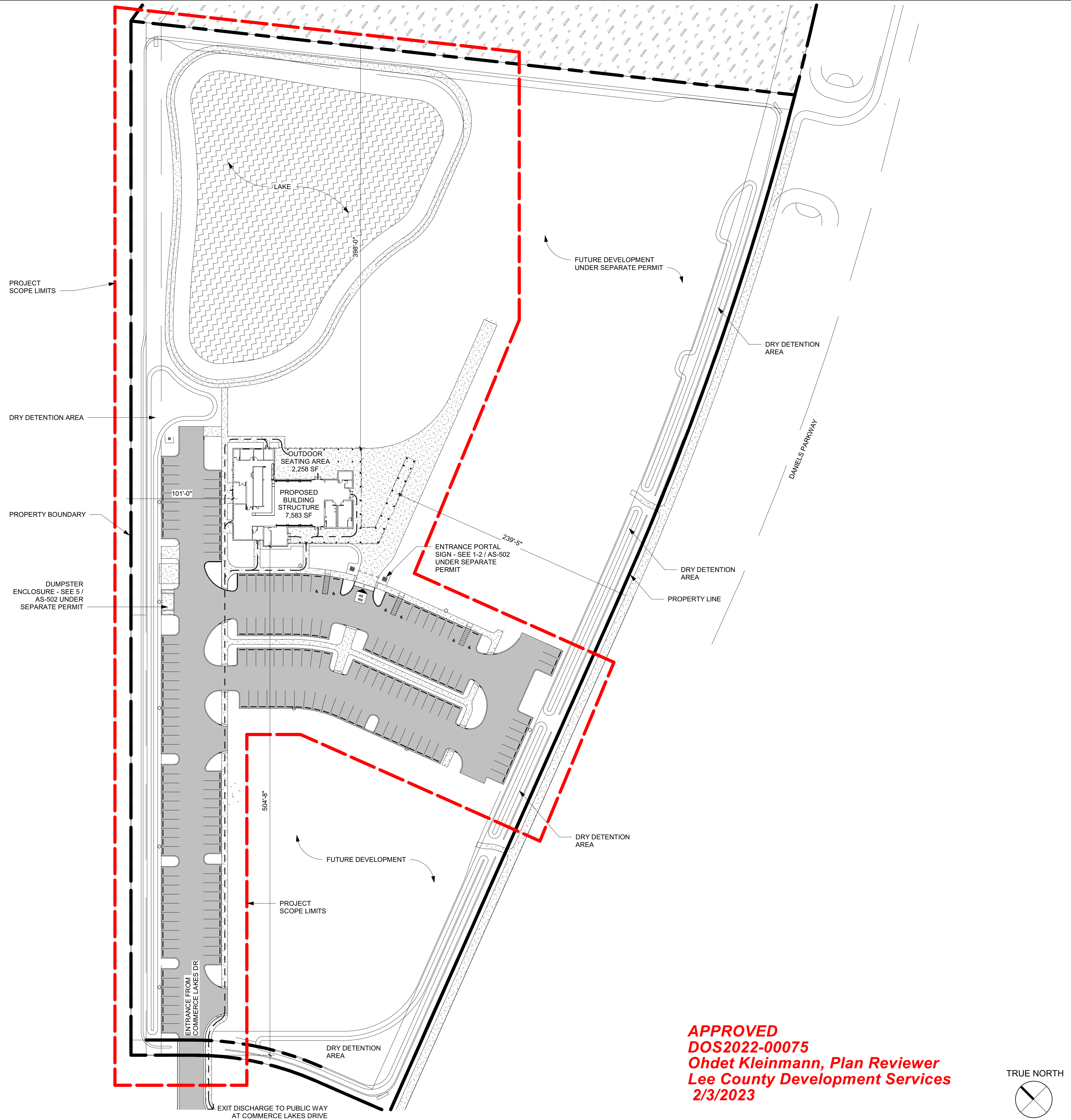




APPROVED
DOS2022-00075
Ohdet Kleinmann, Plan Reviewer
Lee County Development Services
2/3/2023

ARCHITECTURAL SITE PLAN

1

1" = 50'-0"

SITE PLAN GENERAL NOTES

1. REFER TO CIVIL DRAWINGS FOR EXTENT OF ALL SITE WORK, SITE UTILITIES, LANDSCAPING WORK AND IRRIGATION
2. REFER TO ELECTRICAL PLANS FOR SITE LIGHTING

