



PROJECT DATA									
WORK TO BE PERFORMED:	INTERIOR PARTITION WALL INSTALLTION, EXISTING PET GROOMING BATHTUB REPLACEMENT AT SAME LOCATION & NEW BATHTUB ADDITION								
BUSINESS:	PREVIOUS EXISTING PET GROOMING BUSINESS. CHANGE OF OWNERSHIP								
JURISDICTION AUTHORITY:	MIAMI DADE COUNTY BUILDING DEPARTMENT								
APPLICABLE CODES:	THE DOCUMENTATION ARE IN ACCORDANCE WITH THE 2020 FLORIDA BUILDING CODE 7th ED. PLUMBING SECTION.								
CLASSIFICATION OF WORK:	LEVEL II ALTERATION AS PER FBC 2023 EXISTING BUILDINGS 8th EDITION. CHAPTER 6 CLASSIFICATION OF WORK SECTION 602.								
USE AND OCCUPANCY:	BUSINESS GROUP B AS PER CHAPTER 3, SECTION 304 FBC 2023 8ED								
BLD CLASSIFICATION TYPE:	EXISTING TYPE II-A								
FIRE SPRINKLES:	NONE								
FIRE ALARM:	YES								
AREA & OCCUPANCY LOAD:	1,200 SF								
AREA PER OCCUPANT:	150 GROOSS								
OCCUPANCY LOAD (MAX):	8 PPL								
PLUMBING FIXTURES REQUIREMENTS:	<table border="0"> <tr><td>WATER CLOSETS REQUIRED</td><td>1</td></tr> <tr><td>WATER CLOSETS PROVIDED</td><td>1</td></tr> <tr><td>LAVATORIES REQUIRED</td><td>1</td></tr> <tr><td>LAVATORIES PROVIDED</td><td>1</td></tr> </table>	WATER CLOSETS REQUIRED	1	WATER CLOSETS PROVIDED	1	LAVATORIES REQUIRED	1	LAVATORIES PROVIDED	1
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WALLS LEGEND	
	EXISTING TENANT SEPARATION WALL NOT TO BE DISTURBED. CONTRACTOR TO FIELD VERIFY
	INTERIOR WALL/PARTITION NOT TO BE DISTURBED. CONTRACTOR TO FIELD VERIFY
	3/5/8" 20 GA. METAL STUDS @ 16" O.C. NON-BEARING INTERIOR PARTITION. SHEATHED 1/2" GYPSUM WALL BOARD ON EACH SIDE. SEE WALL TYPES @ A-03

SYMBOLS LEGEND	
	WALL TYPE

LIFE SAFETY LEGEND	
	EXIST SIGN & EMERGENCY LIGHT FIXTURE W/BATTERY BACK UP AND SELF DIAGNOSTICS
	FIRE EXTINGUISHER. FIRE EXTINGUISHER SHALL BE A MINIMUM OF A 2A:20B:C AND SHALL BE CURRENTLY DATED AND TAGGED BY A LICENSED FIRE EQUIPMENT COMPANY AND SHALL BE MOUNTED NOT TO EXCEED 48" AFF. FIRE EXTINGUISHERS SHALL COVER AN AREA OF 75'0.
	EXIST SIGN FIXTURE W/BATTERY BACK UP AND SELF DIAGNOSTICS
	EXIT TAG
	EGRESS WIDTH PROVIDED IN INCHES
	EGRESS CAPACITY OF DOORS WIDTH (# OF OCCUPANTS)

EXISTING ELECTRICAL WATER HEATER LOCATION CRAWL SPACE TO REMAIN UNDISTURBED.

