

PROPERTY ADDRESS

1833 NW 79 AVE
DORAL, FL 33126

PROJECT INFO:

FLORIDA BUILDING CODE 2014, EXISTING BUILDING.
3,020 SF Warehouse w/ showroom in DORAL, FL
Rental Rate N/A Property Sub-type Warehouse
Total Space Rentable 3,020 SF Building Size 60,635 SF
Property Type Industrial
Listing ID 19659731 Date Created 02/26/2016 Last Updated 05/31/2016
1 Space Display Rental Rate as Entered
Space 1833
Space Available 3,020 SF Date Available Apr 2016
Space Type Warehouse Clear Ceiling Height 20 ft.
Lease Type NNN No. Drive In / Grade-Level Doors 1

SCOPES OF WORK






AC TO BE PROVIDED IN EXISTING WAREHOUSE (STORAGE AREA) FOR NUTRITIONAL SUPPLEMENTS VITAMINS, ETC.

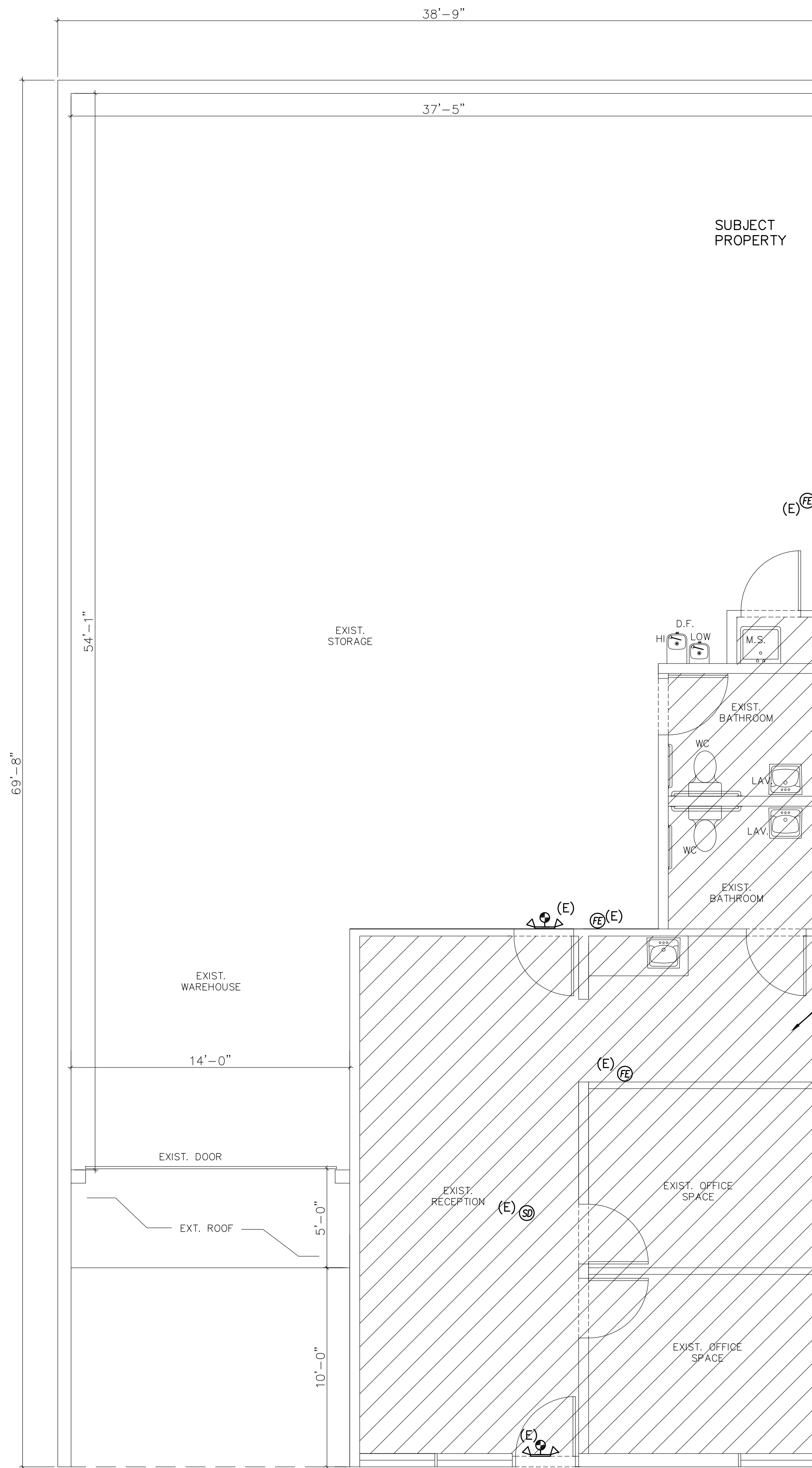
GENERAL NOTES

- ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE-EDITION 2014 AND ALL REGULATORY LOCAL AND GOVERNMENTAL CODES.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT IF ANY DISCREPANCIES ARE DISCOVERED BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR TO ACQUIRE ALL REQUIRED PERMITS FOR THE CONSTRUCTION AND SUBSEQUENT OCCUPANCY OF THE PROJECT.
- ALL WORK DONE UNDER THE SUPERVISION OF THE CONTRACTOR SHALL BE DONE IN A NEAT AND WORKMAN-LIKE MANNER AND IN ACCORDANCE WITH ALL GOVERNING AGENCIES, RULES AND REGULATIONS HAVING JURISDICTION.
- CONTRACTOR TO PROVIDE ALL SUPPLEMENTARY MATERIALS REQUIRED TO INSTALL, SUPPORT, BRACE AND SHORE ALL BUILDING COMPONENTS.
- PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EQUIPMENT AND UTILITIES TO BE REMOVED. REMOVALS SHALL BE COORDINATED WITH THE OWNER AND ALL BUILDING AUTHORITIES HAVING JURISDICTION.
- CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH RED-LINED AS-BUILT DRAWINGS FOR ANY AND ALL FIELD CHANGES AND/OR ADDITIONS TO THE WORK INCLUDING IN THE DRAWINGS.
- IF ANY CHANGES AND/OR DEVIATIONS ARE MADE TO THESE PLANS WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR SUCH CHANGES AND/OR DEVIATIONS.
- IF DURING THE COURSE OF CONSTRUCTION ANY DEVIATIONS ARE MADE AT THE FIELD, AGAIN, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR SUCH CHANGES AND DEVIATIONS.
- ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR DESIGN CONFORMANCE ONLY.
- SUBSTITUTIONS MUST BE REVIEWED AND APPROVED BY THE ARCHITECT OR ENGINEERS.
- CONTRACTOR OR SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING HIS OPERATION AND ANY DAMAGE TO HIS WORK WHILE PROJECT IS UNDER CONSTRUCTION.
- ALL DESIGNS AND DRAWINGS HEREIN AND PRINTS ISSUED BY THE ARCHITECT ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REUSED ON ANY OTHER LOCATION EXCEPT WHERE THE ONE FOR WHICH THEY WERE EXPRESSLY DESIGNED IF THESE DRAWINGS OR ANY PART THERE OF IS REPRODUCED WITHOUT THE CONSENT OF THE ARCHITECT, THE PERSON SO DOING WILL BE INDEBTED TO ARCHITECT FOR HIS FULL COMMISSION.

NOTE 1 :
-ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2012 FLORIDA FIRE PREVENTION AND NFPA 101 LIFE SAFETY CODE.
NOTE 2:
-ALL WORK TO COMPLY WITH FLORIDA BUILDING CODE, EXISTING 2014

