

FLORIDA EAST COAST RAILROAD

AVENUE "A"

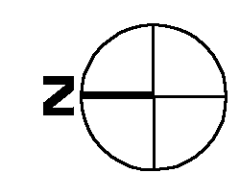
ORANGE AVENUE

15'-0" SETBACK

EXISTING CITY HALL ANNEX

CITY HALL LOBBY

U. S. HIGHWAY 1



THE FOLLOWING APPLIES TO EVERY LOCATION ON THIS SHEET:

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8

6/12/07	CI
02/05/07	Site Review
01/24/07	Prelim. Review
DATE	ISSUE/REVISION
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DRAWN BY:	CHECKED BY:

AE JOB NUMBER  
41450201

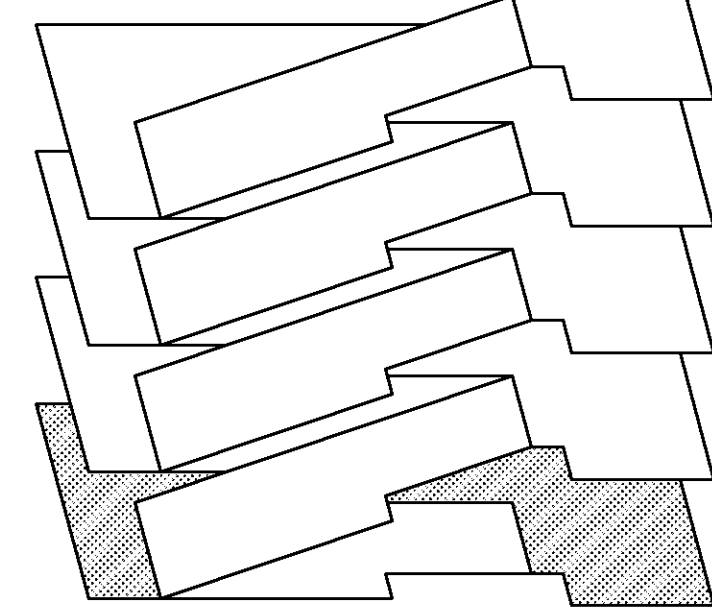
SITE LOGISTICS PLAN

A-100D  
SHEET NUMBER

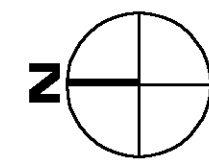
Christopher H. Haskell, AIA  
Project Architect  
REG. NO. AC00002303

The Haskell Company  
111 Riverside Avenue  
Jacksonville, Florida 32202  
Phone # (904) 791-4500  
**HASKELL**  
America's Design-Build Leader  
AC000021 EB000006 IB000068 LC0000242

DOWNTOWN PARKING GARAGE & SHELL BUILDING  
**FORT PIERCE**  
REDEVELOPMENT AGENCY  
FORT PIERCE, FLORIDA



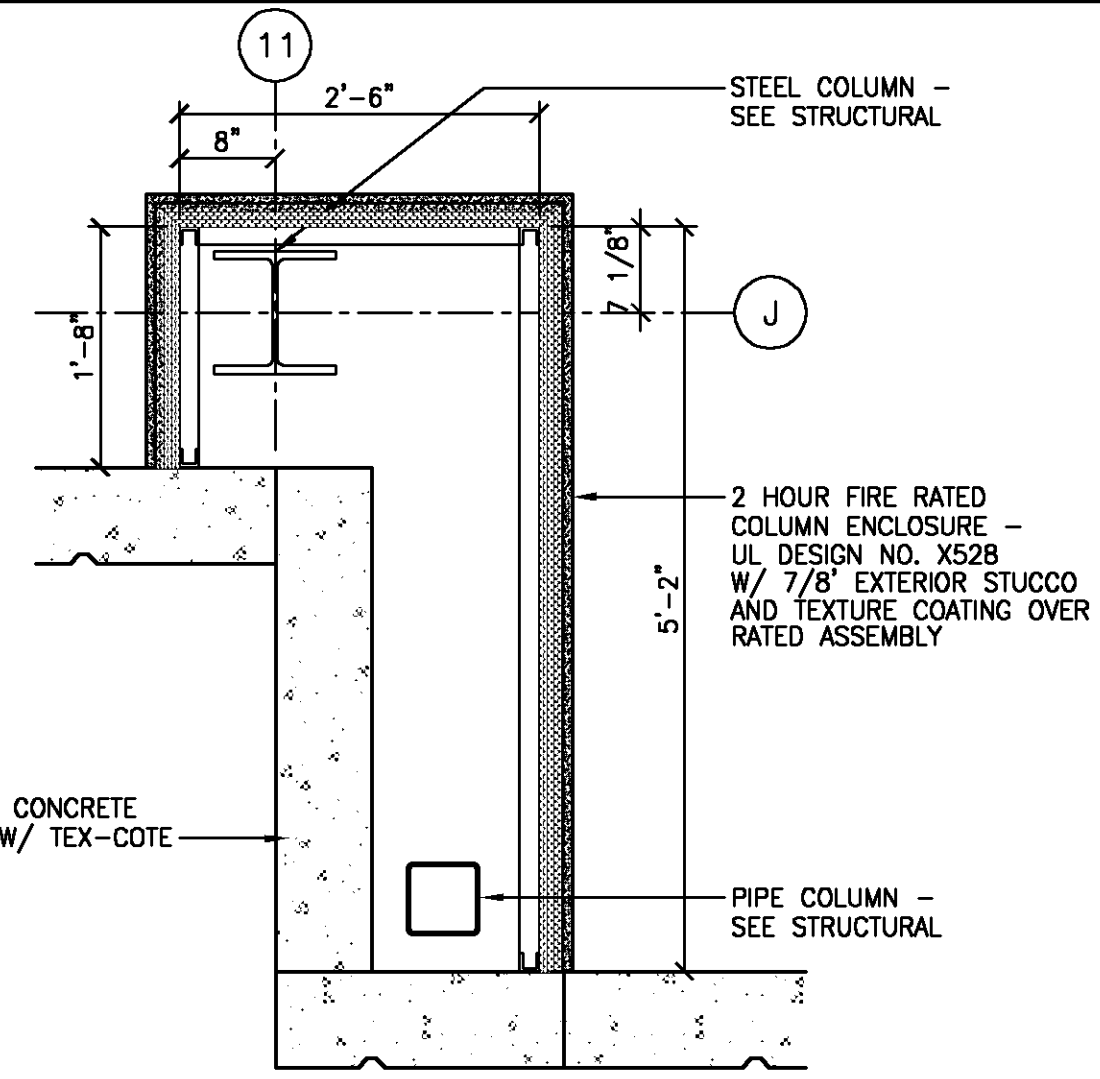
FIRST FLOOR PLAN



SCALE: N.T.S.

(A1)

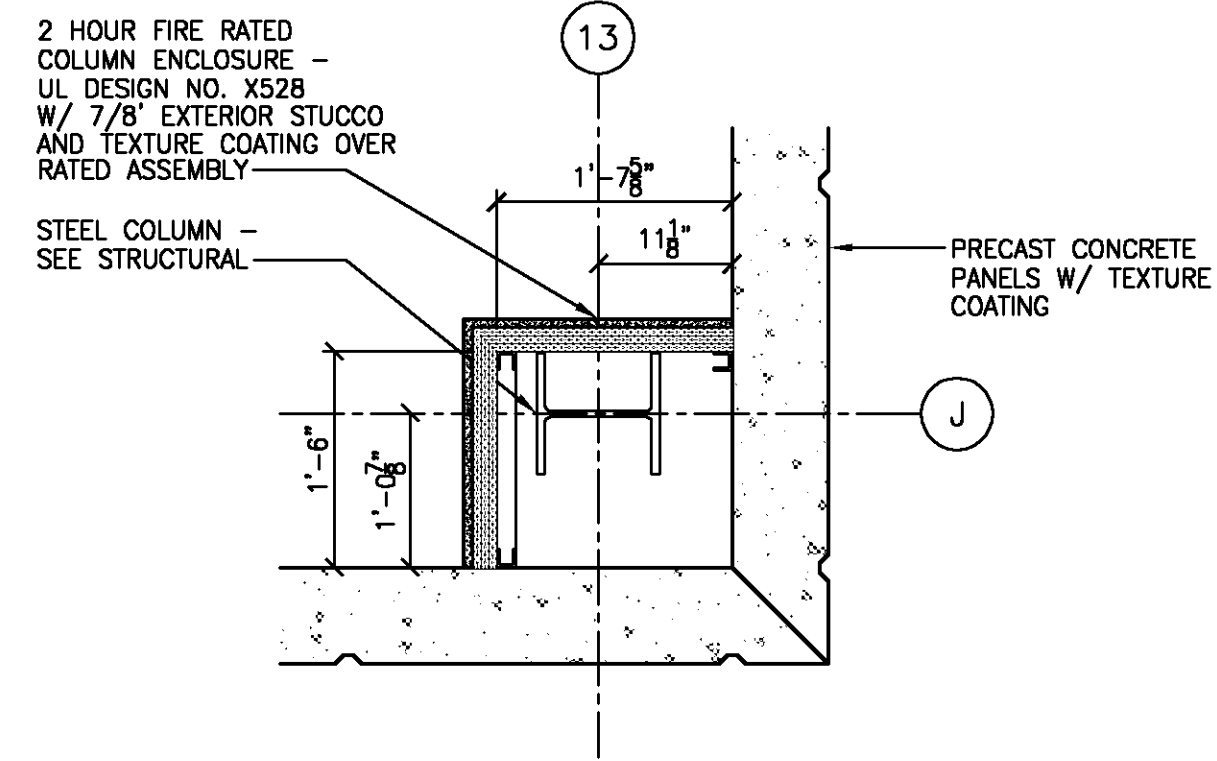
COLUMN ENCLOSURE  
2 HOUR FIRE RATED



SCALE: 3/4" = 1'-0"

(A2)

