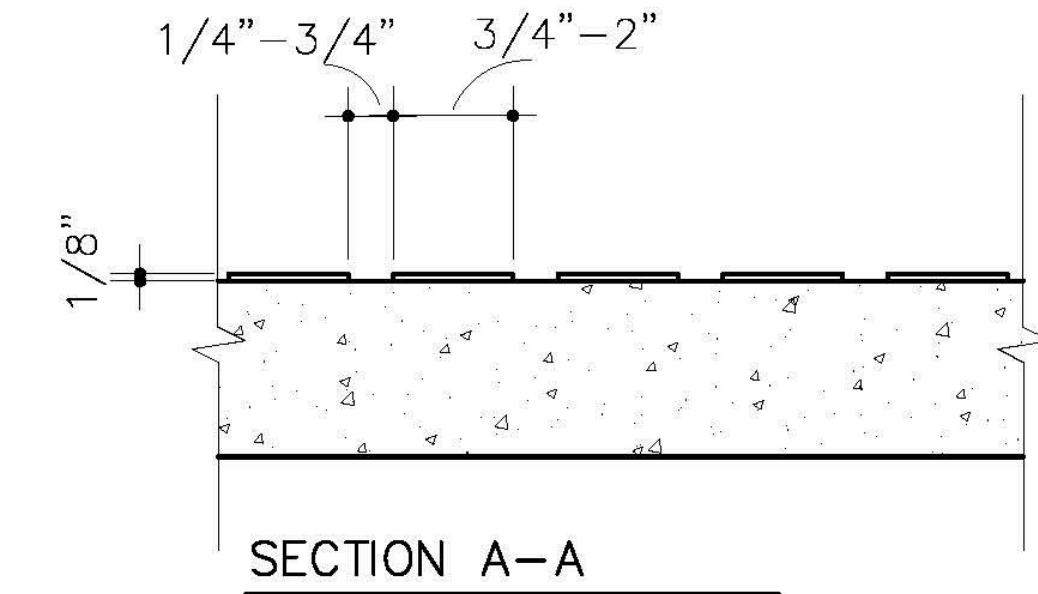


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