TUB NOTE

EXISTING GROOMING BATH-TUB TO BE REPLACED AT SAME LOCATION

RESTROOM NOTE

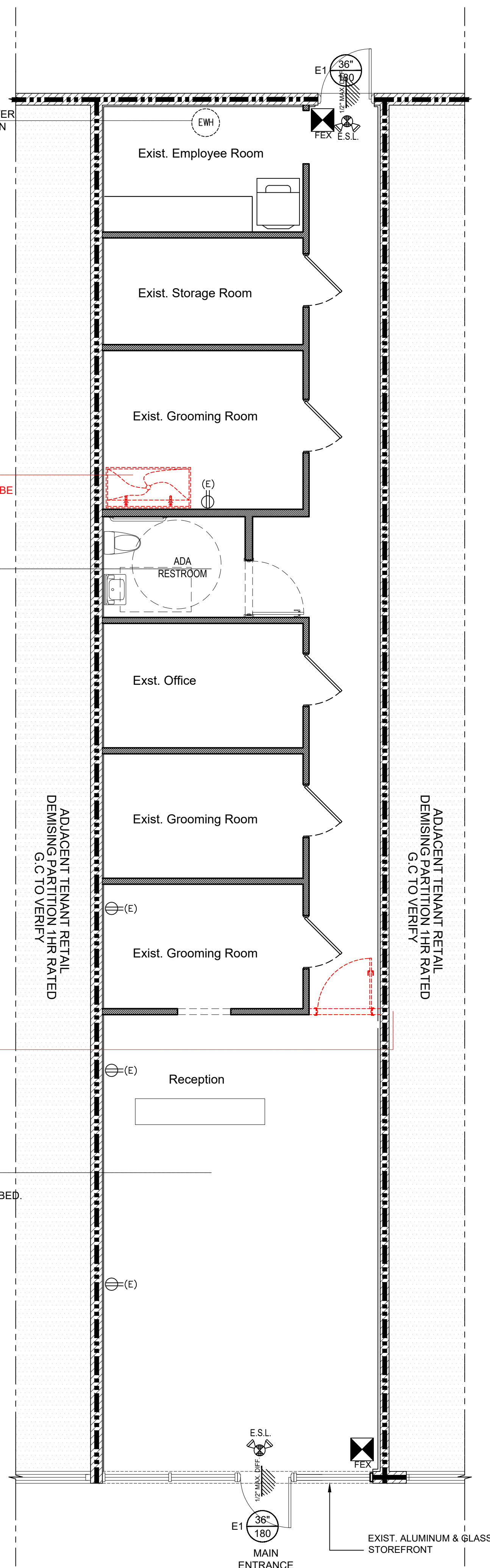
EXISTING ADA RESTROOM TO BE REMAIN UNDISTURBED.