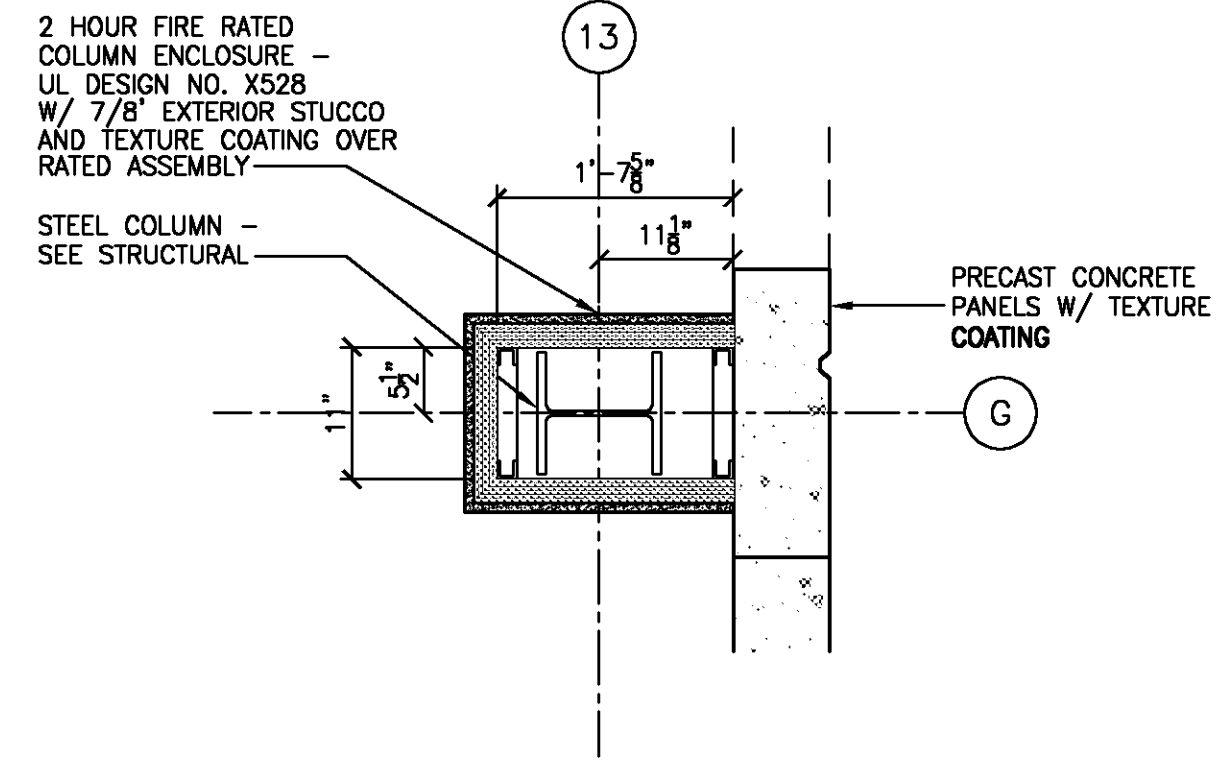
COLUMN ENCLOSURE  
2 HOUR FIRE RATED



SCALE: 3/4" = 1'-0"

(A3)

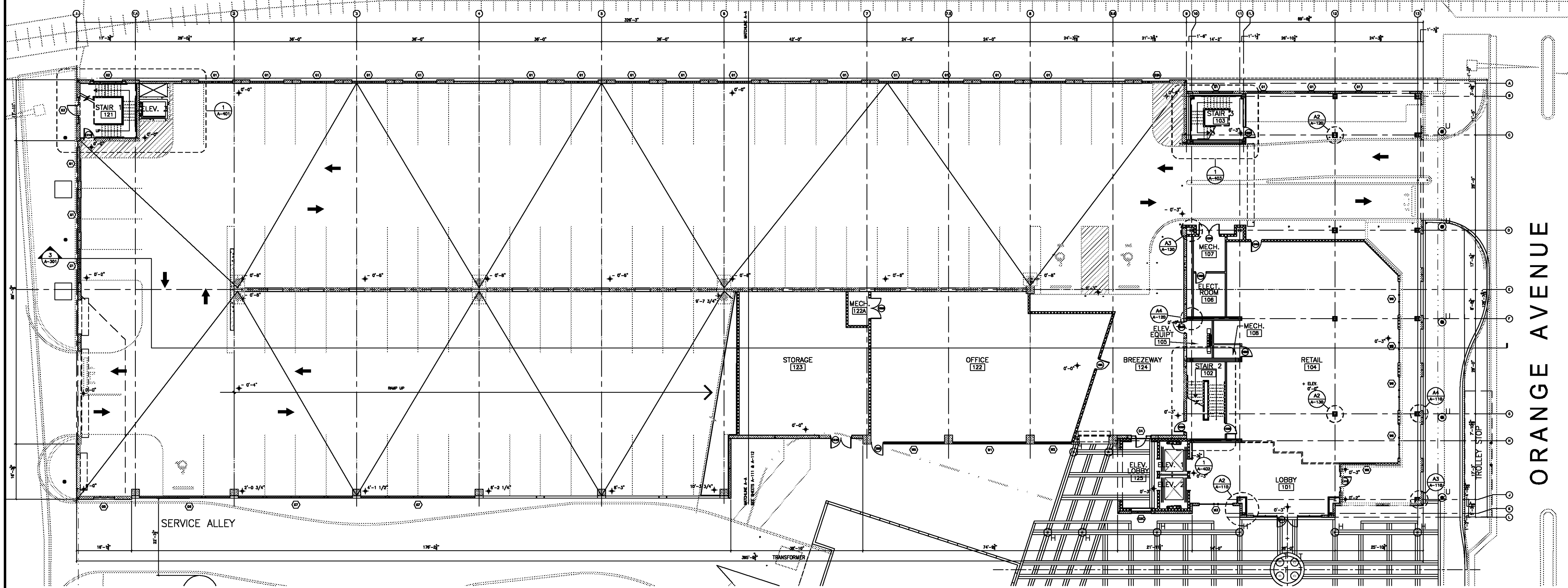
COLUMN ENCLOSURE  
2 HOUR FIRE RATED



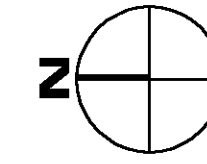
SCALE: 3/4" = 1'-0"

(A4)

FLORIDA EAST COAST RAILROAD



(A) OVERALL FIRST FLOOR PLAN  
SCALE: 1/16" = 1'-0"



ORANGE AVENUE

THE FOLLOWING APPLIES TO EVERY LOCATION ON THIS SHEET:

DATE	ISSUE/REVISION
6/12/07	CI
3/30/07	PI
2/23/07	70% REVIEW
02/05/07	SITE REVIEW
01/24/07	Prelim. Review

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CHECKED BY: CNH

AE JOB NUMBER: 41450201

OVERALL FIRST FLOOR PLAN

(A-110) SHEET NUMBER

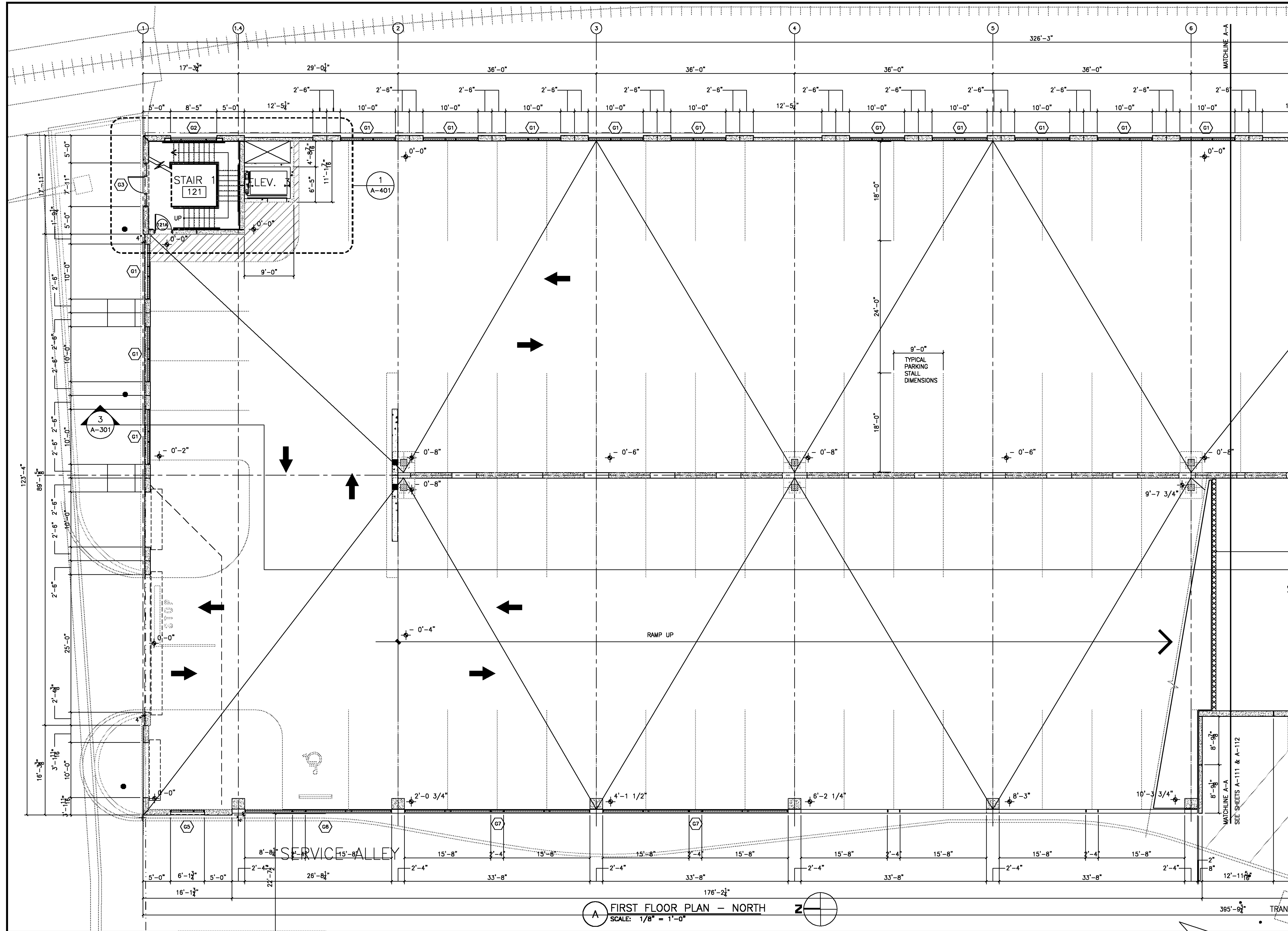
Christopher M. Haskell, AIA  
Project Architect

The Haskell Company  
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America's Design-Build Leader  
AC000081 EB000006 IB000006 LC000024E Phone # (904) 751-4500

HASKELL  
America's Design-Build Leader

REG. NO. AC00002333

DOWNTOWN PARKING GARAGE & SHELL BUILDING  
FORT PIERCE  
REDEVELOPMENT AGENCY  
FORT PIERCE, FLORIDA



**FIRST FLOOR PLAN - NORTH**  
 SCALE: 1/8" = 1'-0"

THE FOLLOWING APPLIES TO EVERY LOCATION ON THIS SHEET:

- 1 2 3 4 5 6 7 8

DATE	ISSUE/REVISION
6/12/07	CI
3/30/07	PI
2/23/07	70% REVIEW
02/05/07	SITE REVIEW
01/24/07	Prelim. Review