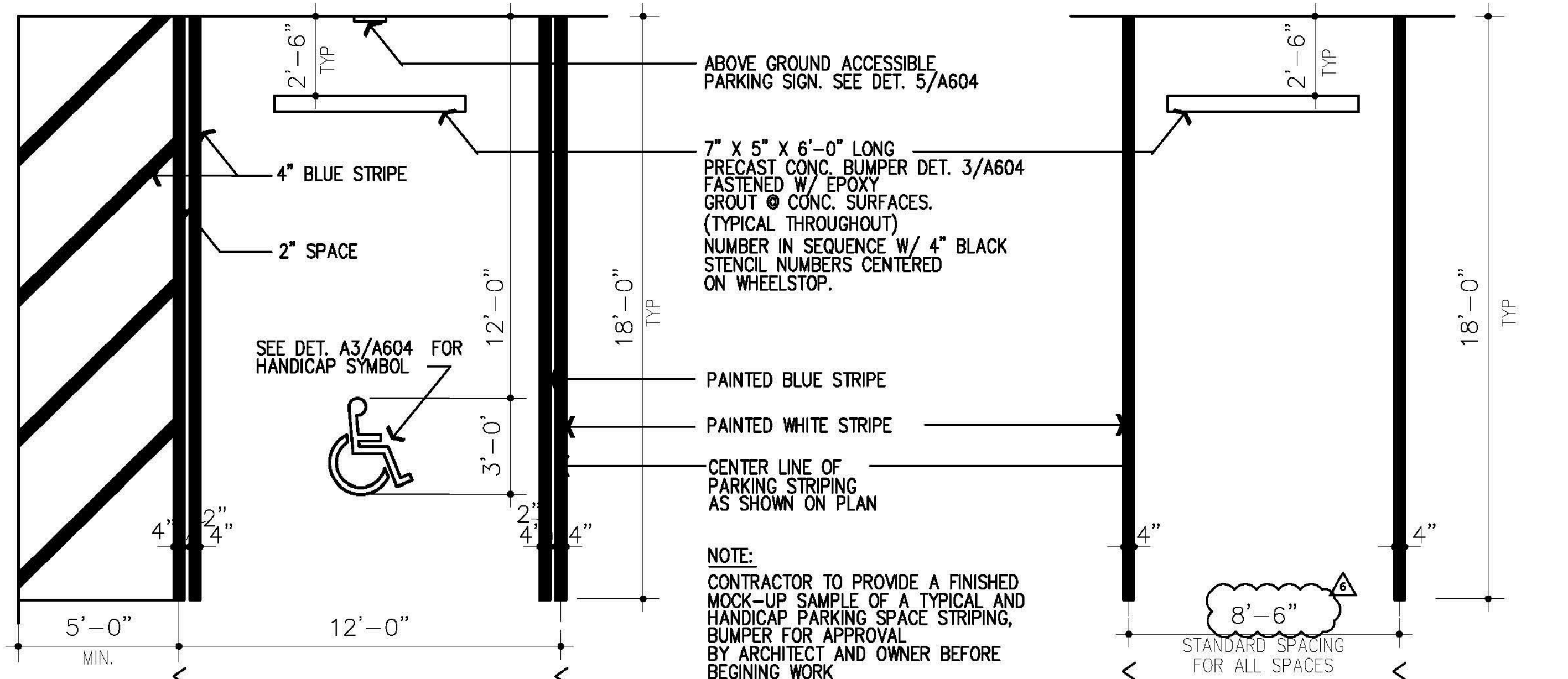
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Parking Section. TYP 1/2" = 1'-0"

