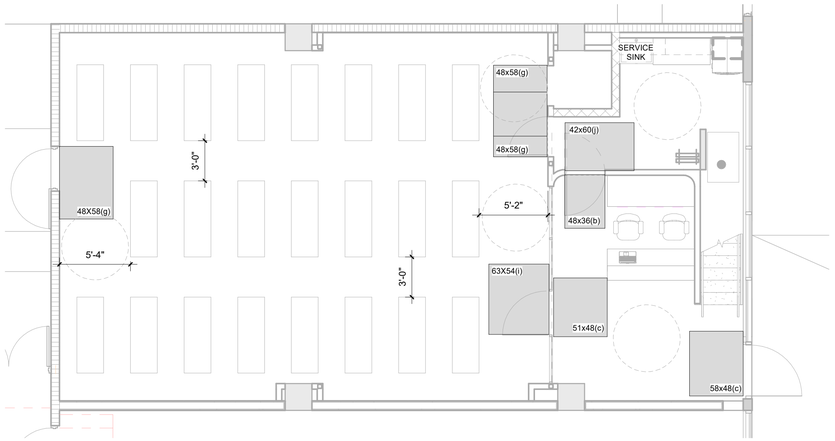
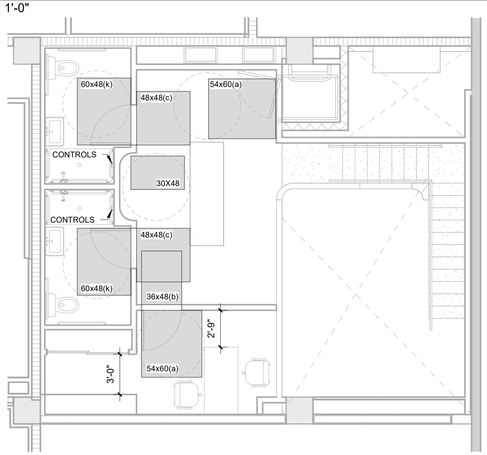
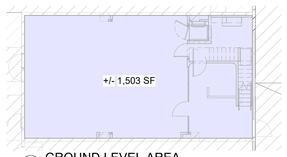
IMPORTANT: THESE PLANS ARE AND SHALL REMAIN THE PROPERTY OF VERTICAL DESIGN STUDIO, P.A. AND SHALL NOT BE SOLD OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT. THESE PLANS ARE NOT VALID WITHOUT APPROPRIATE ARCHITECT'S RAISED SEAL AND SIGNATURE, OR DIGITALLY VERIFIED DIGITAL SEAL AND SIGNATURE. AND ARE FOR BUILDING DEPARTMENT REVIEW ONLY. PLANS ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED. THESE PLANS MAY BE SUBJECT TO MODIFICATION AS REQUIRED BY EXISTING FIELD CONDITIONS WHICH MAY NOT BE REFLECTED IN THESE PLANS. THE ARCHITECT SHALL BE NOTIFIED OF ANY FIELD DISCREPANCIES OR OTHER CONCERNS FOR CLARIFICATION PRIOR TO BEGINNING CONSTRUCTION OR BIDDING.



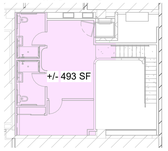
7 GROUND LEVEL ADA CLEARANCES
3/16" = 1'-0"



8 MEZZANINE LEVEL ADA CLEARANCES
3/16" = 1'-0"



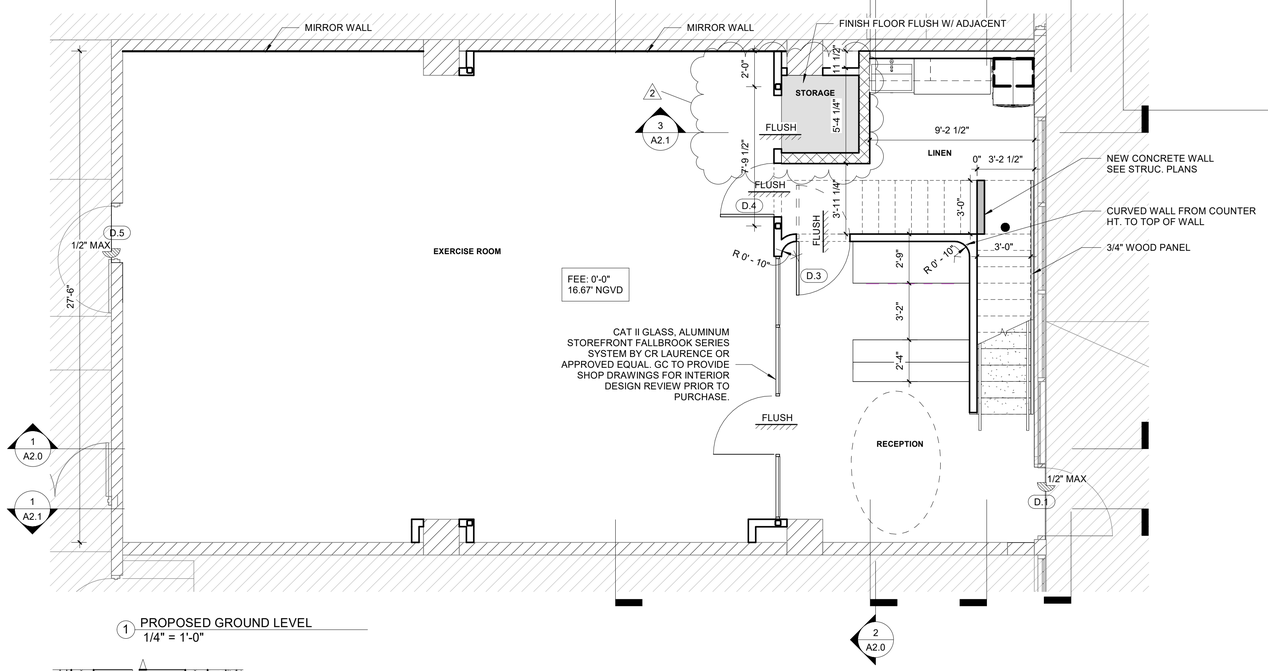
5 GROUND LEVEL AREA
1/16" = 1'-0"