DOOR NOTE

EXISTING DOOR TO BE RELOCATED

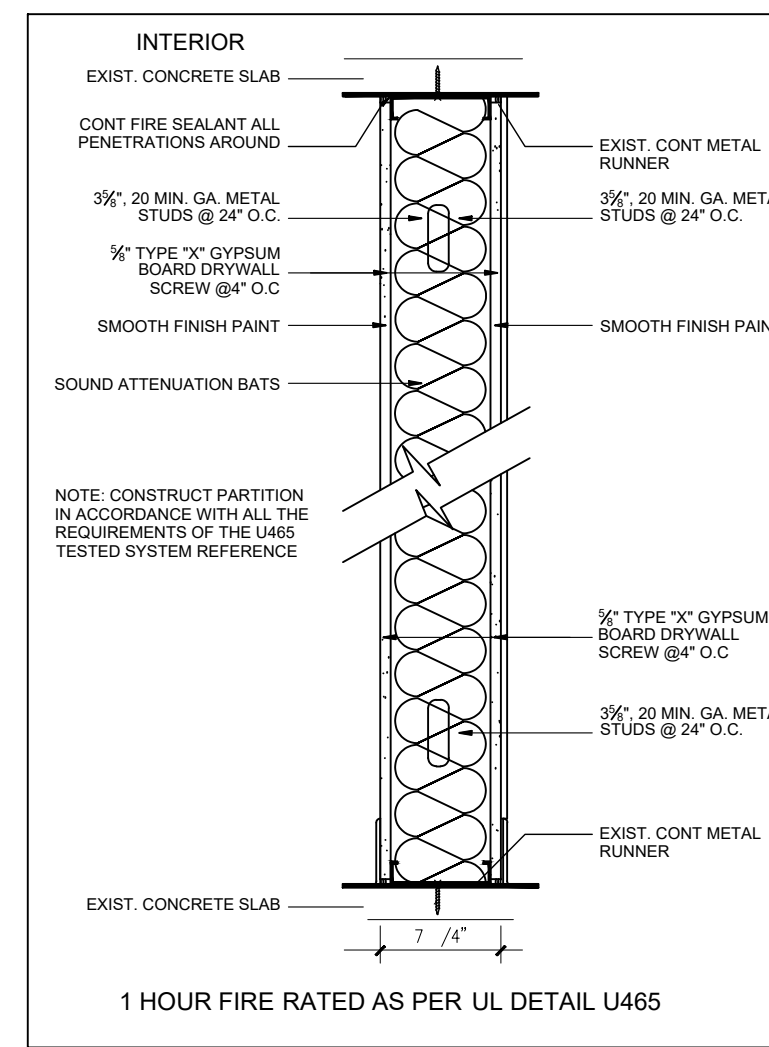
ELECTRIAL NOTE

EXISTING ELECTRICAL OUTLETS AT WORK ARE WILL REMAIN UNDISTURBED. NOT ELECTRICAL WORK WILL BE PERFORMED

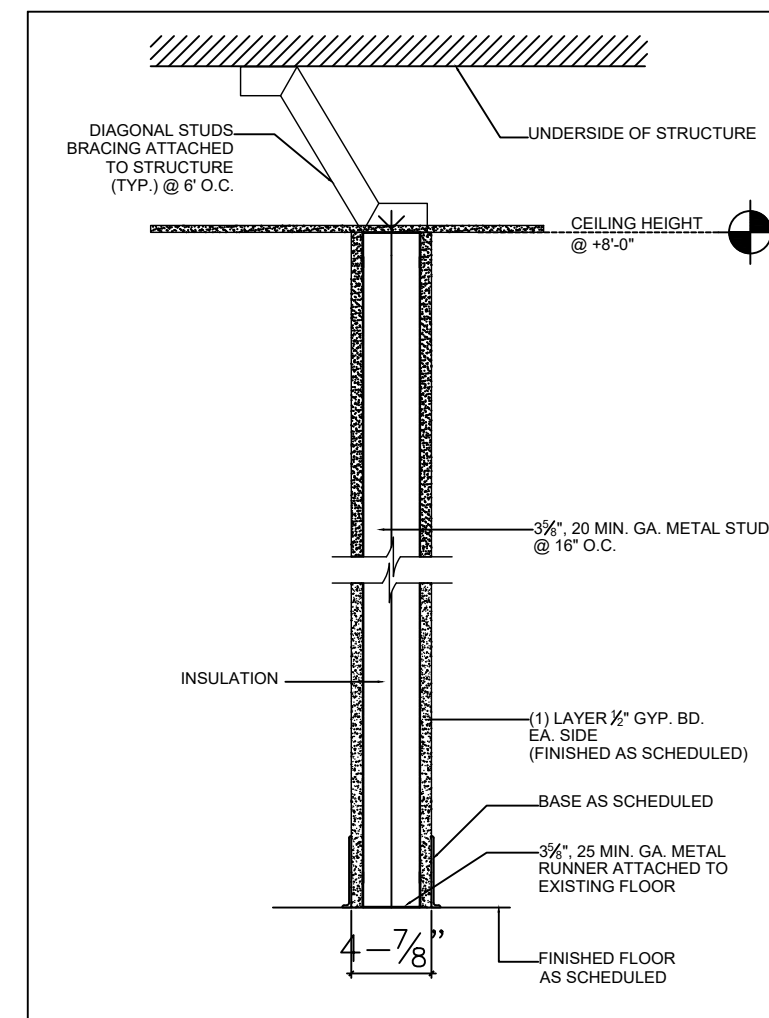


EXISTING FLOOR PLAN

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



A TYP. REPAIR TO DEMISING WALL



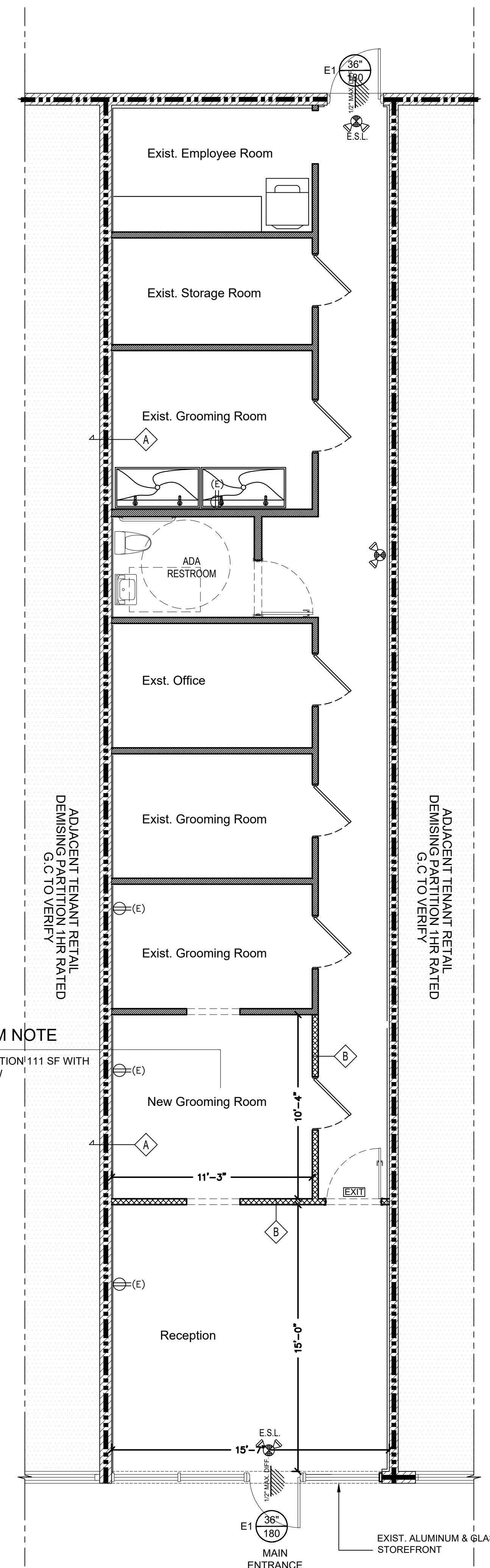
B TYP. REPAIR TO INTERIOR DEMISING WALL

BUILDING ACCESSIBILITY NOTES:

- FIRE EXTINGUISHERS:** EXTINGUISHERS HAVING A GROSS WEIGHT NOT EXCEEDING 40 LB. SHALL BE INSTALLED SO THAT THE TOP OF THE EXTINGUISHER IS NOT MORE THAN 48" A.F.F. WITH FORWARD APPROACH AND 54" A.F.F. WITH A SIDE APPROACH. FIRE EXTINGUISHERS HAVING A GROSS WEIGHT GREATER THAN 40 LB. SHALL BE INSTALLED SO THAT THE TOP OF THE FIRE EXTINGUISHER IS NOT MORE THAN 3 1/2 FEET ABOVE THE FLOOR. IN NO CASES SHALL THE CLEARANCE BETWEEN THE BOTTOM OF THE FIRE EXTINGUISHER AND THE FLOOR BE LESS THAN 4 INCHES.
- DOORS:** MINIMUM MANEUVERING CLEARANCES AT DOORS PER FIGURE 25 OF THE F.A.C. 18" ON THE PULL SIDE AND 12" ON THE PUSH SIDE.
- DOOR HARDWARE:** HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.