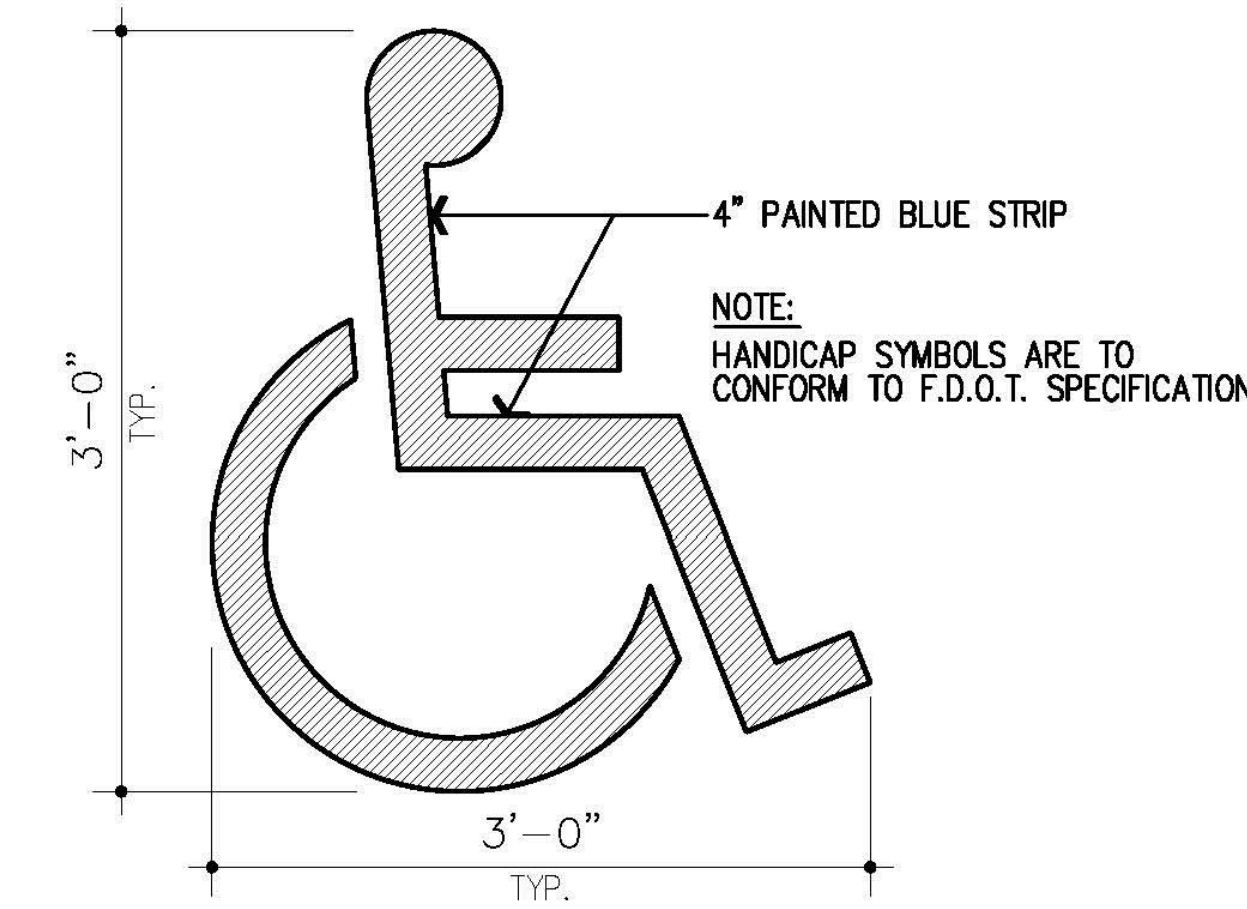


9 DETAIL DETECTABLE STRIP N.T.S.

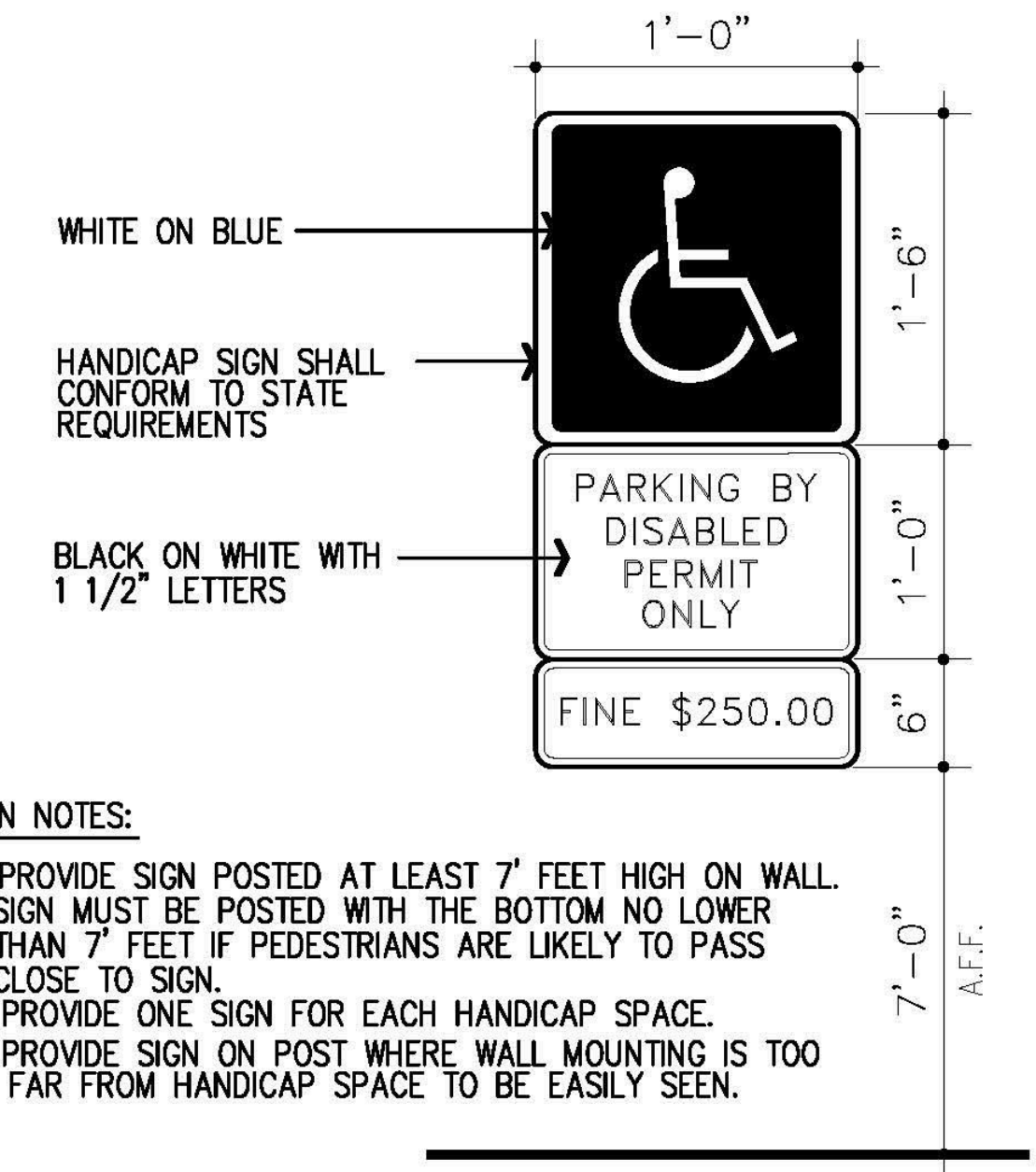


8 TYP. H.C. PARKING STRIPING N.T.S.

7 TYP. PARKING STRIPING N.T.S.