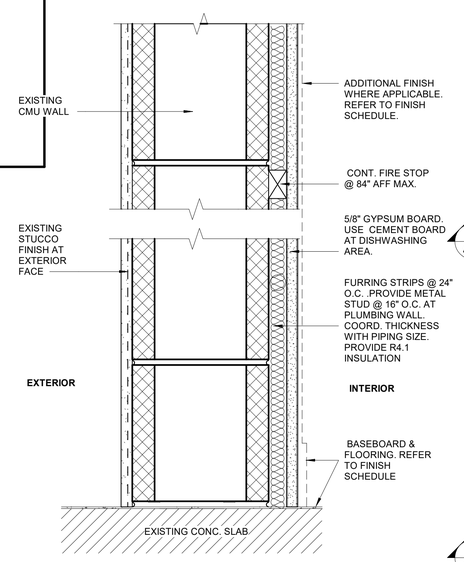
6 MEZZANINE LEVEL AREA
1/16" = 1'-0"

GROUND LEVEL:	1,503 SF
MEZZ LEVEL:	493 SF
TOTAL AREA:	**1,996 SF**
MEZZ. % OF GROUND LEVEL: 32.8%	

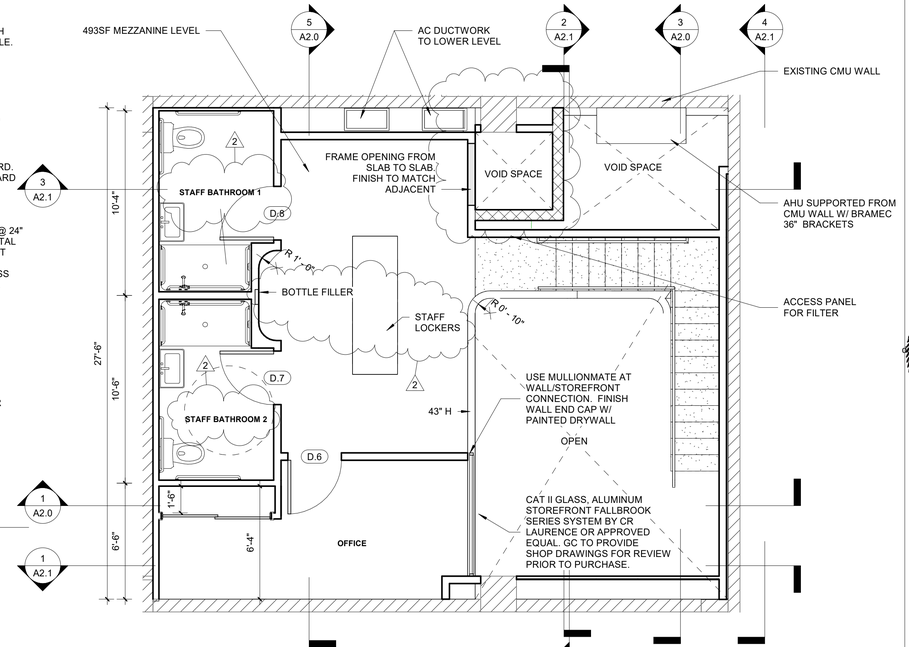
INSULATION:
1. PORTIONS OF PERIMETER WALLS SEPARATING TENANT SPACE FROM UNCONDITIONED OR EXTERIOR SPACE SHALL BE FURRED OUT W/ 3/4" METAL HI-HATS @ 16" O.C. AND FINISHED W/ 5/8" PAINTED DRYWALL OR AS NOTED ON PLAN. PROVIDE R4.1 FOIL INSULATION IN CAVITY.
2. TENANT SPACE IS A GROUND LEVEL SPACE W/ CONDITIONED SPACE ABOVE. CEILING INSULATION IS NOT REQUIRED