SITE PLAN LEGEND

	EXISTING WETLAND PRESERVED AREA
	LAKE
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT / SIDEWALK LAKE

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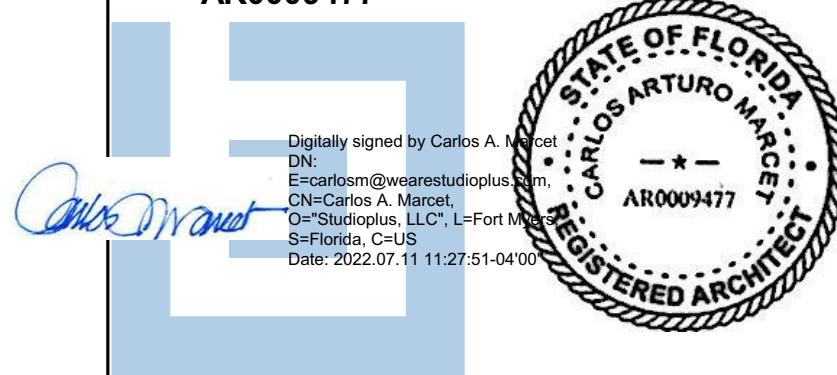
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REVISIONS:

NO	DESCRIPTION	DATE

ARCHITECT OF RECORD:
CARLOS ARTURO MARCET, AIA, ACHA,
LEED AP
AR0009477



PROJECT TITLE:
FORT MYERS BREWING
COMPANY
TASTING ROOM BUILDING

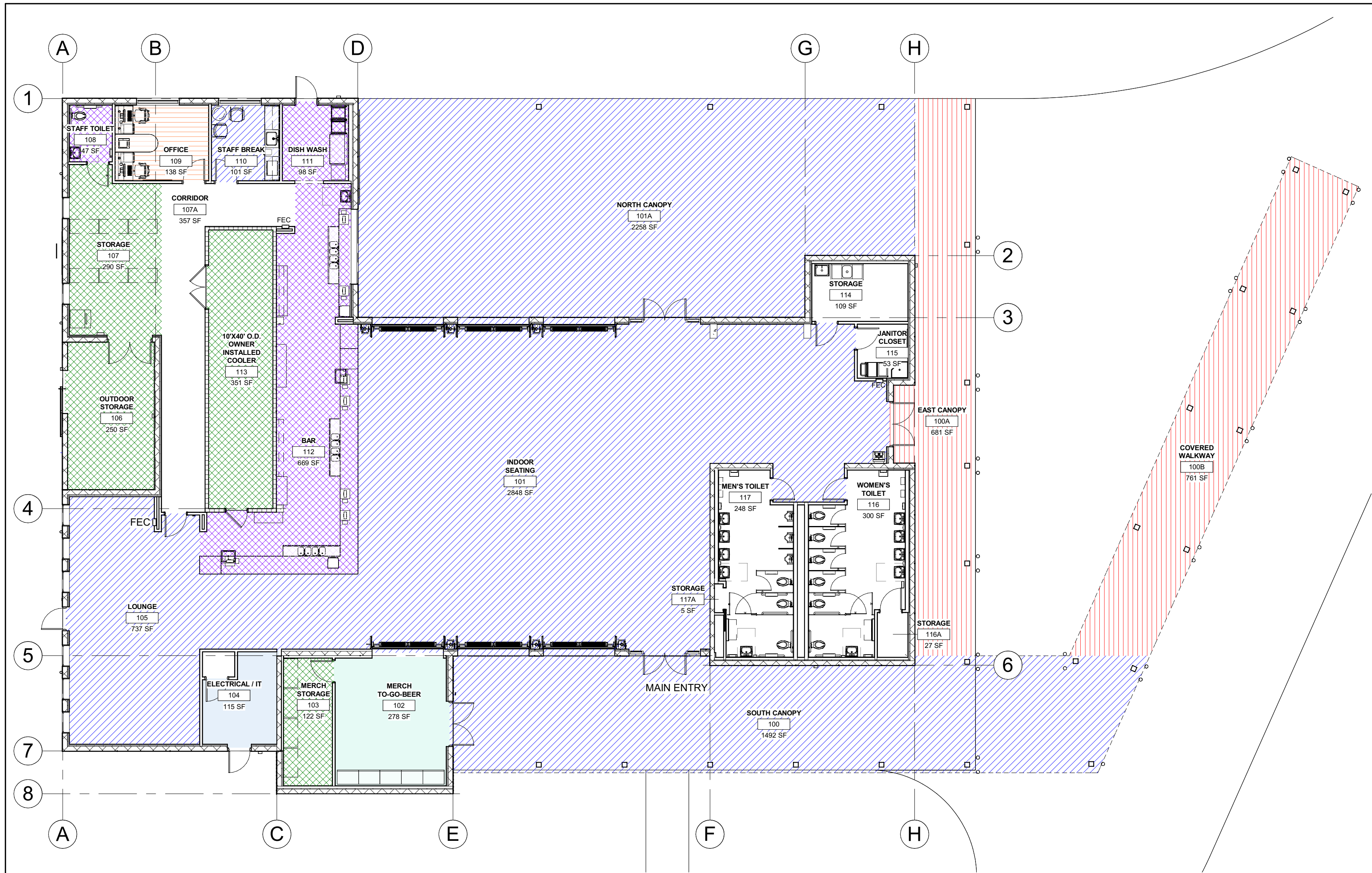
PROJECT ADDRESS:
STRAP: 17-45-26-L2-U2626.3805
FOLIO ID: 10613867
ACCESS UNDETERMINED
FORT MYERS, FL 33913