- DOOR CLOSURES:** IF A DOOR HAS A CLOSER, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3 INCHES FORM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR. DOOR OPENING FORCE, THE MAXIMUM FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS:
 - (A) FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY.
 - (B) EXTERIOR HINGED DOORS SHALL BE SO DESIGNED THAT SUCH DOORS CAN BE PUSHED OR PULLED OPEN WITH A FORCE NOT EXCEEDING 8.5 FOOT POUNDS (37.8N)
 - (C) INTERIOR HINGED DOORS: 5 LBF (22.2N) SLIDING OR FOLDING DOORS: 5 LBF (22.2N)

NEW ROOM NOTE

NEW ROOM ADDITION 111 SF WITH INTERIOR WINDOW

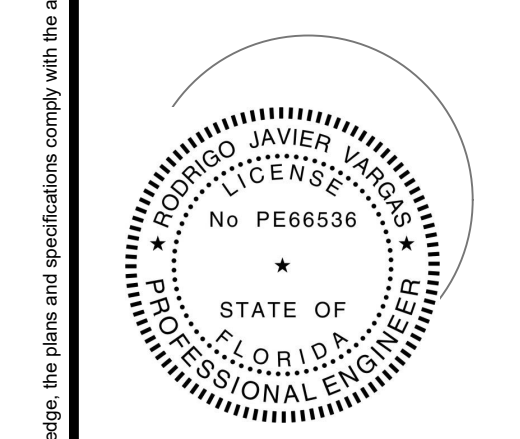


PROPOSED FLOOR PLAN

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

REVISIONS		
No.	MADE BY:	DATE:
No.	MADE BY:	DATE:
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Project:
INTERIOR ALTERATION FOR AN EXISTING RETAIL SPACE
BAIRES PAWS LLC
SHOPPES OF KILLIAN
 10864 SW 104th St, Miami, FL 33176

Date: September 15, 2025 Draw by: Doas

Plan Title:
EXISTING & PROPOSED FLOOR PLAN

SCALE: AS SHOWN
 Sheet No.:

CONSTRUCTION DOCUMENTS: 09.12.2025