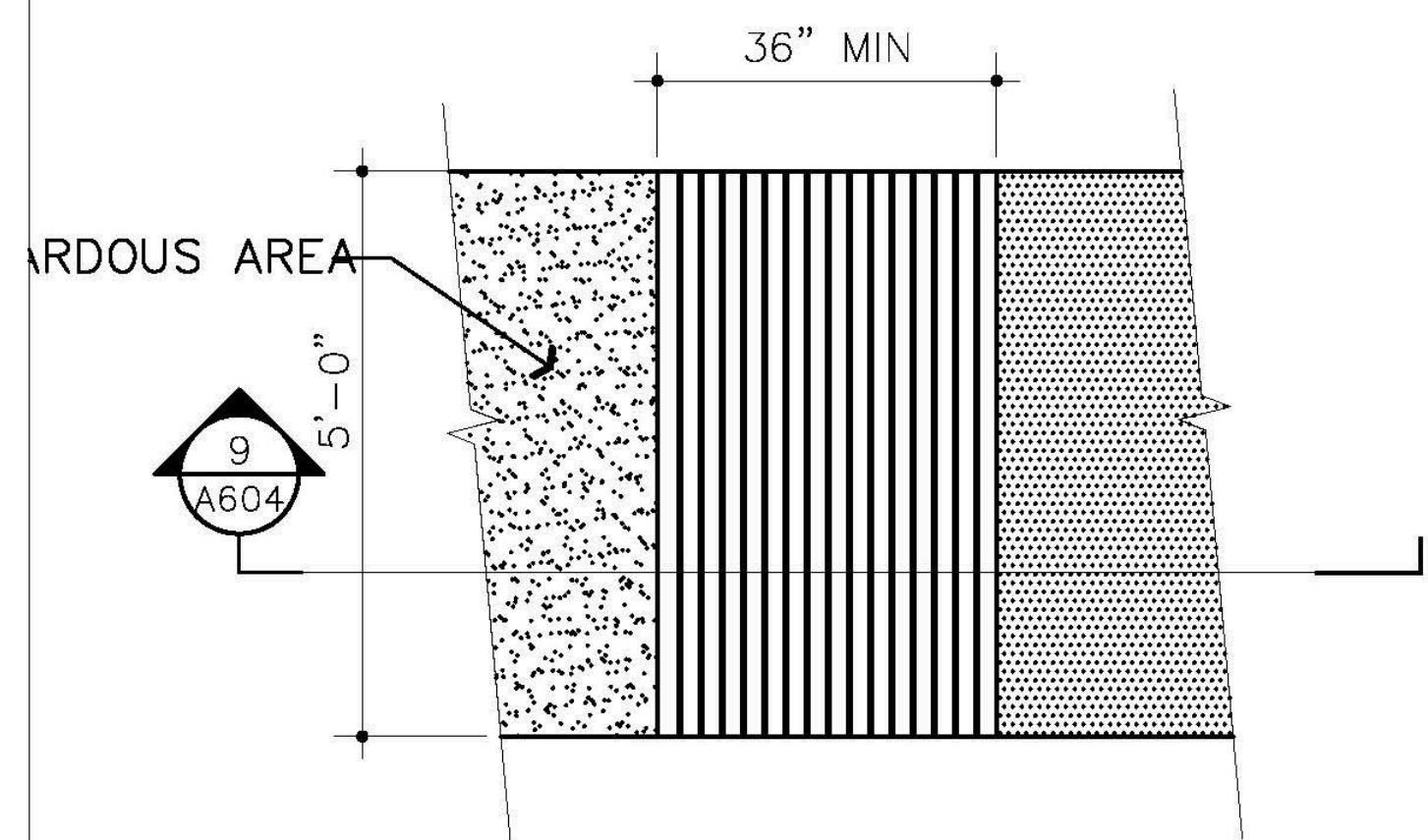


6 TYP. HANDICAP SYMBOL N.T.S.

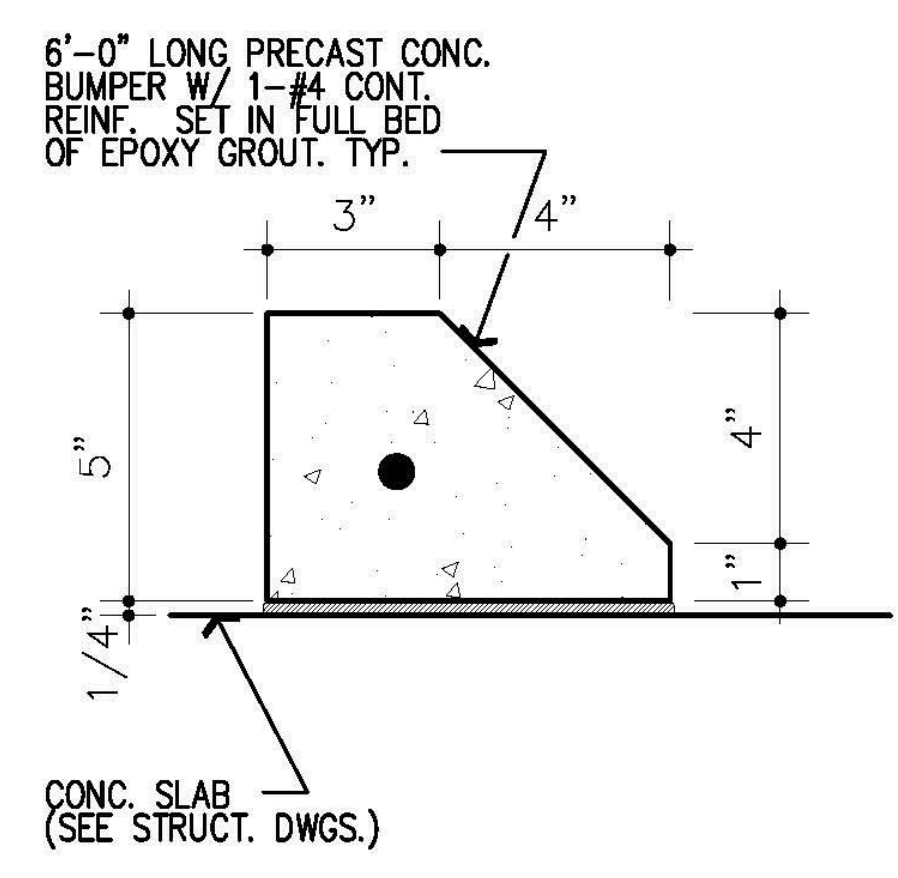


5 TYP. HANDICAP SIGN N.T.S.

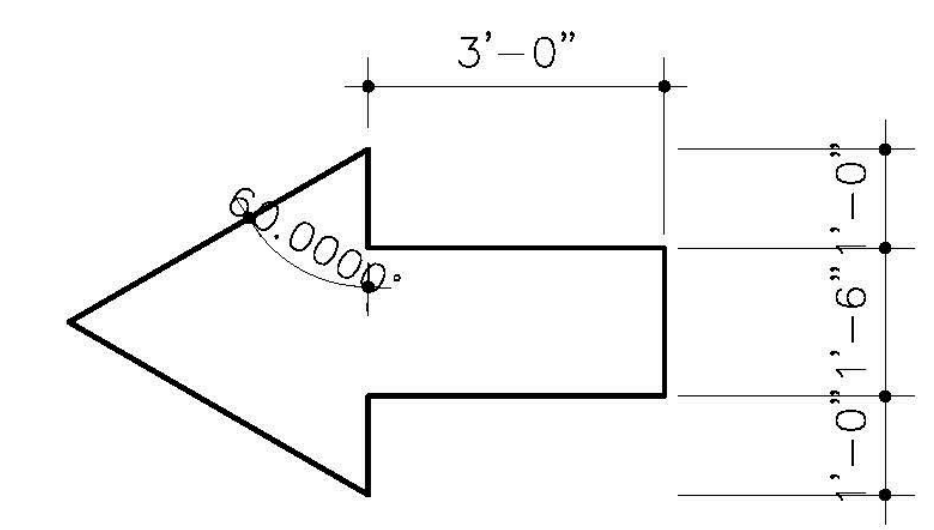
- SIGN NOTES:
