



WALL LEGEND

	EXISTING WD. FRAME WALL CONST.
	NEW WALL
	1 HR. FIRE RATED SEPARATION (INCLUDING DOORS, DAMPERS, PENETRATION SERV.)

BUILDING TYPE IIB - SPRINKLERED

OCCUPANCY TOTALS

ASSEMBLY-DINING	1/15	199 PEOPLE
ASSEMBLY-SPECIAL EVENTS	1/15	255 PEOPLE
RETAIL	1/30	36 PEOPLE
OFFICE	1/100	4 PEOPLE
SERVICE AREAS (3)	1/100	26 PEOPLE
A-3 TOURS AND TASTING AREA	1/15	106 PEOPLE
F-2 BREW AREA	1/100	11 PEOPLE
TOTAL OCCUPANCY 1ST FLOOR = 639 PEOPLE		(BASED ON SQUARE FOOTAGE)

MINIMUM NO. OF EXITS REQUIRED=3
 5 EXISTS PROVIDED. CAPACITY EA.
 EXIT=309 PEOPLE @ .22"/PERSON

LEGEND

	COMBINATION EXIT LIGHT AND EMERGENCY LIGHT. HARDWARE W/ BATTERY BACKUP
	WALL MOUNTED EMERGENCY LIGHT. HARDWARE W/ BATTERY BACKUP
	CONVENTIONAL LIGHTING FIXTURES USED FOR GENERAL ILLUMINATION AND PROVIDED WITH BATTERY BACKUP FOR EMERGENCY USE.
	FIRE EXTINGUISHER - 10#; A.B.C. WALL OR CABINET MOUNT
	EMERGENCY LIGHT

GENERAL NOTES

- ALL WORK SHALL BE COORDINATED WITH PHASE I DRAWINGS AND WORK IN PROGRESS. PHASE I DRAWINGS, PHASE II DRAWINGS AND ANY SUPPLEMENTAL DRAWING PACKAGES ISSUED BY THE ARCHITECT SHALL BE CONSIDERED AS THE CONSTRUCTION DOCUMENTS FOR THIS PROJECT.
- SEPARATE INTERIOR DESIGN DRAWINGS WILL BE PROVIDED TO ADDRESS ADDITIONAL INTERIOR FINISHES, FURNITURE AND SEATING LAYOUTS, FINISH MILLWORK, SPECIALTY LIGHTING, COMMUNICATIONS AND DATA AND OTHER DETAILS OF THE DINING ROOM(S), SPECIAL EVENTS AND BAR AREAS.
 - INTERIOR FINISHES FOR CODE PURPOSES ARE DEFINED AS EXPOSED SURFACES OF WALLS, CEILING AND FLOORS WITHIN THE BUILDING.

NOTE THAT THIS BUILDING IS CONSTRUCTION TYPE II-B, SPRINKLERED IN ACCORDANCE WITH NFPA 13. THE OCCUPANCY CLASSIFICATION IS MIXED USE PRIMARILY A-2 WITH ACCESSORY USES AND AN ISOLATED F-2 USE (BREW ROOM) ALL PER SECTION 303, FBC 2010 EDITION.
 - PRODUCTS USED AND INSTALLATION SHALL CONFORM TO THE TESTING AND RATING CRITERIA LISTED IN NFPA 101 TABLE A.10.2 WITH CLASS LIMITATIONS BY OCCUPANCY PER FBC 2010, TABLE 803.9
 - ASSEMBLY - FINISHES AT EXITS, CORRIDORS OR EXIT PASSAGEWAYS SHALL BE CLASS 'B'
 - ASSEMBLY - FINISHES AT ENCLOSED SPACES SHALL BE CLASS 'C'
 - FACTORY - FINISHES THROUGHOUT SHALL BE CLASS 'C'

NOTE CLASS 'A' = FLAME SPREAD 0-25; SMOKE DEVELOPMENT 0-450
 CLASS 'B' = FLAME SPREAD 26-75; SMOKE DEVELOPMENT 0-450
 CLASS 'C' = FLAME SPREAD 76-200; SMOKE DEVELOPMENT 0-450
- SPECIFIC FINISHES AND COMPLIANCE WITH NFPA 101 CHAPTER 10 AND FLORIDA BUILDING CODE 2010 EDITION, CHAPTER 8 SHALL BE THE RESPONSIBILITY OF THOSE PROVIDING THE INTERIOR DESIGN PACKAGE AND FINISH SELECTIONS.
- FIRE SPRINKLER SYSTEM - THE EXISTING BUILDING IS SPRINKLERED THROUGHOUT. THE CURRENT WORK SHALL INCLUDE A FULL SPRINKLER SHOP DRAWING SUBMITTAL BASED ON NFPA 13. THE SUBMITTAL SHALL INCLUDE ALL REVISIONS TO THE EXISTING SYSTEM AND HYDRAULIC CALCULATIONS, BASED ON PHYSICAL CHANGES TO THE BUILDING LAYOUT AND CHANGE IN OCCUPANCY TO A-2 ASSEMBLY AND F-2 FACTORY (BREW ROOM). PRESSURE TESTING WILL BE PROVIDED TO INSURE DESIGN FLOW RATES.
- BREW EQUIPMENT - FOR MORE SPECIFIC INFORMATION ON BREWING EQUIPMENT AND ITS CODE COMPLIANCE, SEE EQUIPMENT AND INSTALLATION SHOP DRAWING SUBMITTAL PACKAGE BY SPECIALTY SUPPLIER/SUB CONTRACTOR. SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED ENGINEER. PACKAGE TO INCLUDE ALL MEP REQUIREMENTS AND CONNECTION POINTS TO BUILDING UTILITIES AND SERVICES. THE ENTIRE INSTALLATION SHALL SHOW COMPLIANCE WITH ALL APPLICABLE CODES AND ALSO THE REQUIREMENTS OF THE LOCAL JURISDICTION. IN ADDITION, THE SUBMITTAL PACKAGE SHALL INCLUDE DETAILS AND OPERATIONAL FEATURES OF ALL ITEMS OF EQUIPMENT PROPOSED FOR LOCATION WITHIN ASSEMBLY OCCUPANCY ACCESSORY AREAS. THE BREWING ENGINEER WILL BE RESPONSIBLE FOR MEETING ALL CODE REQUIREMENTS FOR THE SYSTEM, ITS LOCATION AND FIRE RATING REQUIREMENTS. THIS SUBMITTAL IS SUBJECT TO REVIEW AND ACCEPTANCE BY THE KEY WEST BUILDING DEPARTMENT AND THE FIRE DEPARTMENT, FIRE MARSHALS' OFFICE AND SHOULD INCLUDE DISTINGUISHING BETWEEN EQUIPMENT LOCATED IN THE F-2 OCCUPANCY BREW ROOM AND LESSOR RISK EQUIPMENT THAT CAN BE LOCATED IN THE A-2 OCCUPANCY, ACCESSORY AREAS WHICH NEED TO BE ISOLATED FROM PUBLIC ACCESS. (BACK BAR AREA OR SEPARATED BY RAILING)

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PHASE TWO
 INTERIOR WORK
 WATERFRONT BREWERY
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THIS DRAWINGS MAY
 NOT BE REPRODUCED
 WITHOUT WRITTEN
 AUTHORIZATION BY
 WILLIAM P. HORN

DATE
 11-11-11 HARC
 12-01-11 DRG
 03-01-13 CDS PHASE I
 04-05-13 CDS PHASE II

REVISIONS

DRAWN BY
 EMA
 FJH
PROJECT NUMBER
 1113

WATERFRONT BREWERY
 201 WILLIAM STREET
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