PROJECT NUMBER:
FL19057

ISSUE DATE:
07.01.2022

SHEET TITLE:
ARCHITECTURAL SITE PLAN

AS-101



FUNCTION OF SPACE (OCCUPANT LOAD)

	ACCESSORY STORAGE (300 GROSS)		NOT CALCULATED
	BUSINESS AREA (150 GROSS)		UNCONCENTRATED (TABLES AND CHAIRS) (15 NET)
	KITCHENS, COMMERCIAL (100 GROSS)		WAITING (15 GROSS)
	MECHANICAL EQUIPMENT ROOM (300 GROSS)		
	MERCANTILE (60 GROSS)		

BUILDING OCCUPANCY LIFE SAFETY

ROOM NAME	NUMBER	AREA	OCCUPANCY LOAD
WATER HEATER	117B	16 SF	
ACCESSORY STORAGE (300 GROSS)			
MERCH STORAGE	103	122 SF	1
OUTDOOR STORAGE	106	250 SF	1
STORAGE	107	290 SF	1
10'X40' O.D. OWNER INSTALLED COOLER	113	351 SF	2
BUSINESS AREA (150 GROSS)			
OFFICE	109	138 SF	1
KITCHENS, COMMERCIAL (100 GROSS)			
STAFF TOILET	108	47 SF	1
DISH WASH	111	98 SF	1
BAR	112	669 SF	7
MECHANICAL EQUIPMENT ROOM (300 GROSS)			
ELECTRICAL / IT	104	115 SF	1
MERCANTILE (60 GROSS)			
MERCH TO-GO-BEER	102	278 SF	5
UNCONCENTRATED (TABLES AND CHAIRS) (15 NET)			
INDOOR SEATING	101	2848 SF	190
LOUNGE	105	737 SF	50
STAFF BREAK	110	101 SF	7
		6060 SF	268

FUNCTION OF SPACE*

ROOM NAME	NUMBER	AREA	OCCUPANCY LOAD
WATER HEATER	117B	16 SF	
ACCESSORY STORAGE (300 GROSS)			
MERCH STORAGE	103	122 SF	1
OUTDOOR STORAGE	106	250 SF	1
STORAGE	107	290 SF	1
10'X40' O.D. OWNER INSTALLED COOLER	113	351 SF	2
BUSINESS AREA (150 GROSS)			
OFFICE	109	138 SF	1
KITCHENS, COMMERCIAL (100 GROSS)			
STAFF TOILET	108	47 SF	1
DISH WASH	111	98 SF	1
BAR	112	669 SF	7
MECHANICAL EQUIPMENT ROOM (300 GROSS)			
ELECTRICAL / IT	104	115 SF	1
MERCANTILE (60 GROSS)			
MERCH TO-GO-BEER	102	278 SF	5
UNCONCENTRATED (TABLES AND CHAIRS) (15 NET)			
INDOOR SEATING	101	2848 SF	100
LOUNGE	105	737 SF	190
NORTH CANOPY	101A	2258 SF	151
LOUNGE	105	737 SF	50
STAFF BREAK	110	101 SF	7
WAITING (15 GROSS)			
EAST CANOPY	100A	681 SF	46
COVERED WALKWAY	100B	761 SF	51
		11251 SF	616

*THIS OCCUPANCY LOAD CALCULATION INCLUDES EXTERIOR CANOPY AREAS AND WILL ONLY BE USED FOR PLUMBING FIXTURE COUNT.