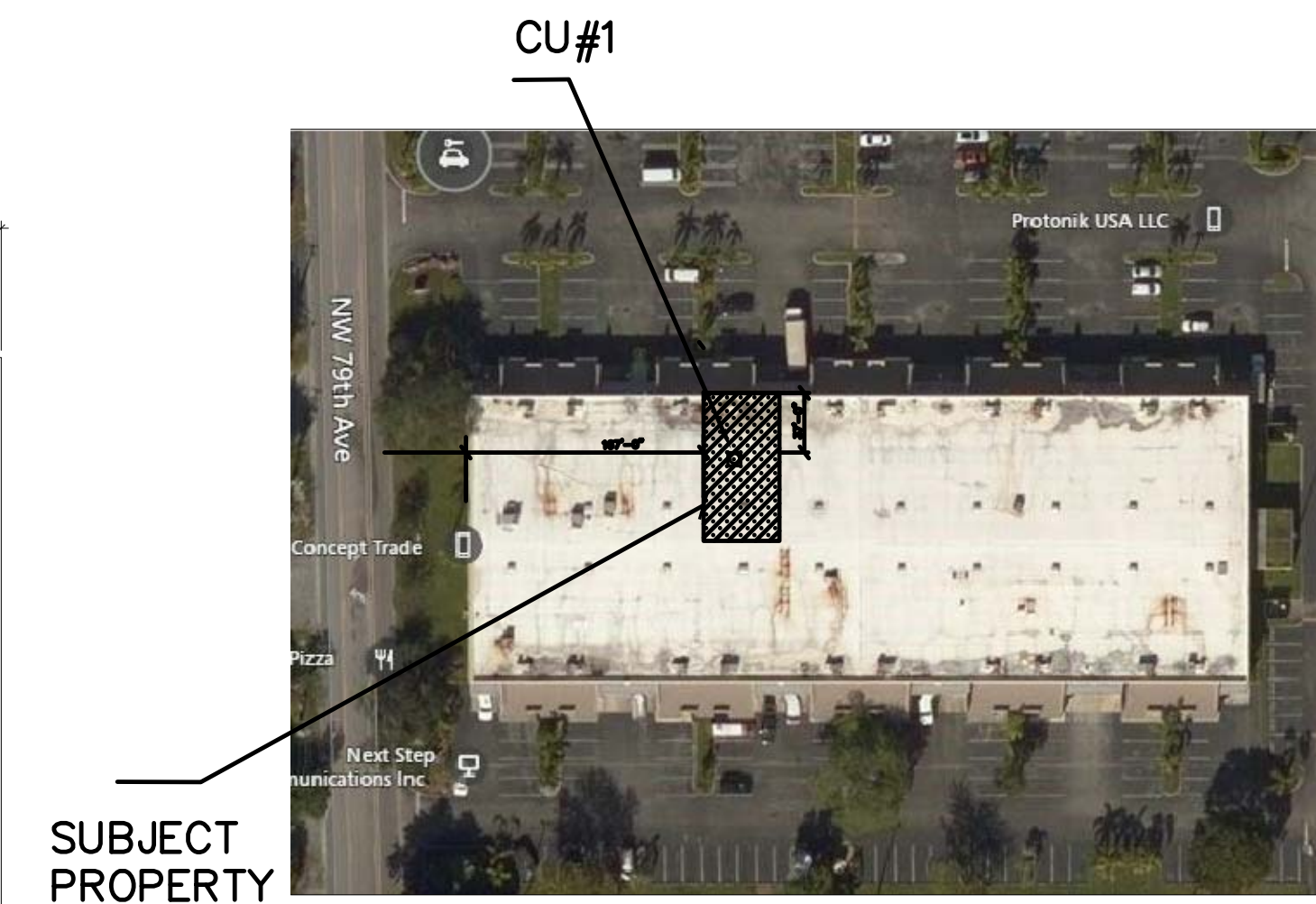
NEW CONST. LEGEND:

-  NEW MASONRY WALL:
8" CONG. BLOCK W/1" STUCCO (EXT.) AND
1" GYP. WALL BD. OVER 1X2 P.T. FURRING
AND R-3 INSUL. BTW.
-  NEW PARTITION:
1 5/8"X 3 5/8" MTL. ST. FRAME
PARTITION 24" O/C W/
1/2" GYPSUM BOARD EACH SIDE
W/ TYPE "S" DRYWALL SCREW
8" O.C. @ PERIM. 12" @ FIELD
-  EXIST PARTITION TO BE DEMOLISHED
-  EXIST PARTITION:
-  EXIST MASONRY WALL



EXISTING FLOOR PLAN

SCALE: 1/4"= 1'-0"



LOCATION MAP

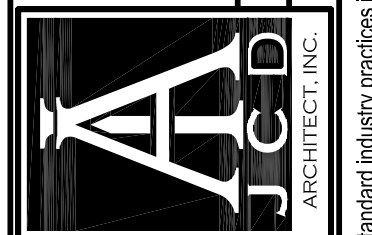
SCALE: N.T.S.

Revisions

- 09.23.16 1ST.ISSUE
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DORAL, FLORIDA 33126

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Job No.
Date
Scale SHOWN

Seal
AA-26001560
Sheet No.
A-1

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