1. PROVIDE SIGN POSTED AT LEAST 7' FEET HIGH ON WALL. SIGN MUST BE POSTED WITH THE BOTTOM NO LOWER THAN 7' FEET IF PEDESTRIANS ARE LIKELY TO PASS CLOSE TO SIGN.
 2. PROVIDE ONE SIGN FOR EACH HANDICAP SPACE.
 3. PROVIDE SIGN ON POST WHERE WALL MOUNTING IS TOO FAR FROM HANDICAP SPACE TO BE EASILY SEEN.



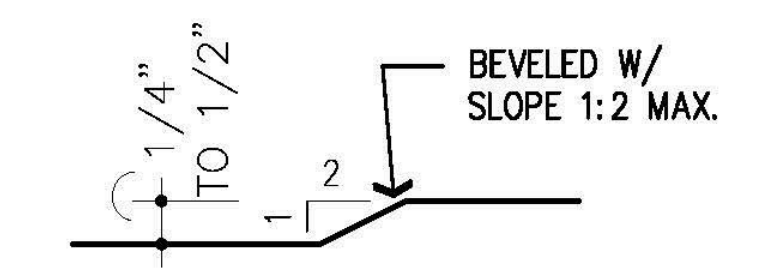
4 DETECTABLE WARNING SURFACE N.T.S.



