

OCCUPANCY BREAKDOWN:

WHITE BOX	3,139 SF / 150 SF = 20
WHITE BOX	3,139 SF / 60 SF = 52
TOTAL OCCUPANCY:	2052 PERSONS

GENERAL NOTES:

- EXISTING BUILDING IS NOT FIRE SPRINKLERED, NEW FIRE ALARMS AT TENANT BUILDING.
- T.O. - TRAVEL DISTANCE
- 1/2" TRIP MATH AT EACH EXIT DOOR.

USE SAFETY NOTES:

- ALL FINISHES AND CEILINGS TO BE CLASS A, ALSO MUST COMPLY WITH IFRC 2003 CHAPTER 10 TABLE A.10.2.2 FOR EXISTING UNDER 300.
- ALL EXISTING DOORS SHALL NOT REQUIRE A KEY OR SPECIAL KNOWLEDGE TO OPEN FOR EGRESS.
- DOORS HANGING TO MEET COMPLIANCE WITH IFRC 2003 CHAPTER 7, SEE DOOR SCHEDULE ON A.10.2.2

MINIMUM REQUIRED PLUMBING FIXTURES:

IFRC TABLE 2003.2 (SEXUAL GROUPS)	REQUIRED	PROVIDED
W.C. MALE 1 PER 20	1	1
W.C. FEMALE 1 PER 20	1	1
LAUNDRIES MALE 1 PER 40	1	1
LAUNDRIES FEMALE 1 PER 40	1	1
SERVICE SINKS	1	1
DRAINING FOUNTAIN 1 PER 100	1	1

MINIMUM REQUIRED PLUMBING FIXTURES:

IFRC TABLE 2003.2 (SEXUAL GROUPS)	REQUIRED	PROVIDED
W.C. MALE 1 PER 20	1	1
W.C. FEMALE 1 PER 20	1	1
LAUNDRIES MALE 1 PER 40	1	1
LAUNDRIES FEMALE 1 PER 40	1	1
SERVICE SINKS	1	1
DRAINING FOUNTAIN 1 PER 100	1	1

EXIT ACCESS TRAVEL DISTANCE, TABLE 1017.2

OCCUPANCY	70' WITHOUT SPRINKLER	77'-0" PROVIDED
OCCUPANCY	100' WITHOUT SPRINKLER	77'-0" PROVIDED

MINIMUM REQUIRED PLUMBING FIXTURES:

IFRC TABLE 2003.2 (SEXUAL GROUPS)	REQUIRED	PROVIDED
W.C. MALE 1 PER 20	1	1
W.C. FEMALE 1 PER 20	1	1
LAUNDRIES MALE 1 PER 40	1	1
LAUNDRIES FEMALE 1 PER 40	1	1
SERVICE SINKS	1	1
DRAINING FOUNTAIN 1 PER 100	1	1

USE SAFETY NOTES:

- ALL FINISHES AND CEILINGS TO BE CLASS A, ALSO MUST COMPLY WITH IFRC 2003 CHAPTER 10 TABLE A.10.2.2 FOR EXISTING UNDER 300.
- ALL EXISTING DOORS SHALL NOT REQUIRE A KEY OR SPECIAL KNOWLEDGE TO OPEN FOR EGRESS.
- DOORS HANGING TO MEET COMPLIANCE WITH IFRC 2003 CHAPTER 7, SEE DOOR SCHEDULE ON A.10.2.2

FIRE SAFETY LEGEND:

① SURFACE MOUNTED FIRE EXTINGUISHER	② COMBINATION CLOCKWORKER	③ 1-HOUR FIRE RATED BARRIERS (ALL DOORS AND RECESSED FLUORESCENCE ON EMERGENCY)
④ FIRE ALARM-HOT DETECTOR	⑤ RECESSED FLUORESCENCE ON EMERGENCY	⑥ 2-HOUR FIRE RATED BARRIERS
⑦ FIRE ALARM-SMoke DETECTOR	⑧ EMERGENCY LIGHT	⑨ 2-HOUR FIRE RATED BARRIERS
⑩ EXIT SIGN	⑪ 1/2" TRIP MATH AT EACH EXIT DOOR	⑫ 2-HOUR FIRE RATED BARRIERS
⑬ FIRE ALARM-SIGNAL PULL STATION	⑭ 1/2" TRIP MATH AT EACH EXIT DOOR	⑮ 2-HOUR FIRE RATED BARRIERS
⑯ FIRE ALARM-SIGNAL PULL STATION	⑰ 1/2" TRIP MATH AT EACH EXIT DOOR	⑱ 2-HOUR FIRE RATED BARRIERS
⑲ FIRE ALARM-SIGNAL PULL STATION	⑳ 1/2" TRIP MATH AT EACH EXIT DOOR	㉑ 2-HOUR FIRE RATED BARRIERS
⑳ FIRE ALARM-SIGNAL PULL STATION	㉒ 1/2" TRIP MATH AT EACH EXIT DOOR	㉓ 2-HOUR FIRE RATED BARRIERS
㉔ FIRE ALARM-SIGNAL PULL STATION	㉕ 1/2" TRIP MATH AT EACH EXIT DOOR	㉖ 2-HOUR FIRE RATED BARRIERS
㉗ FIRE ALARM-SIGNAL PULL STATION	㉘ 1/2" TRIP MATH AT EACH EXIT DOOR	㉙ 2-HOUR FIRE RATED BARRIERS
㉚ FIRE ALARM-SIGNAL PULL STATION	㉛ 1/2" TRIP MATH AT EACH EXIT DOOR	㉜ 2-HOUR FIRE RATED BARRIERS
㉝ FIRE ALARM-SIGNAL PULL STATION	㉞ 1/2" TRIP MATH AT EACH EXIT DOOR	㉟ 2-HOUR FIRE RATED BARRIERS
㊱ FIRE ALARM-SIGNAL PULL STATION	㊲ 1/2" TRIP MATH AT EACH EXIT DOOR	㊳ 2-HOUR FIRE RATED BARRIERS
㊴ FIRE ALARM-SIGNAL PULL STATION	㊵ 1/2" TRIP MATH AT EACH EXIT DOOR	㊶ 2-HOUR FIRE RATED BARRIERS
㊷ FIRE ALARM-SIGNAL PULL STATION	㊸ 1/2" TRIP MATH AT EACH EXIT DOOR	㊹ 2-HOUR FIRE RATED BARRIERS
㊺ FIRE ALARM-SIGNAL PULL STATION	㊻ 1/2" TRIP MATH AT EACH EXIT DOOR	㊼ 2-HOUR FIRE RATED BARRIERS
㊽ FIRE ALARM-SIGNAL PULL STATION	㊾ 1/2" TRIP MATH AT EACH EXIT DOOR	㊿ 2-HOUR FIRE RATED BARRIERS

EXIT WIDTH CALCULATIONS:

IFRC TABLE 1017.2	REQUIRED	PROVIDED
W.C. MALE 1 PER 20	1	1
W.C. FEMALE 1 PER 20	1	1
LAUNDRIES MALE 1 PER 40	1	1
LAUNDRIES FEMALE 1 PER 40	1	1
SERVICE SINKS	1	1
DRAINING FOUNTAIN 1 PER 100	1	1

FIRE EXTINGUISHER SCHEDULE:

IFRC TABLE 1017.2	REQUIRED	PROVIDED
W.C. MALE 1 PER 20	1	1
W.C. FEMALE 1 PER 20	1	1
LAUNDRIES MALE 1 PER 40	1	1
LAUNDRIES FEMALE 1 PER 40	1	1
SERVICE SINKS	1	1
DRAINING FOUNTAIN 1 PER 100	1	1

HIALEAH, FL, MIAMI-DADE COUNTY, 33012

<http://avivaestate.com>

Available in Mid April please call listing agent for more information

\$40

- Commercial Sale
- Retail
- Active

Building Details

Stories: 1

Stories Total: 1

Number Of Buildings: 1

Virtual Tour URL:

<https://www.propertypanorama.com/instaview/mia/A11528569>

Building Type:

Retail, Shopping Center

Amenities & Features

Water Source: Public

Heating: Central Electric, Central Building A/C

