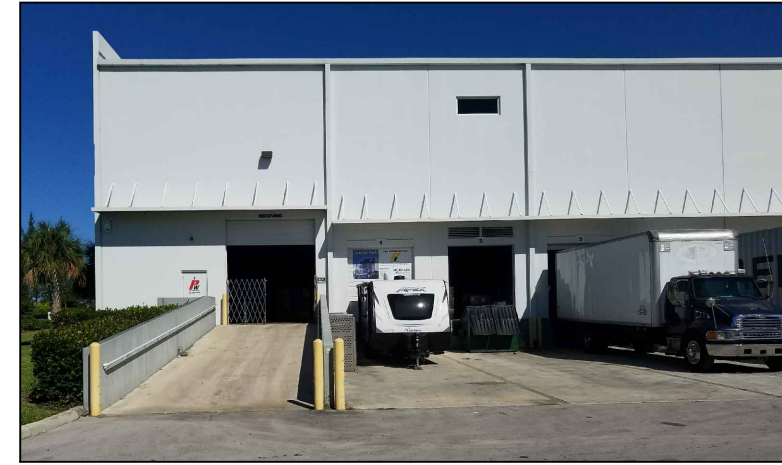


**SATellite VIEW**



**FRONT PICTURE BUILDING 15002 - UNIT 8**



**REAR PICTURE BUILDING 15002 - UNIT 8**

**CONSTRUCTION GENERAL NOTES**

1. THE WORK DESCRIBED IN THESE DRAWINGS BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE FLORIDA BUILDING CODE 2020 AND OTHER APPLICABLE BUILDING REGULATIONS.
2. ALL BUILDING DEPT. PERMITS AND APPROVAL SHALL BE OBTAINED BY THE OWNER OR TENANT TO LEGALIZE THE OFFICE CONSTRUCTION.
3. ALL SECTIONS AND DETAILS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR CONDITION, UNLESS SPECIFICALLY NOTED OTHERWISE.
4. THESE DRAWINGS, AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF THE ENGINEER, AND MAY NOT BE USED, DISTRIBUTED OR REPRODUCED WITHOUT EXPRESS WRITTEN CONSENT. DO NOT SCALE DRAWINGS.
5. MATERIALS AND SYSTEMS CONFORMING THE WORKS SHALL HAVE CURRENT PRODUCT CONTROL APPROVAL FROM THE COUNTY BUILDING AUTHORITY.

**SCOPE OF WORKS**

SCOPE OF WORKS SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS. CONTRACTORS AND INSPECTORS SHALL DETERMINE THE FULL SCOPE OF WORKS AS REQUIRED BY THIS DESIGN AND IN ACCORDANCE WITH ALL APPLICABLE CODES.

THE INTENTION OF THIS DESIGN IS TO GIVE THE DATA OF THE CONSTRUCTION WORKS OF A SMALL OFFICE, BUILT IN THE INSIDE OF THE WAREHOUSE, UNIT 8, TO LEGALIZE THE CONSTRUCTION OF THIS OFFICE.

**ARCHITECTURAL AND STRUCTURAL SCOPE OF WORKS:**

1. THE WALLS OF THE OFFICE ARE PARTITION WALLS WITH GYPSUM BOARD AND METALLIC STUDS (TYPICAL).
2. THE CEILING IS WITH GYPSUM BOARD SUPPORTED BY A LIGHT METALLIC STRUCTURE.
3. ONE DOOR AND ONE WINDOW ARE INSTALLED.
4. THE FLOOR IS THE EXISTING CONCRETE FLOOR OF THE WAREHOUSE.
5. THE WALLS, CEILING, ETC. ARE PAINTED.
6. ALL CONSTRUCTION DEBRIS AND EXCESS MATERIALS WAS REMOVED AND DISPOSED AS REQUIRED BY WORK S.

**ELECTRICAL SCOPE OF WORKS:**

1. NEW RECEPTACLES, SWITCHES, AND LIGHT FIXTURES ARE INSTALLED.
2. NEW ELECTRICAL WIRING ARE CONNECTED TO NEW OR EXISTING ELECTRICAL CIRCUITS AND TO THE EXISTING ELECTRICAL PANEL.
3. OTHER SMALL ELECTRICAL WORKS ARE DONE AS REQUIRED BY WORKS.

**MECHANICAL SCOPE OF WORKS:**

1. NEW AIR CONDITIONER SPLIT ARE INSTALLED FOR THE OFFICE.
2. AT LEAST 2 SPRINKLERS OF THE WAREHOUSE SYSTEM SHALL BE EXTENDED AND INSTALLED IN THE CEILING OF THE OFFICE.

**CLASSIFICATION OF WORKS:**

ALTERATIONS LEVEL 2 (FBC 2020 EXIST. BUILDING SECTION 603) LEVEL 2 ALTERATIONS SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 7 FOR LEVEL 1 ALTERATIONS AS WELL AS THE PROVISIONS OF CHAPTER 8 FBC 2020.

**OWNER & ADDRESS:**

DUKE REALTY LIMITED PARTNERSHIP  
15002 NW 107 AVE. UNIT 8 HIALEAH GARDENS FL. 33018

TENANT:  
PRO - INTERMODAL LLC

**LEGAL DESCRIPTION:**

Folio No. 27-2019-001-0050  
Sub-Division: Florida Fruit Land Company Sub in 30 2019  
Primary Zone: 7100 Industrial - Light MFG  
Primary Land Use: 4837 Warehouse Terminal or Warehouse or Storage  
Lot Size: 389,058 sq. ft.  
Actual Area: 207,952 sq. ft.  
Adjusted Area: 207,848 sq. ft.  
Unit 8 Approx. Area: 104,270 sq. ft.  
Year Built: 2017  
Zoning District: IN-1 (Light Industrial District)

LEGAL DESCRIPTION:  
19 52 40 8 93 AC ML SUB OF PB 2R 17 TR 5 LESS BEG AT SW COR OF N1/2 OF N1/2 OF SE1/4 OF NE1/4 TH N 89 DEG E 35.02FT N 02 DEG W 203.83FT NELY AD 20.51FT NELY-NLY & NWLY AD 150.85FT S 02 DEG E 329.95 FT TO POB & LESS E100FT FOR RW FAU 30 2019 001 0050

From public records of Miami-Dade County & Hialeah City, FL.