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AE JOB NUMBER: 41450201

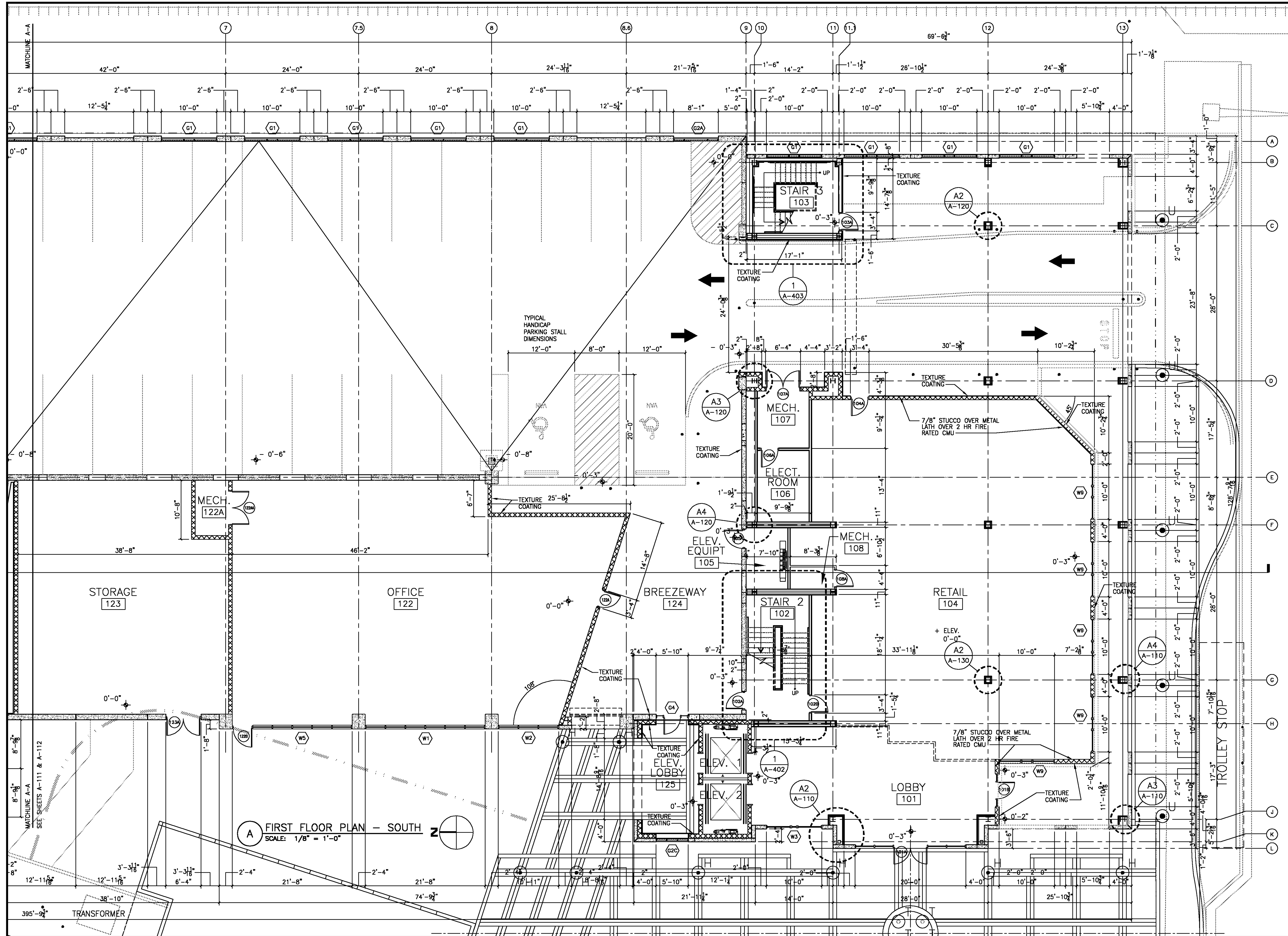
**FIRST FLOOR PLAN - NORTH**

**A-111**  
 SHEET NUMBER

**Christopher M. Haskell, AIA**  
 Project Architect

**HASKELL**  
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 The Haskell Company  
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 Jacksonville, Florida 32202  
 Phone # (904) 791-4500

DOWNTOWN PARKING GARAGE & SHELL BUILDING  
**FORT PIERCE**  
 REDEVELOPMENT AGENCY  
 FORT PIERCE, FLORIDA



**A FIRST FLOOR PLAN - SOUTH**  
 SCALE: 1/8" = 1'-0"

THE FOLLOWING APPLIES TO EVERY LOCATION ON THIS SHEET:

- 1 [Symbol]
- 2 [Symbol]
- 3 [Symbol]
- 4 [Symbol]
- 5 [Symbol]
- 6 [Symbol]
- 7 [Symbol]
- 8 [Symbol]

DATE	ISSUE/REVISION
6/12/07	CI
3/30/07	PI
2/23/07	70% REVIEW
02/05/07	SITE REVIEW
01/24/07	Prelim. Review

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 AC JOB NUMBER: 41450201

FIRST FLOOR PLAN - SOUTH  
**A-112**  
 SHEET NUMBER

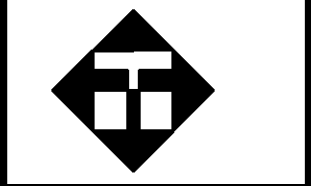
**HASKELL**  
 America's Design-Build Leader  
 The Haskell Company  
 11 Riverside Avenue  
 Jacksonville, Florida 32202  
 Phone # (904) 751-4500  
 REG. NO. AC0002033

DOWNTOWN PARKING GARAGE & SHELL BUILDING  
**FORT PIERCE REDEVELOPMENT AGENCY**  
 FORT PIERCE, FLORIDA

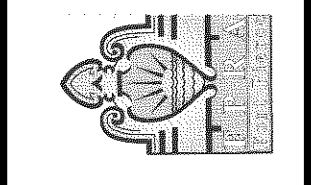
THE FOLLOWING APPLIES TO EVERY LOCATION ON THIS SHEET:

Christopher H. Haskell, AIA  
Project Architect  
REG. NO. AR000235

The Haskell Company  
111 Riverside Avenue  
Jacksonville, Florida 32202  
America's Design-Build Leader  
AC000081 EB000006 00000066 1C000002  
Phone # (904) 791-4500



DOWNTOWN PARKING GARAGE & SHELL BUILDING  
**FORT PIERCE**  
REDEVELOPMENT AGENCY  
FORT PIERCE, FLORIDA



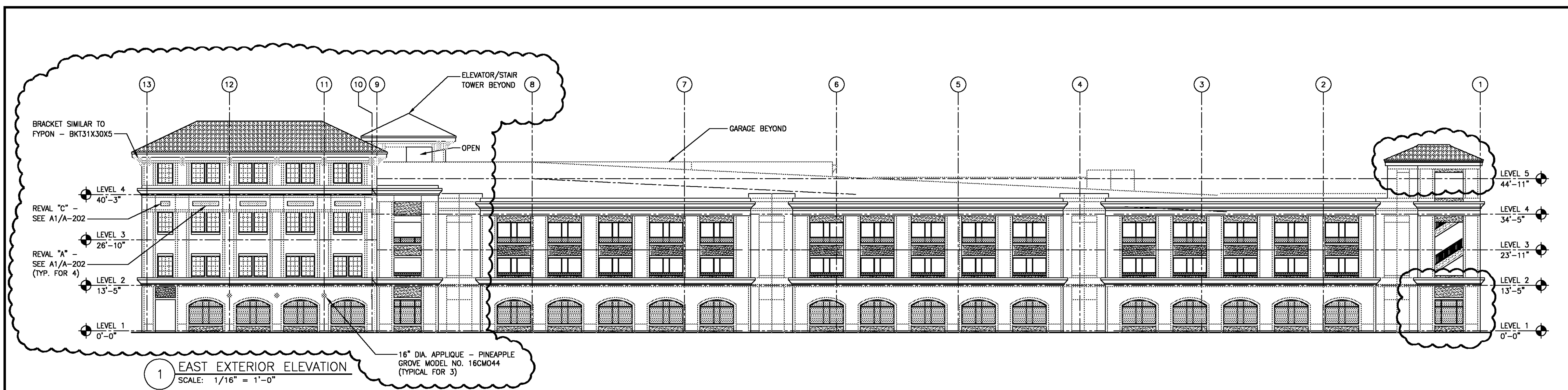
DATE	ISSUE/REVISION
6/12/07	CI
3/30/07	PI
03/05/07	Revised Site 2
03/05/07	Revised Site
2/23/07	70% REVIEW
02/05/07	SITE REVIEW
01/16/07	CDR

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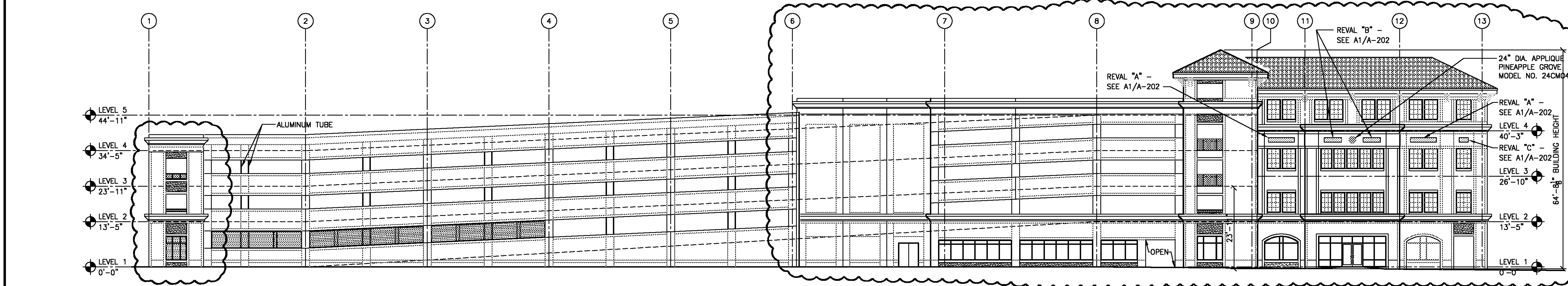
DRAWN BY: KML  
CHECKED BY: CNH  
JOB NUMBER: 41450201