FIRST FLOOR PLAN BUILDING INFORMATION	1
	3/32" = 1'-0"

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SITE INFORMATION		FIRE RESISTANCE RATING			
PROPERTY OWNER OF RECORD	FORT MYERS BREWING COMPANY	FIRE RESISTANCE RATINGS	PER FBC	PER NFPA	PROVIDED
TENANT / CLIENT / DEPARTMENT / LEASEE	FORT MYERS BREWING COMPANY	STRUCTURAL FRAME	__ HR (TABLE 601)	__ HR (TABLE A.12.2.1)	
PROPERTY STRAP NO.	17-45-26-L2-U2626.3805	BEARING WALLS EXTERIOR	__ HR (TABLE 601)	__ HR (TABLE A.12.2.1)	
PROPERTY ADDRESS	FORT MYERS, FL, 33913	BEARING WALLS INTERIOR	__ HR (TABLE 601)	__ HR (TABLE A.12.2.1)	
BUILDING DEPARTMENT (AHJ)	LEE COUNTY	NONBEARING WALLS AND PARTITIONS EXTERIOR	__ HR (TABLE 601)	__ HR (TABLE A.12.2.1)	
FIRE DISTRICT (AHJ)	LEE COUNTY PORT AUTHORITY	NONBEARING WALLS AND PARTITIONS INTERIOR	__ HR (TABLE 601)	__ HR (TABLE A.12.2.1)	
FLOOD HAZARD AREA, FBC-B 1612: FEMA FLOOD ZONE	ZONE X	FLOOR CONSTRUCTION	__ HR (TABLE 601)		
STRUCTURE SEAWARD OF COASTAL CONSTRUCTION LINE, FBC-B 3109	NO	ROOF CONSTRUCTION	__ HR (TABLE 601)		
BUILDING NOT PREVIOUSLY OCCUPIED, FBC-B 102.6.1	NO - USE FBC-B	CORRIDOR WALLS	__ HR (TABLE 1020.1)		
SAFEGUARDS DURING CONSTRUCTION, FBC-B CH. 33	BY CONTRACTOR	SHAFT ENCLOSURE	__ HR (713.4)		
PARKING COUNT		MEANS OF EGRESS			
TOTAL PARKING SPACES		MEANS OF EGRESS	PER FBC	PER NFPA	PROVIDED
REQUIRED	PROVIDED	01. MEANS OF EGRESS			
		MAX DEAD-END CORRIDOR	__ FT	__ FT	
		MAX TRAVEL DISTANCE TO EXIT	__ FT	__ FT	
		COMMON PATH OF EGRESS TRAVEL	__ FT	__ FT	
APPLICABLE CODES		02. EXIT DOORS			
FLORIDA BUILDING CODE 7TH EDITION (2020) BUILDING, FBC-B		MINIMUM DIMENSIONS	32"x80" CLEAR		
FLORIDA BUILDING CODE 7TH EDITION (2020) ACCESSIBILITY, FBC-A		MAXIMUM LEAF WIDTH	48"		
FLORIDA BUILDING CODE 7TH EDITION (2020) ENERGY CONSERVATION, FBC-EC		MINIMUM CLEAR OPENING	32"		
FLORIDA BUILDING CODE 7TH EDITION (2020) PLUMBING, FBC-P		PANIC HARDWARE	REQ. @ ALL EXITS		
FLORIDA BUILDING CODE 7TH EDITION (2020) MECHANICAL, FBC-M		03. EGRESS WIDTH PER OCCUPANT			
FLORIDA BUILDING CODE 7TH EDITION (2020) GAS, FBC-G		STAIRWAYS INCHES PER OCCUPANT	0.2		
FLORIDA FIRE PREVENTION CODE, 7TH EDITION (2020) WHICH IS COMPRISED OF: - FLORIDA SPECIFIC EDITION OF NFPA 1, THE FIRE CODE (2018 EDITION) & - FLORIDA SPECIFIC EDITION OF NFPA 101, THE LIFE SAFETY CODE (2018 EDITION)		OTHER EGRESS INCHES PER OCCUPANT	0.15		
FLORIDA STATE FIRE MARSHAL'S RULES, PER 69A-3.012 FLORIDA ADMINISTRATIVE CODE, AMENDED 12-31-2020		CORRIDORS EXIT ACCESS WIDTH PER FBC 1020.2	44 INCHES THROUGHOUT		
NFPA 4, 2018 EDITION, STANDARD FOR INTEGRATED FIRE PROTECTION AND LIFE SAFETY SYSTEM TESTING.		DOORS PER FBC 1008.1	32 INCHES THROUGHOUT		
NFPA 10, 2018 EDITION, STANDARD FOR PORTABLE FIRE EXTINGUISHERS.		GENERAL NOTES			
NFPA 13, 2016 EDITION, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS.		1. ALL DOCUMENTS AND DRAWINGS INCLUDED HERewith ARE INTENDED TO BE IN CONFORMANCE WITH ALL APPLICABLE CODES AND BUILDING REGULATIONS HAVING JURISDICTION OVER THIS TYPE OF FACILITY AND OCCUPANCY, IF A CONFLICT BETWEEN SUCH REQUIREMENTS OCCUR, THE MOST STRINGENT WILL GOVERN.			