1 PROPOSED GROUND LEVEL
1/4" = 1'-0"

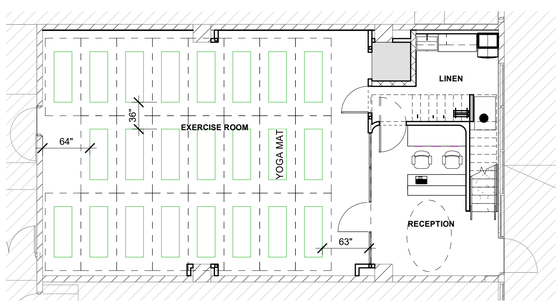


9 FURRING @ EXISTING MASONRY WALL
3" = 1'-0"

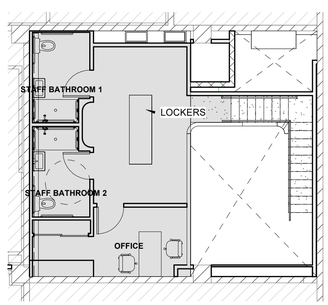


2 PROPOSED MEZZANINE LEVEL
1/4" = 1'-0"

REV2: MEZZANINE LEVEL WILL BE FOR STAFF USE ONLY.
REFER TO A0.2 FOR EXISTING PUBLIC RESTROOM ACCOMODATIONS.
REMOVING LIFT FROM PLANS; ACCESSIBLE LIFT NOT REQUIRED PER FBCA201.1.1 (3)(6)



3 GROUND LEVEL FURNITURE PLAN FOR REFERENCE
1/8" = 1'-0"



4 MEZZANINE LEVEL FURNITURE PLAN FOR REFERENCE
1/8" = 1'-0"

DOOR NOTES

1. GC TO VERIFY AND COORDINATE ACTUAL DOOR DIMENSIONS AND MASONRY OPENINGS PRIOR TO CONSTRUCTION.
2. GC TO COORDINATE DOOR STYLE AND HARDWARE WITH OWNER.
3. FINISH HARDWARE ON IMPACT RESISTANT DOORS SHALL BE AS SPECIFIED IN PRODUCT CONTROL APPROVAL PACKAGE.
4. GC TO SUBMIT SHOP DRAWINGS TO ARCHITECT FOR REVIEW.
5. GC TO COORDINATE HEADER AND JAMB DETAILS WITH OWNER.
6. ALL DOORS TO HAVE ADA COMPLIANT LEVER HANDLES BY SCHLAGE OR APPROVED EQUAL.
7. ALL RESTROOM DOORS TO HAVE PRIVACY LOCKS. PROVIDE HINGE STOP AT RESTROOM DOORS.
8. ALL GLAZING TO BE CAT II SAFETY GLAZING

Door Schedule

Mark	Description	Width	Height	Comments
D.1	SWING DOOR	3' - 10"	7' - 11"	EXISTING STOREFRONT DOOR TO REMAIN
D.2	SWING DOOR	3' - 3"	9' - 0"	SINGLE LITE METAL DOOR
D.3	DOUBLE ACTING DOOR	3' - 0"	8' - 0"	SINGLE LITE METAL DOOR
D.4	SWING DOOR	3' - 0"	8' - 0"	SINGLE LITE METAL DOOR
D.5	SWING DOOR	3' - 0"	8' - 0"	EXISTING METAL EGRESS DOOR TO REMAIN
D.6	SWING DOOR	3' - 0"	6' - 8"	SINGLE LITE METAL DOOR
D.7	SWING DOOR	3' - 0"	6' - 8"	METAL DOOR. PROVIDE HINGE CLOSERS
D.8	SWING DOOR	3' - 0"	6' - 8"	METAL DOOR. PROVIDE HINGE CLOSERS

WALL LEGEND

EXISTING WALL TO REMAIN. N.I.C. (WALL SIZE AND TYPE VARIES) SEAL ALL FIRE RATED PENETRATIONS AS REQUIRED

METAL FRAMED PARTITION. SEE TYPICAL PARTITION DETAIL

METAL FRAMED 7" WIDE PARTITION. SEE TYPICAL PARTITION DETAIL

NOTES:
GC MUST VERIFY AND FULLY COORDINATE ALL NEW PARTITIONS WITH WALL TYPES, FINISH MATERIALS, AND SHOP DRAWINGS FOR FURNITURE AND DOORS PRIOR TO CONSTRUCTION.

VERTICAL DESIGN STUDIO
ARCHITECTURE + INTERIOR DESIGN
VERTICAL DESIGN STUDIO, P.A.
2327 SW 32ND AVENUE, SUITE 200
MIAMI, FL 33145 | AA26001914
VDSARCHITECTURE.COM
786 250 ARCH (2724)

GROUP 3
G3 CONTRACTORS
CGC 1511905

LIBRE BRAND STUDIO AT W27

129 NW 26 STREET - CU5
MIAMI, FL 33127

REGISTERED ARCHITECT EDUARDO GONZALEZ
STATE OF FLORIDA
AR 94751 | LICENSED AA26001914 | LEED AP

REVISIONS

NO.	DESCRIPTION	DATE
1	PERMIT COMMENT	05/23/23
2	CLIENT REVISION	05/21/24

PROJECT NUMBER
P221021

DATE
03/10/2023

PROPOSED PLAN
A1.0