EXTERIOR ELEVATIONS

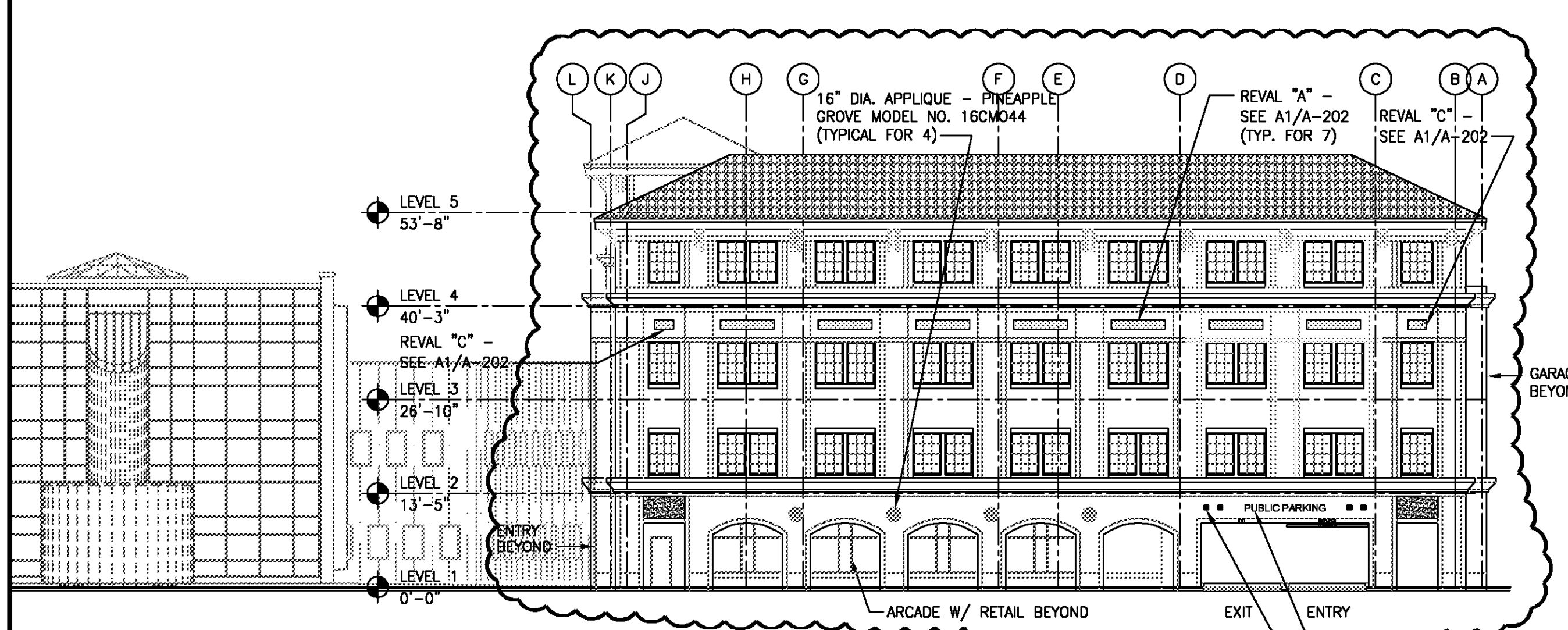
**A-201**  
SHEET NUMBER



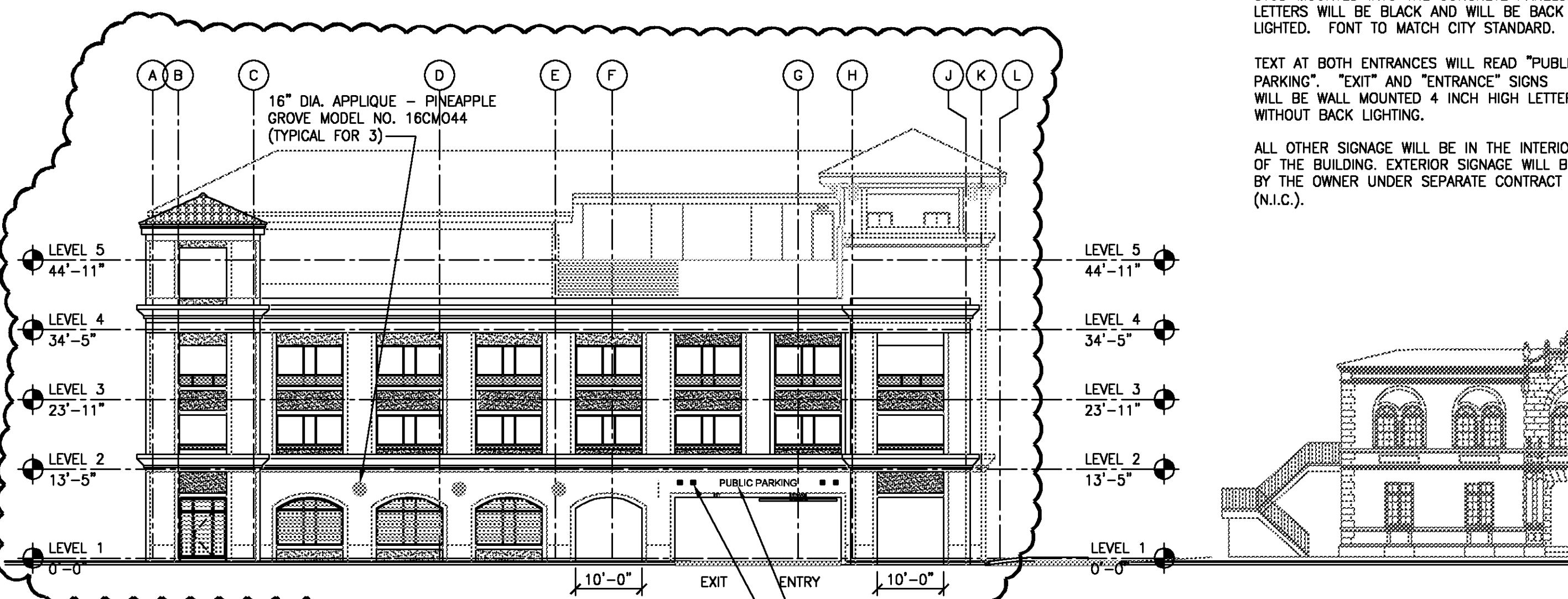
1 EAST EXTERIOR ELEVATION  
SCALE: 1/16" = 1'-0"



2 WEST EXTERIOR ELEVATION  
SCALE: 1/16" = 1'-0"



3 SOUTH EXTERIOR ELEVATION (ORANGE AVENUE)  
SCALE: 1/16" = 1'-0"



4 NORTH EXTERIOR ELEVATION (AVENUE A)  
SCALE: 1/16" = 1'-0"

EXTERIOR SIGNAGE:  
EXTERIOR SIGNAGE WILL CONSIST OF 12 INCH HIGH INDIVIDUAL LETTERS. LETTERS WILL BE STUD MOUNTED INTO THE CONCRETE PANELS. LETTERS WILL BE BLACK AND WILL BE BACK LIGHTED. FONT TO MATCH CITY STANDARD.

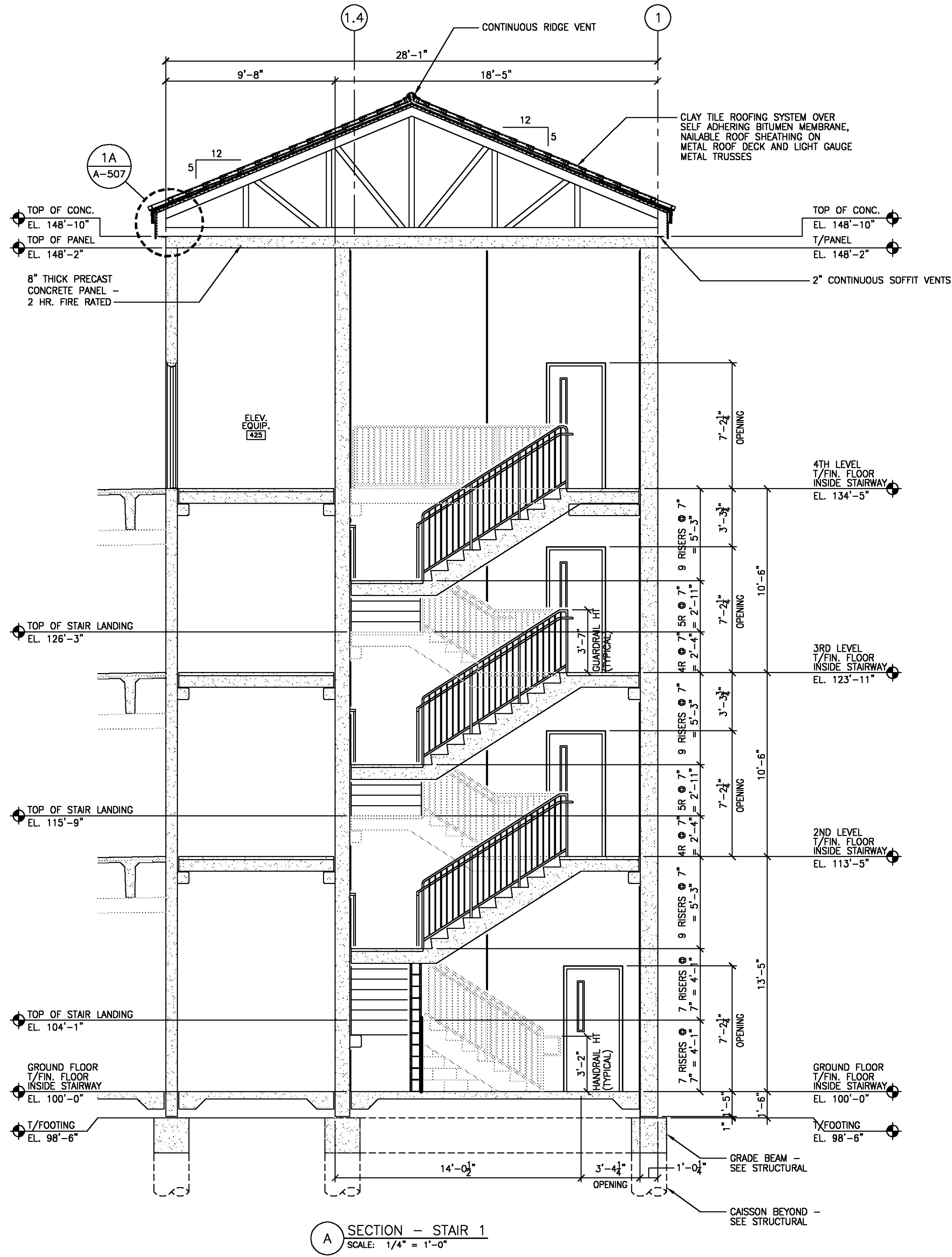
TEXT AT BOTH ENTRANCES WILL READ "PUBLIC PARKING", "EXIT" AND "ENTRANCE" SIGNS WILL BE WALL MOUNTED 4 INCH HIGH LETTERS WITHOUT BACK LIGHTING.

ALL OTHER SIGNAGE WILL BE IN THE INTERIOR OF THE BUILDING. EXTERIOR SIGNAGE WILL BE BY THE OWNER UNDER SEPARATE CONTRACT (N.I.C.).

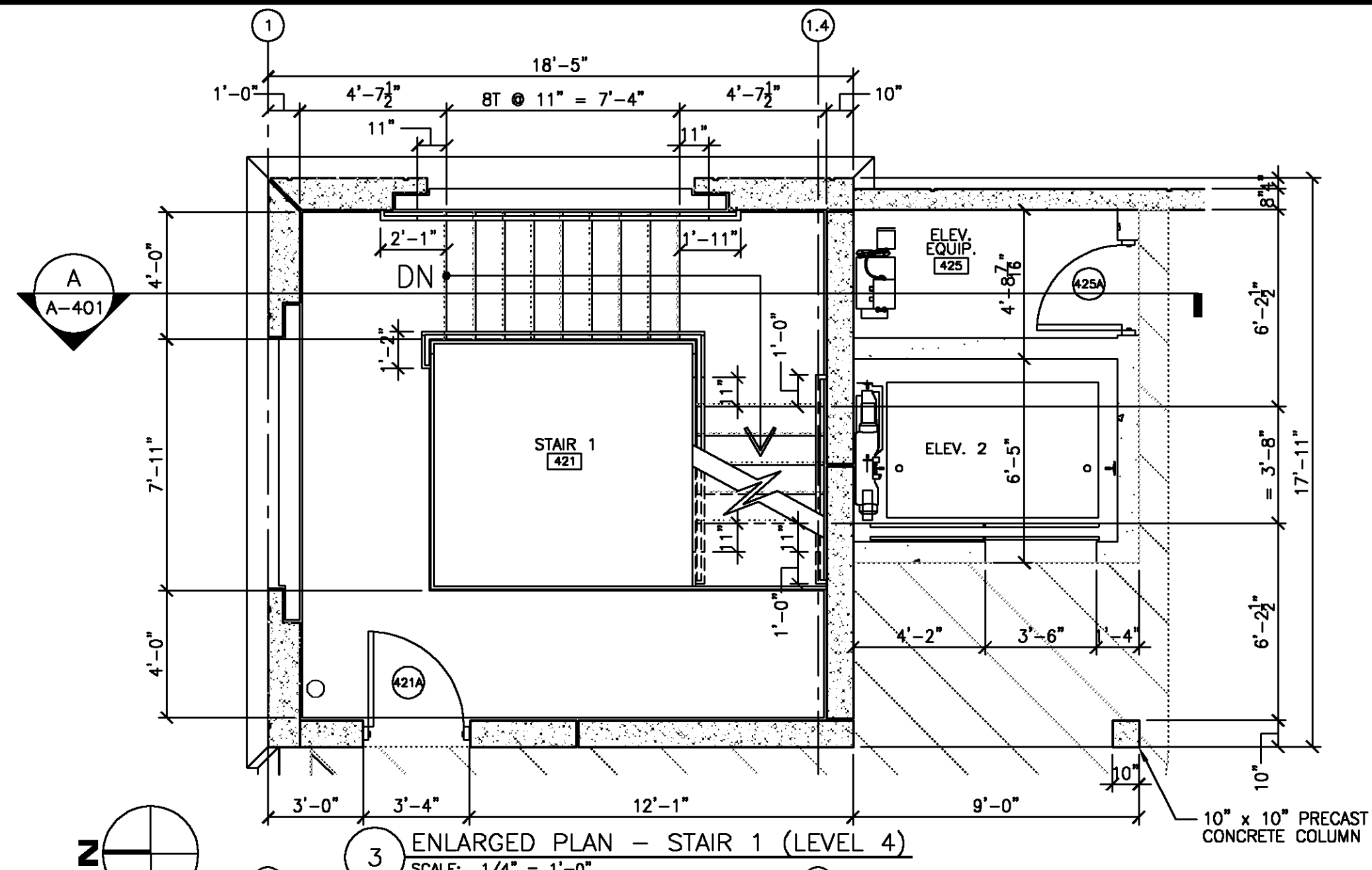
CITING CITY HALL AND CITY HALL ARCHS ARE SHOWN FOR INFORMATION PURPOSES ONLY.