NFPA 54, 2018 EDITION, NATIONAL FUEL GAS CODE.		2. GENERAL CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY AND DOCUMENT ALL EXISTING FIELD CONDITIONS. ANY DEVIATIONS FROM THE EXISTING CONDITION DRAWINGS WILL BE ADDRESSED IMMEDIATELY WITH THE ARCHITECT.			
NFPA 70, 2017 EDITION, NATIONAL ELECTRICAL CODE®.		3. PRIOR TO COMMENCING ANY WORK THE GENERAL CONTRACTOR IS RESPONSIBLE TO VERIFY THE LOCATION OF ALL UTILITY POINTS OF CONNECTION.			
NFPA 72, 2016 EDITION, NATIONAL FIRE ALARM AND SIGNALING CODE.		4. ALL BUILDING SYSTEM SERVICES (IE: WATER, SANITARY, FIRE ALARM, ELECTRIC, ETC.) WILL REMAIN IN OPERATION THROUGHOUT CONSTRUCTION. ALL NECESSARY INTERRUPTIONS FOR CONNECTION OF NEW WORK WILL BE SCHEDULED AND PERFORMED BEFORE OR AFTER NORMAL BUSINESS HOUR. WORK STOPPAGE DUE TO VIBRATIONS, OR THAT DISTURB THE OCCUPANTS OF THE FACILITY WILL NOT BE GROUNDS FOR ADDITIONAL CHARGES OR CHANGE ORDERS.			
NFPA 80, 2016 EDITION, STANDARD FOR FIRE DOORS AND OTHER OPENING PROTECTIVES.		5. CONTRACTOR WILL USE ONLY THOSE ENTRANCES AND PARKING FACILITIES ASSIGNED BY THE BUILDING OWNER FOR SITE ACCESS. ALL MATERIAL DELIVERIES WILL BE SCHEDULED TO MINIMIZE DISRUPTIONS TO THE BUILDING OCCUPANTS.			
NFPA 96, 2017 EDITION, STANDARD FOR VENTILATION CONTROL AND FIRE PROTECTION OF COMMERCIAL COOKING OPERATIONS.		6. GENERAL CONTRACTOR WILL SCHEDULE ALL WORK TO AVOID INTERRUPTIONS TO ADJACENT AREAS. ALL DISRUPTIVE WORK WILL BE SCHEDULED AND PERFORMED BEFORE OR AFTER NORMAL BUSINESS HOUR. WORK STOPPAGE DUE TO VIBRATIONS, OR THAT DISTURB THE OCCUPANTS OF THE FACILITY WILL NOT BE GROUNDS FOR ADDITIONAL CHARGES OR CHANGE ORDERS.			
NFPA 101, 2018 EDITION, LIFE SAFETY CODE®.		7. ALL EXISTING MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION SYSTEMS NEEDED TO MAINTAIN CONTINUOUS OPERATIONS OF THE FACILITY, WILL BE CAPPED OFF OR REROUTED AS NECESSARY.			
NFPA 105, 2016 EDITION, STANDARD FOR SMOKE DOOR ASSEMBLIES AND OTHER OPENING PROTECTIVES.		8. IF SCOPE OF WORK REQUIRES THE REMOVAL OF FIXTURES OR DEVICES, ALL ASSOCIATED WIRE, BOXES, FRAMING AND PIPING NECESSARY TO ALLOW THE COMPLETE INSTALLATION OF NEW FINISHES WILL BE REMOVED ALSO.			
NFPA 110, 2016 EDITION, STANDARD FOR EMERGENCY AND STANDBY POWER SYSTEMS.		9. ALL SMOKE AND FIRE RATED WALLS WILL BE LABELED ABOVE THE CEILING FINISH WITH RED, PAINTED STENCILED LETTERING IDENTIFYING THE WALL RATING AND STATING "PROTECT ALL PENETRATIONS." STENCILED LABELING WILL OCCUR ON BOTH SIDES OF EACH SMOKE AND FIRE RATED WALL AT NOT MORE THAN 20 FEET ON CENTER AND ALL WALL TERMINATIONS OR CHANGES IN DIRECTION WILL BE DESIGNATED WITH A VERTICAL LINE.			
NFPA 111, 2016 EDITION, STANDARD ON STORED ELECTRICAL ENERGY EMERGENCY AND STANDBY POWER SYSTEMS.		10. SHOP DRAWINGS AND/OR SUBMITTALS FOR PRODUCTS, MATERIALS, ASSEMBLIES, AND SYSTEMS SPECIFIED IN THE CONTRACT DOCUMENTS WILL BE SUBMITTED BY THE GENERAL CONTRACTOR TO THE ARCHITECT PRIOR TO FABRICATION IN ORDER TO VERIFY GENERAL CONFORMANCE WITH THE CONTRACT DOCUMENTS. SHOP DRAWINGS AND SUBMITTALS MUST BEAR A REVIEW STAMP FROM THE GENERAL CONTRACTOR PRIOR TO BEING SUBMITTED TO THE ARCHITECT. SHOP DRAWING REVIEW WILL NOT RELIEVE ANY PARTY FROM MAINTAINING COMPLIANCE WITH THE CONTRACT DOCUMENTS.			