**FLOOD ZONE INFORMATION**

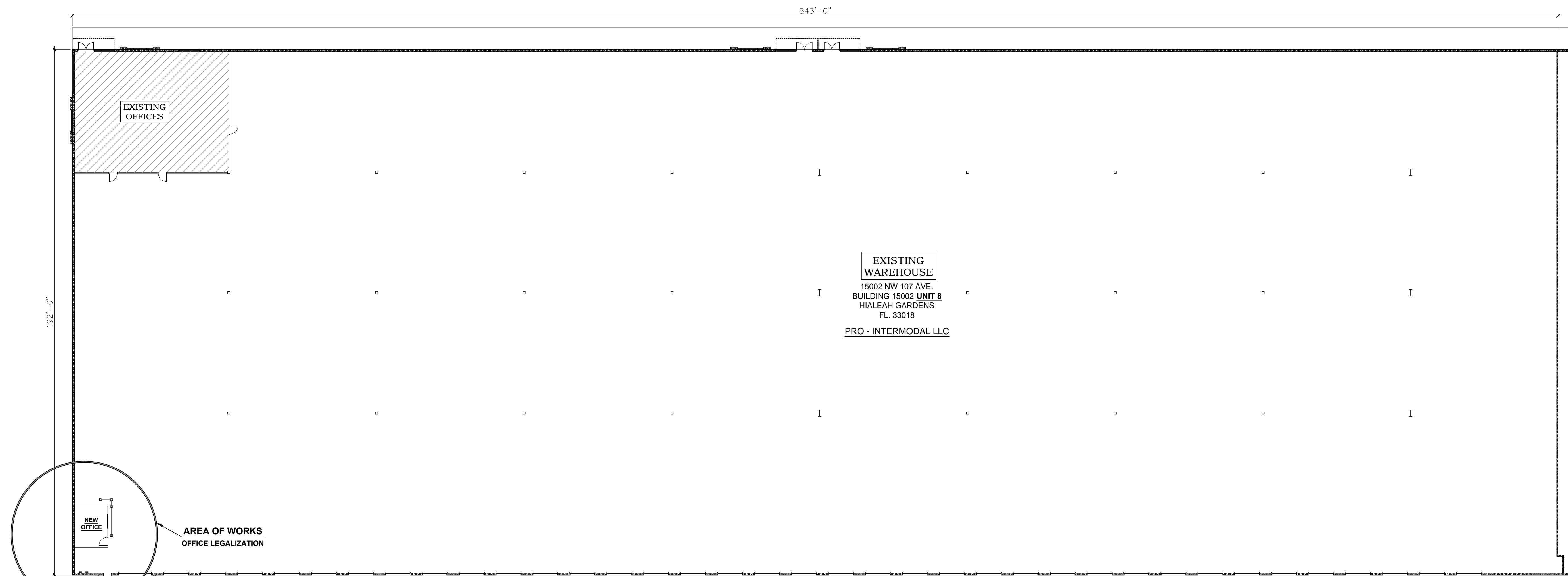
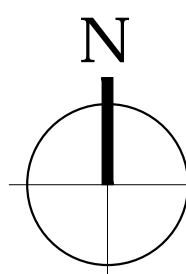
MAP NUMBER: 12086C0111L  
COMMUNITY NUMBER: 120644  
PANEL NUMBER: 0111 SUFFIX: L  
MAP REVISED: SEPTEMBER 11, 2009  
FLOOD ZONE "AH" Base Elev. 5'

**AREA TABULATIONS**

- LOT AREA: 389,058 sq. ft.
- BUILDING AREA (ADJ.): 207,848 sq. ft.
- AREA OF UNIT No. 8: 104,270 sq. ft. (Existing not altered).
- AREA OF OFFICE TO LEGALIZE: 191 sq. ft.

**INDEX OF DRAWINGS**

- A-1 LOCATION AND GENERAL INFORMATION. EXISTING FLOOR PLAN OF UNIT 8.
- A-2 EXISTING NEW OFFICE FLOOR PLAN, DETAILS AND NOTES.
- E-1 EXISTING ELECTRICAL PLAN, SPRINKLERS PROPOSAL, NOTES AND DETAILS.



**EXISTING FLOOR PLAN BUILDING 15002 - UNIT 8**

SCALE: 1/20" = 1'-0"

**WALL LEGEND**

	EXISTING WAREHOUSE EXTERIOR CONCRETE WALL
	EXISTING CMU WALL
	EXISTING NON-LOAD BEARING PARTITION WALL
	EXISTING PARTY WALL

**OFFICE LEGALIZATION**  
 OWNER: DUKE REALTY LIMITED PARTNERSHIP  
 TENANT: PRO - INTERMODAL LLC  
 ADDRESS: 15002 NW 107 AVE. BUILDING 15002 UNIT 8 HIALEAH GARDENS FL. 33018

This sheet has been digitally signed and sealed by: Adolfo Gonzalez P.E.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

DRAWN BY: R.M.  
CHECKED BY: A.G.  
DATE: 11/07/2021  
SCALE: AS SHOWN  
JOB No.: 238-21  
SHEET TITLE:

SHEET: **A-1**