SIGN (N.I.C.) SEE EXTERIOR SIGNAGE NOTE THIS SHEET.  
8" SQ. APPLIQUE - PINEAPPLE GROVE MODEL NO. 08SM097 (TYPICAL FOR 4)

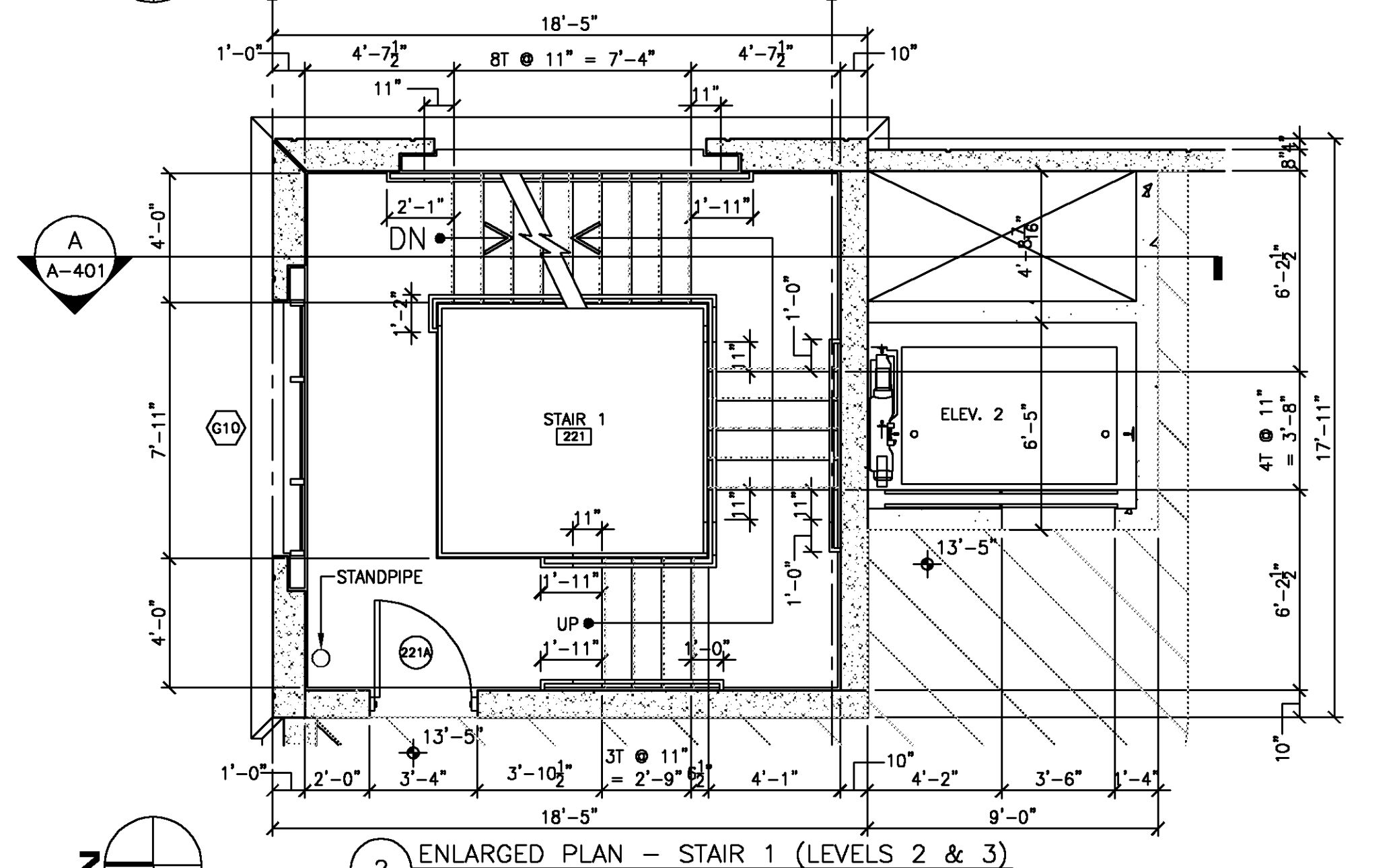
SIGN (N.I.C.) SEE EXTERIOR SIGNAGE NOTE THIS SHEET.  
8" SQ. APPLIQUE - PINEAPPLE GROVE MODEL NO. 08SM097 (TYPICAL FOR 4)



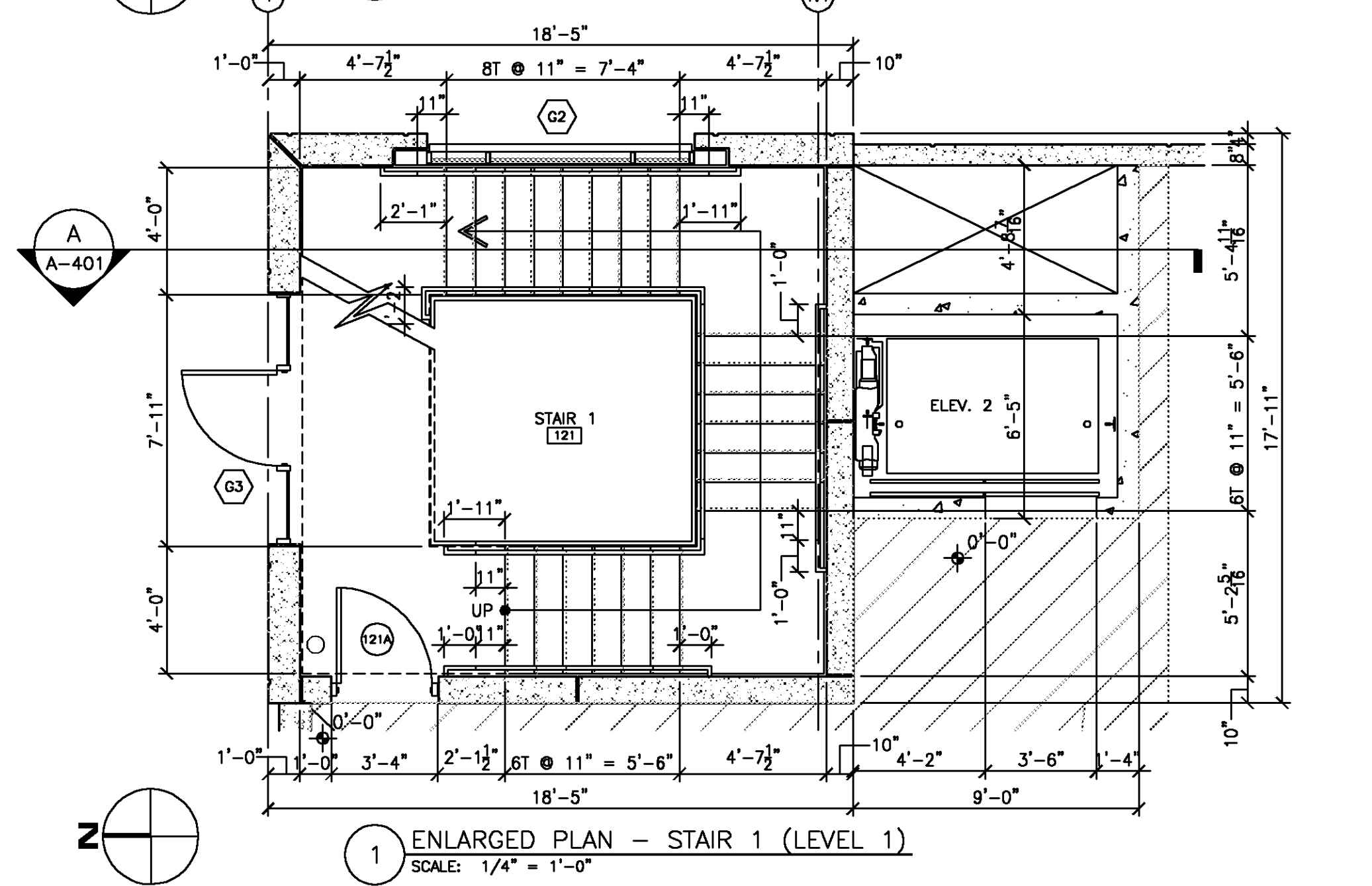
**A SECTION - STAIR 1**  
SCALE: 1/4" = 1'-0"



**3 ENLARGED PLAN - STAIR 1 (LEVEL 4)**  
SCALE: 1/4" = 1'-0"



**2 ENLARGED PLAN - STAIR 1 (LEVELS 2 & 3)**  
SCALE: 1/4" = 1'-0"



**1 ENLARGED PLAN - STAIR 1 (LEVEL 1)**  
SCALE: 1/4" = 1'-0"

THE FOLLOWING APPLIES TO EVERY LOCATION ON THIS SHEET:

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8

6/12/07 CI  
3/30/07 PI

DATE ISSUE/REVISION

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DRAWN BY: KML CHECKED BY: CNH