NFPA 170, 2015 EDITION, STANDARD FOR FIRE SAFETY AND EMERGENCY SYMBOLS.		11. DETAILS MARKED AS "TYP" OR "TYPICAL" WILL APPLY IN ALL CASES, UNO.			
NFPA 221, 2018 EDITION, STANDARD FOR HIGH CHALLENGE FIRE WALLS, FIRE WALLS, AND FIRE BARRIER WALLS.		12. ALL DIMENSIONS ARE TAKEN FROM GRID LINES OR FINISHED FACE OF WALL/PARTITION, UNO.			
NFPA 232, 2017 EDITION, STANDARD FOR THE PROTECTION OF RECORDS.		FBC-B [A] CH 2 DEF. FLOOR AREA, GROSS. THE FLOOR AREA WITHIN THE INSIDE PERIMETER OF THE EXTERIOR WALLS OF THE BUILDING UNDER CONSIDERATION, EXCLUSIVE OF VENT SHAFTS AND COURTS, WITHOUT DEDUCTION FOR CORRIDORS, STAIRWAYS, RAMPS, CLOSETS, THE THICKNESS OF INTERIOR WALLS, COLUMNS OR OTHER FEATURES. THE FLOOR AREA OF A BUILDING, OR PORTION THEREOF, NOT PROVIDED WITH SURROUNDING EXTERIOR WALLS SHALL BE THE USABLE AREA UNDER THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE. THE GROSS FLOOR AREA SHALL NOT INCLUDE SHAFTS WITH NO OPENINGS OR INTERIOR COURTS.			
NFPA 241, 2013 EDITION, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS.		FBC-B [A] CH 2 DEF. FLOOR AREA, NET. THE ACTUAL OCCUPIED AREA NOT INCLUDING UNOCCUPIED ACCESSORY AREAS SUCH AS CORRIDORS, STAIRWAYS, TOILET ROOMS, MECHANICAL ROOMS AND CLOSETS.			
NFPA 251, 2006 EDITION, STANDARD METHODS OF TESTS OF FIRE RESISTANCE OF BUILDING CONSTRUCTION AND MATERIALS.		FBC-B 603.1 ITEM 26. WALL CONSTRUCTION OF COOLERS, LESS THAN 1000 SF, SHALL BE LINED ON BOTH SIDES WITH NON-COMBUSTIBLE MATERIALS AND THE BUILDING IS PROTECTED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.			
NFPA 252, 2017 EDITION, STANDARD METHODS OF FIRE TESTS OF DOOR ASSEMBLIES.		PER FBC-P 410.4, OWNERS TO PROVIDE DRINKING WATER IN A CONTAINER FREE OF CHARGE.			
NFPA 253, 2015 EDITION, STANDARD METHOD OF TEST FOR CRITICAL RADIANT FLUX OF FLOOR COVERING SYSTEMS USING A RADIANT HEAT ENERGY SOURCE.					
NFPA 257, 2017 EDITION, STANDARD ON FIRE TEST FOR WINDOW AND GLASS BLOCK ASSEMBLIES.					
NFPA 259, 2013 EDITION, STANDARD TEST METHOD FOR POTENTIAL HEAT OF BUILDING MATERIALS.					
NFPA 265, 2015 EDITION, STANDARD METHODS OF FIRE TESTS FOR EVALUATING ROOM FIRE GROWTH CONTRIBUTION OF TEXTILE OR EXPANDED VINYL WALL COVERINGS ON FULL HEIGHT PANELS AND WALLS.					
NFPA 286, 2015 EDITION, STANDARD METHODS OF FIRE TEST FOR EVALUATING CONTRIBUTION OF WALL AND CEILING INTERIOR FINISH TO ROOM FIRE GROWTH.					
NFPA 288, 2017 EDITION, STANDARD METHODS OF FIRE TESTS OF HORIZONTAL FIRE DOOR ASSEMBLIES INSTALLED IN HORIZONTAL FIRE RESISTANCE-RATED ASSEMBLIES.					
NFPA 400, 2016 EDITION, HAZARDOUS MATERIALS CODE.					
NFPA 484, 2015 EDITION, STANDARD FOR COMBUSTIBLE METALS.					
NFPA 731, 2017 EDITION, STANDARD FOR THE INSTALLATION OF ELECTRONIC PREMISES SECURITY SYSTEMS.					
NFPA 780, 2017 EDITION, STANDARD FOR THE INSTALLATION OF LIGHTNING PROTECTION SYSTEMS.					