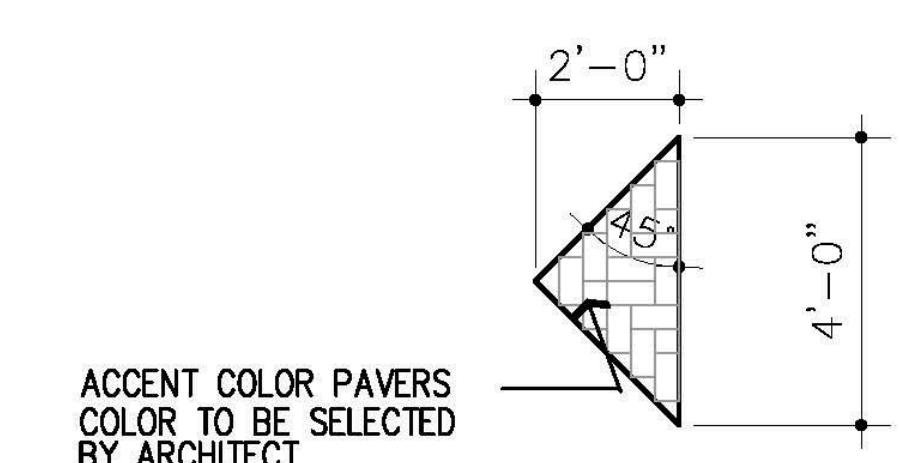
3 TYP. WHEELSTOP @ SLAB N.T.S.



2 TYP. TRAFFIC ARROW N.T.S.



6 GROUND AND FLOOR SURFACES N.T.S.



1 TRAFFIC ARROW AT PAVERS N.T.S.

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SIGNANGE REQUIREMENTS PER HOMESTEAD

Sec. 23-62. - Application.

(a)

All applications, plans and layouts for sign or sign structure permits shall be filed by the sign contractor, owner or his agent, in the office of the director of the development services department.

(b)

The application shall describe and set forth the following information, and shall be signed by the owner or his agent:

(1)

The type of sign or sign structure as defined in this section;

(2)

The value of the sign or sign structure;

(3)

The street address of the property upon which the sign structure is to be located and the proposed location of the sign or sign structure on the property. In the absence of a street address a method of location acceptable to the director of the development services department shall be used;

(4)

The message copy and the square foot area of the sign or sign structure;

(5)

The name and address of the owner or other person in control or possession of the real property upon which the sign or sign structure is to be located;

(6)

For all sign applications, a sketch, blueprint, blue line print or similar presentation drawn to scale, showing all exact dimensions of the proposed sign copy, size, proposed materials, method of mounting or attachment, pertinent structural details, manner of illuminating (if any), wind pressure requirements, and display materials all of which shall be in accordance with the safety and electrical system requirements of the applicable building code adopted in [section 6-21](#). The application shall meet all requirements of [section 23-64](#). The proposed sign(s) shall also be depicted in relation to existing signs. The seal of a Florida registered engineer and/or architect shall be affixed to any sketch, blueprint, blue line print or similar presentation drawn to scale, for any sign exceeding twenty-four (24) square feet. The engineer shall certify to the city that the sign is designed and to be constructed in accordance with the Florida Building Code adopted in section 6-21.

(7)

A uniform signage plan shall be required for all new commercial and residential developments with multiple occupancies. The uniform signage plan shall address the design characteristics, size, location, and number of signs. The uniform signage plan shall be considered and approved in conjunction with the site plan for the development.

(8)

Applicable fee.

(Ord. No. 2008-09-27, § 3, 9-15-08)

▯ Sec. 23-63. - General construction standards.

(a)

Frontage. Signs shall front on a right-of-way. The only signs permitted to face an alley are address signs, identification signs, and occupancy signs, in accordance with the requirements of this chapter.

(b)

Setback and placement requirements.

1.

Unless otherwise specified in these regulations, all signs shall comply with the setback requirements of the zoning district in which they are located.

2.

No sign may obstruct the sight distance area at entrances and intersections, nor be erected within an easement.

(c)

Lighting. All lights and lighting from a sign shall be designed and arranged as not to cause direct glare onto another property, the eyes of passing motorists or pedestrians. Signs may only be illuminated by one of the following methods:

1.

By lights placed inside individual channel letters with a translucent face;

2.

By halo lights placed behind individual reverse channel letters;

3.

By lights which are directed to shine directly on the sign.

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