AS JOB NUMBER: 41450201

ENLARGED STAIR PLANS & SECTIONS - STAIR 1

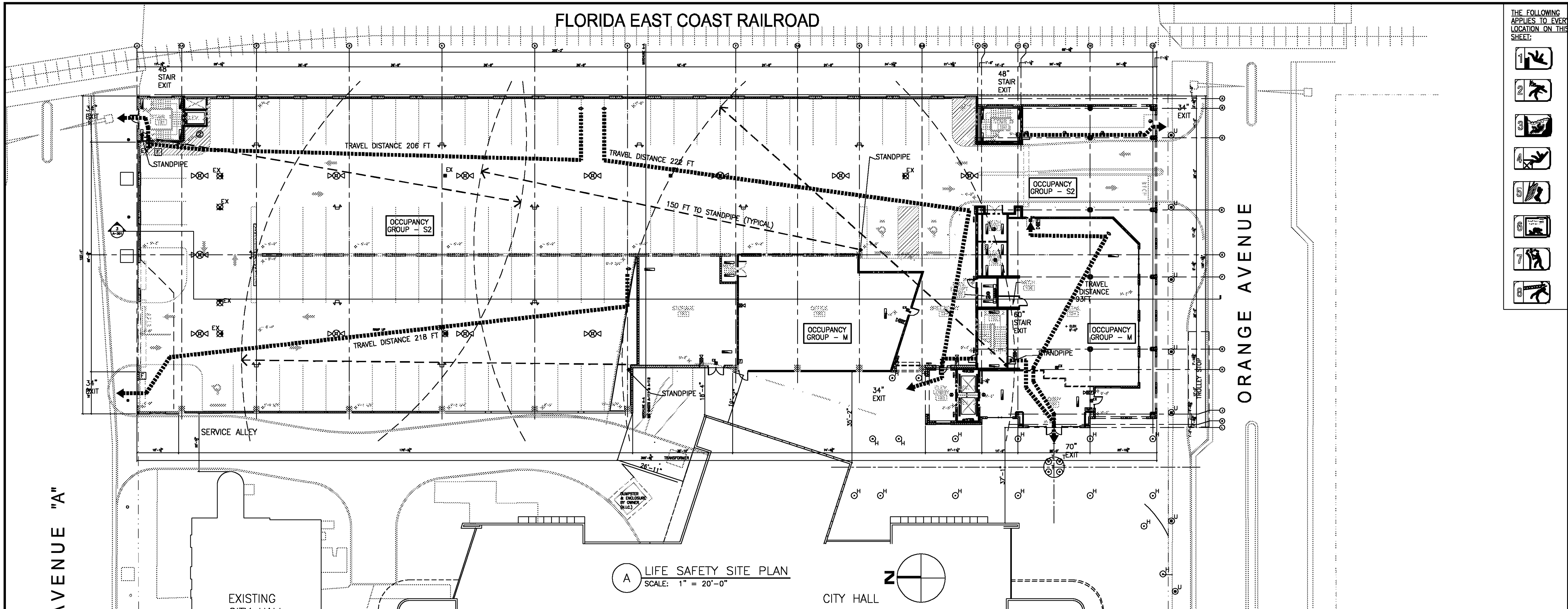
**A-401**  
SHEET NUMBER

Christopher H. Haskell, AIA  
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REG. NO. AR00002033

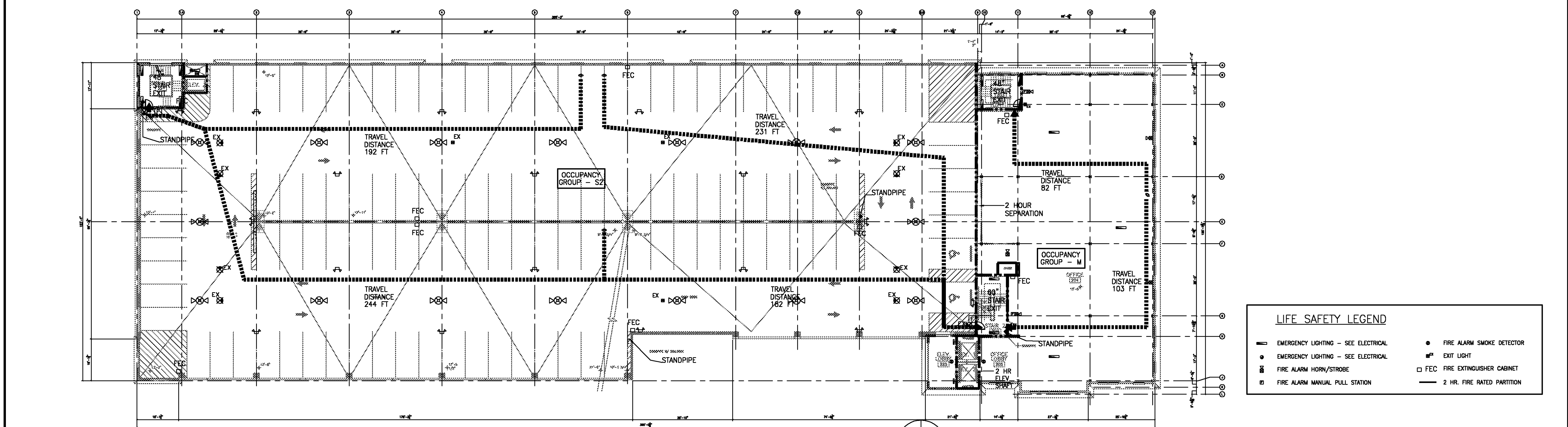
The Haskell Company  
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AC000081 EB000096 IB000066 LC000042 Phone # (904) 781-4500

DOWNTOWN PARKING GARAGE & SHELL BUILDING  
**FORT PIERCE REDEVELOPMENT AGENCY**  
FORT PIERCE, FLORIDA

FLORIDA EAST COAST RAILROAD



A LIFE SAFETY SITE PLAN  
SCALE: 1" = 20'-0"



B LIFE SAFETY PLAN - LEVEL 2  
SCALE: 1" = 20'-0"

**LIFE SAFETY LEGEND**

— EMERGENCY LIGHTING - SEE ELECTRICAL	● FIRE ALARM SMOKE DETECTOR
● EMERGENCY LIGHTING - SEE ELECTRICAL	⊠ EXIT LIGHT
⊠ FIRE ALARM HORN/STROBE	□ FEC FIRE EXTINGUISHER CABINET
⊠ FIRE ALARM MANUAL PULL STATION	— 2 HR. FIRE RATED PARTITION

- THE FOLLOWING APPLIES TO EVERY LOCATION ON THIS SHEET:
- 1
  - 2
  - 3
  - 4
  - 5
  - 6
  - 7
  - 8
  - 9
  - 10
  - 11
  - 12

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**HASKELL**  
America's Design-Build Leader

DOWNTOWN PARKING GARAGE & SHELL BUILDING  
**FORT PIERCE**  
REDEVELOPMENT AGENCY  
FORT PIERCE, FLORIDA

6/12/07	CI
03/30/07	PI
DATE	ISSUE/REVISION
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DRAWN BY:	CHECKED BY:
KML	CNH
AE JOB NUMBER	41450201
LIFE SAFETY SITE PLAN AND LIFE SAFETY PLAN LEVEL 2	
AL-101	
SHEET NUMBER	

# LIFE SAFETY CODE SUMMARY

## GENERAL:

PROJECT IS A NEW 4 STORY SHELL BUILDING AND 5 LEVEL PARKING STRUCTURE LOCATED IN DOWNTOWN ADJACENT TO THE CITY HALL IN FORT PIERCE, FLORIDA. THE STRUCTURE WILL BE SETBACK FROM ALL ADJACENT ON-SITE STRUCTURES BY 18 FEET OR MORE. THE GARAGE STRUCTURE WILL BE CONCRETE PRECAST COMPONENTS AND THE SHELL BUILDING WILL CONSIST OF A STRUCTURAL STEEL FRAME WITH PERMETER METAL STUDS AND STUCCO.

AREA	SPACES	FLOOR-TO-FLOOR HEIGHT
<b>GARAGE</b>		
FIRST LEVEL (ON-GRADE)	24,055 SF	65
STORAGE	1,883 SF	13'-5"
OFFICE	2,571 SF	-
SECOND LEVEL	37,432 SF	118
THIRD LEVEL	37,432 SF	118
FOURTH LEVEL	37,432 SF	118
FIFTH LEVEL (ROOF)	15,010 SF	46
SUBTOTAL GARAGE AREA	155,610 SF	465
<b>SHELL BUILDING</b>		
FIRST FLOOR (ON - GRADE)	4,585 SF	13'-5"
SECOND FLOOR	7,977 SF	13'-5"
THIRD FLOOR	7,977 SF	13'-5"
FOURTH FLOOR	7,892 SF	13'-5"
SUBTOTAL SHELL AREA	28,411 SF	-
<b>TOTAL AREA</b>	184,026 SF	-

## APPLICABLE CODES:

- **FLORIDA BUILDING CODE (FBC)** - 2006 EDITION OF THE FLORIDA BUILDING CODE. [FBC];
- **FLORIDA FIRE PREVENTION CODE (FFPC)** - CHAPTER 60A - 60, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CHAPTERS 101-103, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
- **INTERNATIONAL MECHANICAL CODE**, 2003 EDITION.
- **NATIONAL ELECTRICAL CODE**, 2002 EDITION.

## OCCUPANCY TYPES:

THE PARKING GARAGE IS A STORAGE OCCUPANCY - GROUP S-2\*\* - LOW HAZARD STORAGE [FBC 311.1].  
THE FIRST FLOOR RETAIL SPACE IS A MERCANTILE OCCUPANCY - GROUP M [FBC 306].  
THE OFFICE SHELL IS A BUSINESS OCCUPANCY - GROUP B [FBC 304].

**MIXED OCCUPANCY** [FBC 302.3] WHERE A BUILDING IS OCCUPIED BY TWO OR MORE USES THEREIN SHALL COMPLY WITH SECTION 302.3.1 OR 302.3.2 OR A COMBINATION OF THESE SECTIONS.

**MIXED USES** [FBC 406.3.4] MIXED USES SHALL BE ALLOWED IN THE SAME BUILDING AS AN OFFICE, BUSINESS, AND STORAGE.

**SEPARATED USES** [FBC 302.3.2] EACH PORTION OF THE BUILDING SHALL BE INDIVIDUALLY SEPARATED BY A FIRE BARRIER HAVING A FIRE RESISTANCE RATING OF NOT LESS THAN 2 HOURS. EXCEPT WHERE AN OPEN PARKING GARAGE OR ENCLOSED PARKING GARAGE IS SEPARATED FROM THE COVERED WALL BUILDING OR ANCHOR BUILDING A DISTANCE GREATER THAN 10 FEET, THE PROVISIONS OF TABLE 602 AND TABLE 602.1, FIRE RESISTANT RATING FOR EXTERIOR WALLS BASED ON DISTANCE (S-2), FBC TABLE 704.8 NOTE C, THE AREA OF OPENINGS IN AN OPEN PARKING STRUCTURE WITH A FIRE SEPARATION DISTANCE OF GREATER THAN 10 FEET SHALL NOT BE LIMITED.

**SEPARATION** [FBC TABLE 704.8.1] S-2 TO B REQUIRES . . . . . 2 HOUR SEPARATION S-2 TO M REQUIRES . . . . . 2 HOUR SEPARATION

SECTION 402.7.1 ATTACHED GARAGE. AN ATTACHED GARAGE FOR THE STORAGE OF PASSENGER VEHICLES HAVING A CAPACITY OF NOT MORE THAN NINE PERSONS AND OPEN PARKING GARAGES SHALL BE CONSIDERED AS A SEPARATE BUILDING WHERE IT IS SEPARATED FROM THE COVERED WALL BUILDING BY A FIRE BARRIER HAVING A FIRE RESISTANCE RATING OF AT LEAST 2 HOURS.

EXCEPTION: WHERE AN OPEN PARKING GARAGE OR ENCLOSED PARKING GARAGE IS SEPARATED FROM THE COVERED WALL BUILDING OR ANCHOR BUILDING A DISTANCE GREATER THAN 10 FEET, THE PROVISIONS OF TABLE 602 AND TABLE 602.1, FIRE RESISTANT RATING FOR EXTERIOR WALLS BASED ON DISTANCE (S-2), FBC TABLE 704.8 NOTE C, THE AREA OF OPENINGS IN AN OPEN PARKING STRUCTURE WITH A FIRE SEPARATION DISTANCE OF GREATER THAN 10 FEET SHALL NOT BE LIMITED.