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ARCHITECT OF RECORD:
CARLOS ARTURO MARCET, AIA, ACHA,
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AR0009477



PROJECT TITLE:
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TASTING ROOM BUILDING

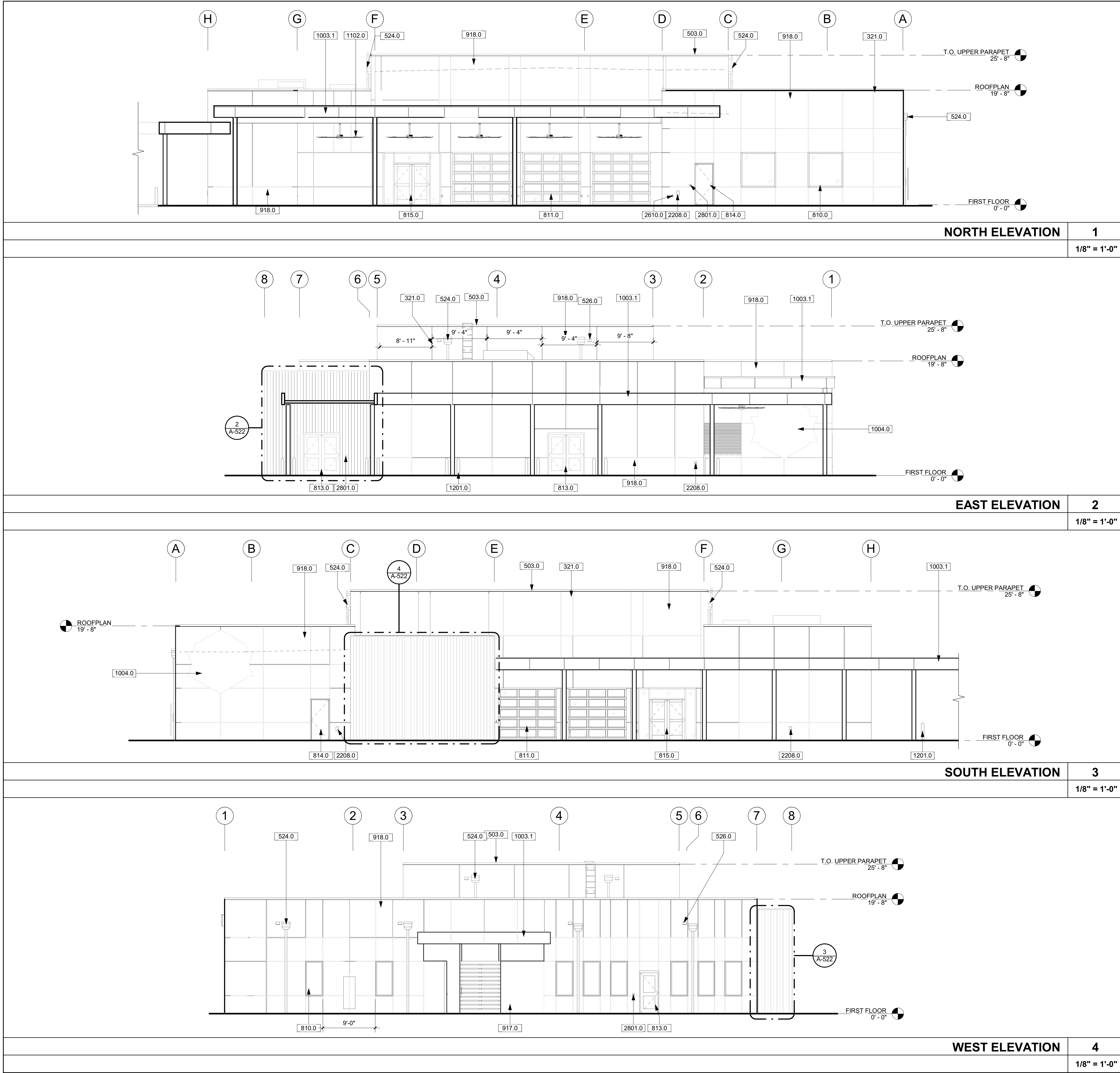
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ISSUE DATE:
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SHEET TITLE:
BUILDING CODE
INFORMATION

G-011



EXTERIOR ELEVATIONS GENERAL NOTES

1. REVEALS - REFER TO EXTERIOR DETAILS
2. CONTROL JOINT - REFER TO EXTERIOR DETAILS

KEYNOTES

- | | |
|--------|--|
| 321.0 | 1" STUCCO REVEAL PROFILE (CONTROL JOINT), TYP. REFER TO EXTERIOR STUCCO SPECIFICATIONS FOR PROFILE DEPTH. |
| 503.0 | PRE-FINISHED ALUMINUM PARAPET COPING CAP |
| 524.0 | PRE-FINISHED ALUMINUM SCUPPER CONDUCTOR HEAD, DOWNSPOUT AND DOWNSPOUT NOZZEL. SEE PLUMBING. |
| 526.0 | OVERFLOW 8"x4" SCUPPER, REFER TO ROOF DETAILS. |
| 810.0 | INSULATING HURRICANE IMPACT GLAZING (FLORIDA PRODUCT APPROVAL IFL9063 R9, TYP. REFER TO WINDOW SCHEDULE AND TO MECHANICAL ENERGY CALCULATIONS FOR THERMAL INSULATION REQUIREMENTS. |
| 811.0 | MOTOR OPERATED INSULATING HURRICANE IMPACT SECTIONAL DOOR ASSEMBLY - FULL VERTICAL (FLORIDA PRODUCT APPROVAL). |
| 813.0 | FLORIDA PRODUCT APPROVAL RATED ALUMINUM/GLASS DOOR, REFER TO FLOOR PLAN AND DOOR SCHEDULE. |
| 814.0 | HALLOW METAL FRONT DOOR AND FRAME, (FLORIDA PRODUCT APPROVAL) REFER TO DOOR SCHEDULE. |
| 815.0 | METAL STOREFRONT SYSTEM, (FLORIDA PRODUCT APPROVAL) REFER TO DOOR SCHEDULE. |
| 917.0 | PORTLAND CEMENT PLASTER ON CMU. |
| 918.0 | VAPOR SEMI-PERMEABLE LATEX PAINT ON PORTLAND CEMENT PLASTER OVER LIQUID APPLIED ELASTOMERIC WATERPROOFING BARRIER. |
| 1003.1 | PRE-ENGINEERED METAL WALKWAY CANOPY EXTENSION, SEE ELEVATIONS. |
| 1004.0 | SPECIALTY SIGNAGE BY OWNER. |
| 1102.0 | COMMERCIAL CEILING FAN. MOUNT LOCATION AND SUPPORT TO BE COORDINATED WITH THE PRE-ENGINEERED METAL WALKWAY CANOPY MANUFACTURER, SEE ELECTRICAL. |
| 1201.0 | BOLLARD - NON LIGHTED. SEE CIVIL DRAWINGS |
| 2208.0 | RECESSED PLUMBING VALVE (HOSE BIB). SEE PLUMBING. |
| 2610.0 | EXTERIOR ELECTRICAL OUTLET, SEE ELECTRICAL. |
| 2801.0 | SECURITY ACCESS CARD READER, REFER TO ELECTRICAL. |

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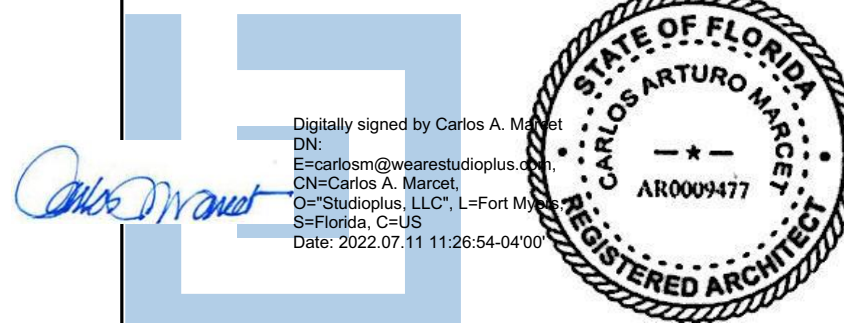
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A-201