406.3.13 PROHIBITIONS. THE FOLLOWING USES AND ALTERATIONS ARE NOT PERMITTED: 1. VEHICLE REPAIR WORK; 2. PARKING OF BUSES, TRUCKS AND SIMILAR VEHICLES; 3. PARTIAL OR COMPLETE CLOSING OR REQUIRED OPENINGS IN EXTERIOR WALLS BY BARRIERS OR AN OTHER MEANS; OR 4. DISORDERLY USE. NOT APPLICABLE

508.3 GROUP S-2 ENCLOSED PARKING GARAGE WITH GROUP S-2 OPEN PARKING GARAGE ABOVE. A GROUP S-2 ENCLOSED PARKING GARAGE LOCATED IN THE BASEMENT OR FIRST STORY BELOW A GROUP S-2 OPEN PARKING GARAGE SHALL BE CLASSIFIED AS A SEPARATE AND DISTINCT BUILDING FOR THE PURPOSE OF DETERMINING THE TYPE OF CONSTRUCTION WHEN THE FOLLOWING CONDITIONS ARE MET:

1. THE ALLOWABLE AREA OF THE STRUCTURE SHALL BE SUCH THAT THE SUM OF THE RATIOS OF THE ACTUAL AREA DIVIDED BY THE ALLOWABLE AREA FOR EACH SEPARATE OCCUPANCY SHALL NOT EXCEED 1.0
2. THE GROUP S-2 ENCLOSED PARKING GARAGE IS OF TYPE I OR II CONSTRUCTION AND IS AT LEAST EQUAL TO THE FIRE-RESISTANCE REQUIREMENTS OF THE GROUP S-2 OPEN PARKING GARAGE.
3. THE HEIGHT AND THE NUMBER OF THE FLOORS ABOVE THE BASEMENT SHALL BE LIMITED AS SPECIFIED IN TABLE 406.3.3.
4. THE FLOOR ASSEMBLY SEPARATING THE GROUP S-2 ENCLOSED PARKING GARAGE AND GROUP S-2 OPEN PARKING GARAGE SHALL BE PROTECTED AS REQUIRED FOR THE FLOOR ASSEMBLY OF THE GROUP S-2 ENCLOSED PARKING GARAGE. OPENINGS BETWEEN THE GROUP S-2 ENCLOSED PARKING GARAGE AND GROUP S-2 OPEN PARKING GARAGE, EXCEPT EXIT OPENINGS, SHALL NOT BE REQUIRED TO BE PROTECTED.

5. THE GROUP S-2 ENCLOSED PARKING GARAGE IS USED EXCLUSIVELY FOR THE PARKING OR STORAGE OF PRIVATE MOTOR VEHICLES, BUT SHALL BE PERMITTED TO CONTAIN AN OFFICE, WAITING ROOM AND TOILET ROOM HAVING A TOTAL AREA OF NOT MORE THAN 1,000 SQUARE FEET (93 M<sup>2</sup>), AND MECHANICAL EQUIPMENT ROOMS INCIDENTAL TO THE OPERATION OF THE BUILDING.

508.4 PARKING BENEATH GROUP R. WHERE A MAXIMUM ONE - STORY ABOVE GRADE PLANE GROUP S-2 OPEN PARKING GARAGE, ENCLOSED OR OPEN, OR COMBINATION THEREOF, OF TYPE I CONSTRUCTION OR OPEN OF TYPE II CONSTRUCTION, WITH GRADE ENTRANCE, IS PROVIDED UNDER A BUILDING OF GROUP R, THE NUMBER OF STORES TO BE USED IN DETERMINING THE MINIMUM TYPE OF CONSTRUCTION SHALL BE MEASURED FROM THE FLOOR ABOVE SUCH A PARKING AREA. THE NUMBER OF STORES TO BE USED IN DETERMINING THE HEIGHT IN STORES IN ACCORDANCE WITH 603.8.3 SHALL INCLUDE THE PARKING AREA AS A STORY. THE FLOOR ASSEMBLY BETWEEN THE PARKING GARAGE AND THE GROUP R ABOVE SHALL COMPLY WITH THE TYPE OF CONSTRUCTION REQUIRED FOR THE PARKING GARAGE AND SHALL ALSO PROVIDE A FIRE - RESISTANCE RATING NOT LESS THAN THE MIXED OCCUPANCY SEPARATION REQUIRED IN SECTION 302.3.2.

508.7 OPEN PARKING GARAGE BENEATH GROUPS A, L, B, M AND R. OPEN PARKING GARAGES CONSTRUCTED UNDER GROUPS A, L, B, M AND R SHALL NOT EXCEED THE HEIGHT AND AREA LIMITATIONS PERMITTED UNDER SECTION 406.3. THE HEIGHT AND AREA OF THE PORTION OF THE BUILDING ABOVE THE OPEN PARKING GARAGE SHALL BE MEASURED FROM GRADE PLANE AND SHALL INCLUDE BOTH THE OPEN PARKING GARAGE AND THE PORTION OF THE BUILDING ABOVE THE PARKING GARAGE.

508.7.1 FIRE SEPARATION. SEPARATION ASSEMBLIES BETWEEN THE PARKING OCCUPANCY AND THE UPPER OCCUPANCY SHALL CORRESPOND TO THE REQUIRED FIRE - RESISTANCE RATING PRESCRIBED IN TABLE 302.3.2 FOR THE USES INVOLVED. THE TYPE OF CONSTRUCTION SHALL APPLY TO EACH OCCUPANCY INDIVIDUALLY, EXCEPT THAT STRUCTURAL MEMBERS, INCLUDING MAIN BRACING WITHIN THE OPEN PARKING STRUCTURE, WHICH IS NECESSARY TO SUPPORT THE UPPER OCCUPANCY, SHALL BE PROTECTED WITH THE MORE RESTRICTIVE FIRE - RESISTANCE - RATED ASSEMBLY OF THE GROUPS INVOLVED AS SHOWN IN TABLE 601. MEANS OF EGRESS FOR THE UPPER OCCUPANCY SHALL CONFORM TO CHAPTER 10 AND SHALL BE SEPARATED FROM THE PARKING OCCUPANCY BY FIRE BARRIERS HAVING AT LEAST A 2-HOUR FIRE - RESISTANCE RATING AS REQUIRED BY SECTION 706, WITH SELF - CLOSING DOORS COMPLYING WITH SECTION 403.6. NOT APPLICABLE

**NFPA 88A - 4.1.10** THOSE PARTS OF PARKING STRUCTURES LOCATED WITHIN, IMMEDIATELY BELOW ATTACHED TO, OR LESS THAN 3000 MM (120 IN.) FROM A BUILDING USED FOR ANY OTHER PURPOSE SHALL BE SEPARATED BY WALLS OF CONSTRUCTION OF FLOOR OR CEILING ASSEMBLY HAVING FIRE RESISTANCE RATINGS OF NOT LESS THAN 2 HOURS, UNLESS OTHERWISE PERMITTED BY 4.1.1.

**ALLOWABLE AREA AND HEIGHT:**  
OPEN AIR GARAGES HAVE A BASIC ALLOWABLE AREA & ALLOWABLE HEIGHT ARE [FBC - TABLE 406.3.5]

TYPE OF CONSTRUCTION	BASIC ALLOWABLE AREA (SQ FT)		ALLOWABLE HEIGHT (LEVELS)
	AREA	TIER	
I-A	50,000	65	10 STORIES
I-B	50,000*	65*	8 STORIES

\*[FBC 406.3.5] ALLOWABLE TIER AREAS IN TABLE 406.3.5 SHALL BE INCREASED FOR OPEN PARKING GARAGES CONSTRUCTED TO HEIGHTS LESS THAN THE TABLE MAXIMUM. THE CROSS TIER AREA OF THE GARAGE SHALL NOT EXCEED THAT PERMITTED FOR THE HIGHER STRUCTURE.

THEREFORE: A 5 LEVEL GARAGE AREA CAN BE (50,000 X 8+5) 80,000 SF

MERCANTILE (GROUP M) & OFFICE (GROUP B)	TYPE OF CONSTRUCTION		ALLOWABLE HEIGHT (FEET)	ALLOWABLE STORES
	AREA PER TIER (SF)	HEIGHT (FEET)		
M	I-A-B	12,500	65*	4 STORES
	I-B	12,500	55*	4 STORES
B	I-A-B	23,000	65*	4 STORES
	I-B	19,000	55*	4 STORES

**ALLOWABLE AREA (TABLE 406.3.5):**  
FIRST FLOOR:  
M = 3271 SF (ACTUAL) + 23,000 SF (ALLOWED) = 0.118  
B = 4883 SF (ACTUAL) + 19,000 SF (ALLOWED) = 0.258  
S-2 = 37,342 SF (ACTUAL) + 8000 SF (ALLOWED) = 0.467  
RATIO = 0.144 (RATIO) - LESS THAN 1 RATIO

**TYPICAL FLOOR:**  
M = 7877 SF (ACTUAL) + 23,000 SF (ALLOWED) = 0.347  
S-2 = 37,342 SF (ACTUAL) + 8000 SF (ALLOWED) = 0.467  
RATIO = 0.214 (RATIO) - LESS THAN 1 RATIO

**CONSTRUCTION TYPE:**  
THE GARAGE SHALL BE OPEN AIR PARKING STRUCTURE WITH 20% OPENING  
CONSTRUCTION IS TYPE I-B, UNPROTECTED, SPRINKLERED [FBC 406.4.1] & EQUIVALENT TYPE 2 ( D-O-D ) (NFPA 220 & LSC - TABLE 12-1.6.2)

**FFPC/ACTUAL SHELL BUILDING SHALL BE:** TYPE I-B, UNPROTECTED, SPRINKLERED  
**FIRE RESISTANCE:**

TYPE	II	NFPA 220
SEPARATION WALL [FBC-TABLE 602]	2 HR	TABLE 3-1]
EXIT ENCLOSURES	2	
ELEVATOR ENCLOSURE	2	
COLUMNS	0	0
BEAMS	0	0
FLOOR/CEILING	0	0
ROOF/CEILING	0	0
EXTERIOR LOAD & NON-LOAD BEARING WALL	0 (D-O-D)	0 (D-O-D)
<5 FT	1	
>5 AND <10 FT	1	
>10 AND <20 FT	0	
>20 AND <40 FT	0	
> 40 FT	0	
EXTERIOR LOAD BEARING PARTITIONS	0	0
INTERIOR LOAD BEARING PARTITIONS	0	0
INTERIOR NON-LOAD BEARING PARTITIONS	0	0

**FIRE RESISTANT JOINTS:** [713.1] JOINTS INSTALLED IN OR BETWEEN FIRE-RESISTANT RATED WALLS, FLOORS, CEILING AND ROOFS SHALL BE PROTECTED TO RESIST FIRE FOR A TIME PERIOD NOT LESS THAN THE REQUIRED FIRE-RESISTANT RATING IN WHICH IT IS INSTALLED.

**EXCEPTION (S-2 FLOOR IN OPEN PARKING STRUCTURE):**  
EXCEPTION #7: WALL S PERMITTED TO HAVE UNPROTECTED OPENINGS

**MAXIMUM AREA OF EXTERIOR WALL OPENING:** LOCATION ON SAME PROPERTY. [FBC 704.8]  
EXTERIOR WALLS AND OPENINGS IN EXTERIOR WALLS SHALL COMPLY WITH TABLES 601 AND 602. THE DISTANCE FROM AN ADJACENT LOT LINE SHALL BE DETERMINED IN ACCORDANCE WITH TABLE 602 AND SECTION 704. TABLE 602.1, FIRE RESISTANT RATING FOR EXTERIOR WALLS BASED ON DISTANCE (S-2), FBC TABLE 704.8 NOTE C, THE AREA OF OPENINGS IN AN OPEN PARKING STRUCTURE WITH A FIRE SEPARATION DISTANCE OF GREATER THAN 10 FEET SHALL NOT BE LIMITED.

MAX. AREA [FBC 704.8]	>10 TO ≤15	15K	45K
>15 TO ≤20	25K	75K	
>20 TO ≤25	40K	NL	
>25 TO ≤30	70K	NL	

**THEREFORE USING I-B CONSTRUCTION, THE EXTERIOR WALL IS NON-RATED AND ALLOWED LIMITED OPENINGS.**

**SEPARATIONS:**  
GARAGE: [FBC 707.2.8] SHAFT ENCLOSURE IS NOT REQUIRED FOR AUTOMOBILE RAMP IN OPEN PARKING GARAGES.

**OCCUPANCY SEPARATIONS [FBC 3]:**  
704.3 BUILDINGS ON THE SAME LOT. FOR THE PURPOSES OF DETERMINING THE REQUIRED SEPARATE BUILDINGS OR SHALL BE CONSIDERED AS PORTIONS OF ONE BUILDING IF THE SAME LOT SHALL BE ASSUMED TO HAVE AN IMAGINARY LINE BETWEEN THEM, WHERE A NEW BUILDING IS TO BE ERCTED ON THE SAME LOT AS AN EXISTING BUILDING, THE LOCATION OF THE ASSUMED IMAGINARY LINE WITH RELATION TO THE EXISTING BUILDING SHALL BE SUCH THAT THE EXTERIOR WALL AND OPENING PROTECTION OF THE EXISTING BUILDING MEET THE CRITERIA AS SET FORTH IN SECTIONS 704.5 AND 704.8.

EXCEPTION: TWO OR MORE BUILDINGS ON THE SAME LOT SHALL EITHER BE REGULATED AS SEPARATE BUILDINGS OR SHALL BE CONSIDERED AS PORTIONS OF ONE BUILDING IF THE AGGREGATE AREA OF SUCH BUILDINGS IS WITHIN THE LIMITS SPECIFIED IN CHAPTER 5 FOR A SINGLE BUILDING, WHERE THE BUILDINGS CONTAIN DIFFERENT OCCUPANCY GROUPS OR ARE OF DIFFERENT TYPES OF CONSTRUCTION, THE AREA SHALL BE THAT ALLOWED FOR THE MOST RESTRICTIVE OCCUPANCY OR CONSTRUCTION.

**FBC 704.8 VERTICAL SEPARATION OF OPENINGS:** OPENINGS IN EXTERIOR WALLS IN ADJACENT STORES SHALL BE SEPARATED VERTICALLY TO PROTECT AGAINST FIRE SPREAD ON THE EXTERIOR OF THE BUILDINGS WHERE THE OPENINGS ARE WITHIN 5 FEET (1524 MM) OF EACH OTHER OR HORIZONTALLY AND THE OPENING IN THE LOWER STORY IS NOT A PROTECTED OPENING IN ACCORDANCE WITH SECTION 715.4.8. SUCH OPENINGS SHALL BE SEPARATED VERTICALLY AT LEAST 3 FEET (914 MM) BY SPANDREL GIRDERS, EXTERIOR WALLS OR OTHER SIMILAR ASSEMBLIES THAT HAVE A FIRE - RESISTANCE RATING OF AT LEAST 1 HOUR OR BY FLAME BARRIERS THAT EXTEND HORIZONTALLY AT LEAST 30 INCHES (762 MM) BEYOND THE EXTERIOR WALL.

EXCEPTION: #2 SPRINKLERED BUILDING PER 903.1.1; #3 OPEN AIR PARKING GARAGES.  
THEREFORE: I-B REQUIRES

**SPECIAL USE AND OCCUPANCY:**  
406.2.1 CLASSIFICATION. PARKING GARAGES SHALL BE CLASSIFIED AS OPEN, AS DEFINED IN SECTION 406.1 AND SHALL MEET THE APPROPRIATE CRITERIA IN SECTION 406.4.

406.2.2 CLEAR HEIGHT. THE CLEAR HEIGHT OF EACH FLOOR LEVEL IN VEHICULAR AND PEDESTRIAN TRAFFIC AREAS SHALL BE 7 FEET; TO ACCOMMODATE VAN - ACCESSIBLE IN ACCORDANCE WITH CHAPTER 11, WHICH REQUIRES A CLEAR HEIGHT OF 8'-2".

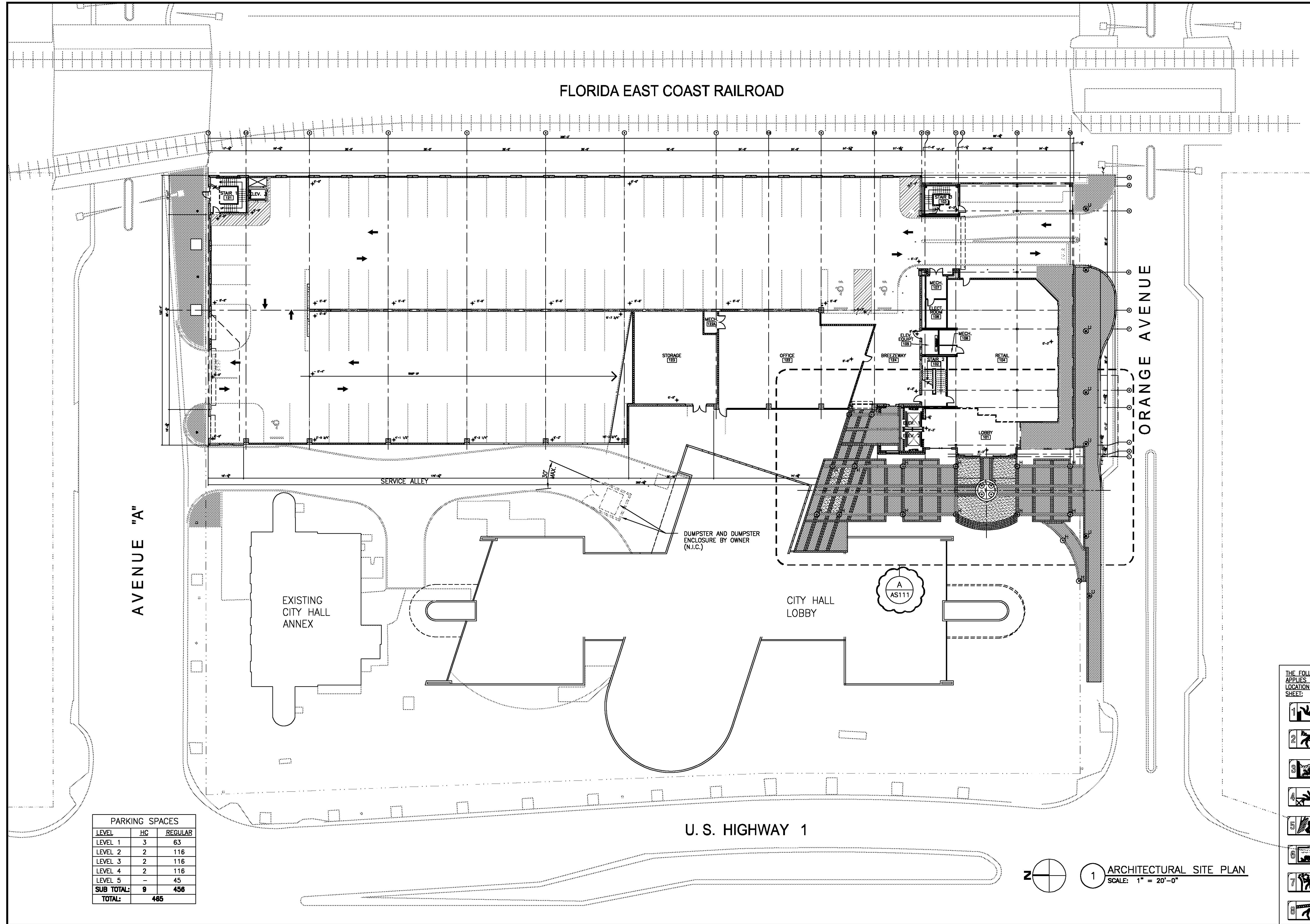
**PROVIDED IS A CLEAR HEIGHT OF 8'-2" AT THE FIRST LEVEL.**  
HANDICAP ACCESS AND VEHICULAR CLEARANCES HAVE BEEN PROVIDED TO MEET THE FOLLOWING ACCESSIBLE CRITERIA:

11-4.1.2(5)(b) IN PARKING STRUCTURES, ONE IN EVERY EIGHT ACCESSIBLE SPACES, BUT NOT LESS THAN ONE, SHALL BE VAN ACCESSIBLE. THE VERTICAL CLEARANCE AT SUCH SPACES SHALL COMPLY WITH SECTION 11-4.6.5. ALL SPACES MAY BE GROUPOED ON ONE LEVEL.

11-4.6.5 VERTICAL CLEARANCE. AT PARKING SPACES COMPLYING WITH SECTION 11-4.1.2(5)(b), PROVIDE MINIMUM VERTICAL CLEARANCE OF 98 INCHES AT PARKING SPACE AND ALONG AT LEAST ONE VEHICLE ACCESS ROUTE TO SUCH SPACES FROM SITE ENTRANCE(S) AND EXITS(S).

406.2.3 GUARDS. GUARDS SHALL BE PROVIDED PER SECTION 1012 AT EXTERIOR AND INTERIOR VERTICAL OPENINGS WHERE THE VERTICAL DISTANCE TO GROUND OR SURFACE BELOW EXCEEDS 30 INCHES.

406.2.4 VEHICLE BARRIERS. PARKING AREAS SHALL BE PROVIDED WITH EXTERIOR OR INTERIOR WALLS OR VEHICLE BARRIERS, EXCEPT AT PEDESTRIAN OR VEHICULAR ACCESS, DESIGNED IN ACCORDANCE WITH 1607.7. VEHICLE BARRIERS NOT LESS THAN 2 FEET HIGH SHALL BE PLACED AT ENDS OF DRIVE LANES AND PARKING SPACES WHERE GREATER THAN 1 FOOT ELEVATION.



PARKING SPACES		
LEVEL	HC	REGULAR
LEVEL 1	3	63
LEVEL 2	2	116
LEVEL 3	2	116
LEVEL 4	2	116
LEVEL 5	-	45
<b>SUB TOTAL:</b>	<b>9</b>	<b>456</b>
<b>TOTAL:</b>	<b>465</b>	



1 ARCHITECTURAL SITE PLAN  
SCALE: 1" = 20'-0"

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DOWNTOWN PARKING GARAGE & SHELL BUILDING  
**FORT PIERCE**  
REDEVELOPMENT AGENCY  
FORT PIERCE, FLORIDA

DATE	ISSUE/REVISION
06/12/07	CI
03/30/07	PI
03/05/07	Revised Site 2
03/05/07	Revised Site
2/23/07	70% REVIEW
02/05/07	Site Review
01/24/07	Prelim. Review

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AC JOB NUMBER: 41450201

ARCHITECTURAL SITE PLAN

**AS110**  
SHEET NUMBER