

A New Offices and Storage Building for: CITY OF MARCO ISLAND PUBLIC WORKS DEPARTMENT

Lily Court

Marco Island, Florida

DRAWING INDEX

TITLE SHEET

ARCHITECTURAL
A101 FLOOR PLAN

A201 ELEVATIONS
A202 ELEVATIONS

FLORIDA BUILDING CODE - BUILDING, 2023-8TH EDITION
BUILDING DATA CHART:

A. BUILDING CLASSIFICATION
(PER FBC CHAPTER 3) USE GROUPS B AND S2 - NON-SEPARATED OCCUPANCIES - FBC 508.3

B. TYPE OF CONSTRUCTION
(PER FBC TABLES 504.3, 504.4, 506.2 AND FBC SECTION 602) MINIMUM CONSTRUCTION TYPE PROVIDED
TYPE (IIB) FULLY FIRE SPRINKLED

(YES) AS PER NFPA 13, SEE FIRE SPRINKLER DRAWINGS

BUILDING HEIGHT TABLE 504.3
(allowable building height in feet above grade plane) PERMITTED PROPOSED
75'-0" 20'-0"

AREA TABLE 506.2: B (MOST RESTRICTIVE)
(maximum of one story above grade plane fully sprinkled) 92,000 SF 4,754 SF

NUMBER OF STORIES TABLE 504.4
(allowable number of stories above grade plane) 4 1

C. FIRE-RESISTANT RATING REQUIREMENTS FOR BUILDING ELEMENTS (hours)
(PER FBC TABLE 601) CONSTRUCTION TYPE IIB

BUILDING ELEMENTS	REQUIREMENT	PROPOSED	DESIGN
PRIMARY STRUCTURAL FRAME INCLUDING COLUMNS, GIRDERS, BEAMS, TRUSSES	0 HR	0 HR	NA
BEARING WALLS			
EXTERIOR	0 HR	0 HR	NA
INTERIOR	0 HR	0 HR	NA
EXTERIOR NONBEARING WALLS AND PARTITIONS	0 HR	0 HR	NA
INTERIOR NONBEARING WALLS AND PARTITIONS	0 HR	0 HR	NA
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	0 HR	0 HR	NA
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	0 HR	0 HR	NA

D. FIRE-RESISTANT RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE
(PER FBC TABLE 705.5) CONSTRUCTION TYPE IIB

FIRE SEPARATION DISTANCE (feet)	REQUIREMENT	PROPOSED	DESIGN
x <5	NA	-	-
5≤ x <10	NA	-	-
10≤ x <30	0 HR	0 HR	NA
x ≥30	0 HR	0 HR	-

E. MAXIMUM AREA OF EXTERIOR WALL OPENINGS
(PER TABLE 705.8) UNPROTECTED SPRINKLERED (UP, S)

OPENING	REQUIREMENT	PROVIDED
0 TO LESS THAN 3 FT	NP	NA
3 TO LESS THAN 5 FT	15% (UP,S)	NA
5 TO LESS THAN 10 FT	25% (UP,S)	NA
10 TO LESS THAN 15 FT	45% (UP,S)	NA
15 TO LESS THAN 20 FT	75% (UP,S)	NA
20 TO LESS THAN 25 FT	NO LIMIT (UP,S)	NA
25 TO LESS THAN 30 FT	NO LIMIT (UP,S)	NA
30 FT OR GREATER	NO LIMIT (UP,S)	NA

FIRE RESISTANT RATED CONSTRUCTION	REQUIREMENT	DESIGN	OPENING PROTECTIVE
FIREWALLS - SECTION 706	NA	-	-
FIRE BARRIERS - SECTION 707	NA	-	-
VERTICAL SHAFTS - SECTION 713	NA	-	-
FIRE PARTITIONS - SECTION 708	NA	-	-
OCCUPANCY PARTITIONS - TABLE 508.4	NA	-	-
EXIT ACCESS CORRIDORS - TABLE 1020.1	0 HR	0 HR	-
SMOKE BARRIERS - SECTION 709	NA	-	-
FLOOR AND ROOF ASSEMBLIES - SECTION 711	0 HR	0 HR	-
SMOKE PARTITION - SECTION 710 & FFPC 101 8.4	0 HR	0 HR	-

G. PLUMBING CALCULATION	REQUIREMENT	DESIGN
MALE	10 1 1 0 1 1	
FEMALE	10 1 1 0 1 1	

DRINKING FOUNTAIN REQ. DRINKING FOUNTAIN PROV. SERVICE SINK REQ. SERVICE SINK PROV.
1 1 1 1
(1 HI/LO SYSTEMS)

OCCUPANT LOAD CALCULATION			
PER FBC, 2023 8TH EDITION, TABLE 1004.5			
OCCUPANCY CALCULATION	LOAD FACTOR	SQUARE FEET	NUMBER OF OCCUPANTS
BUSINESS	150 GROSS	2,352	15
STORAGE	500 GROSS	2,402	5
TOTAL OCCUPANCY	-	-	20



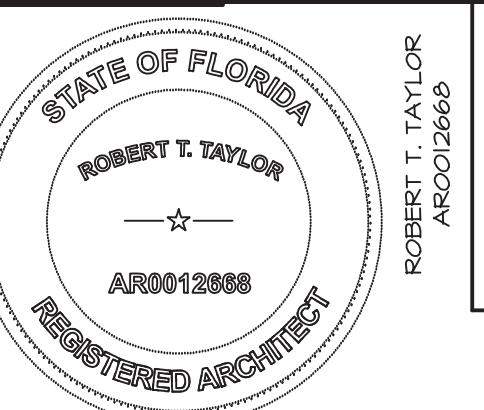
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ARCHITECTURE ■ PLANNING ■ INTERIOR DESIGN

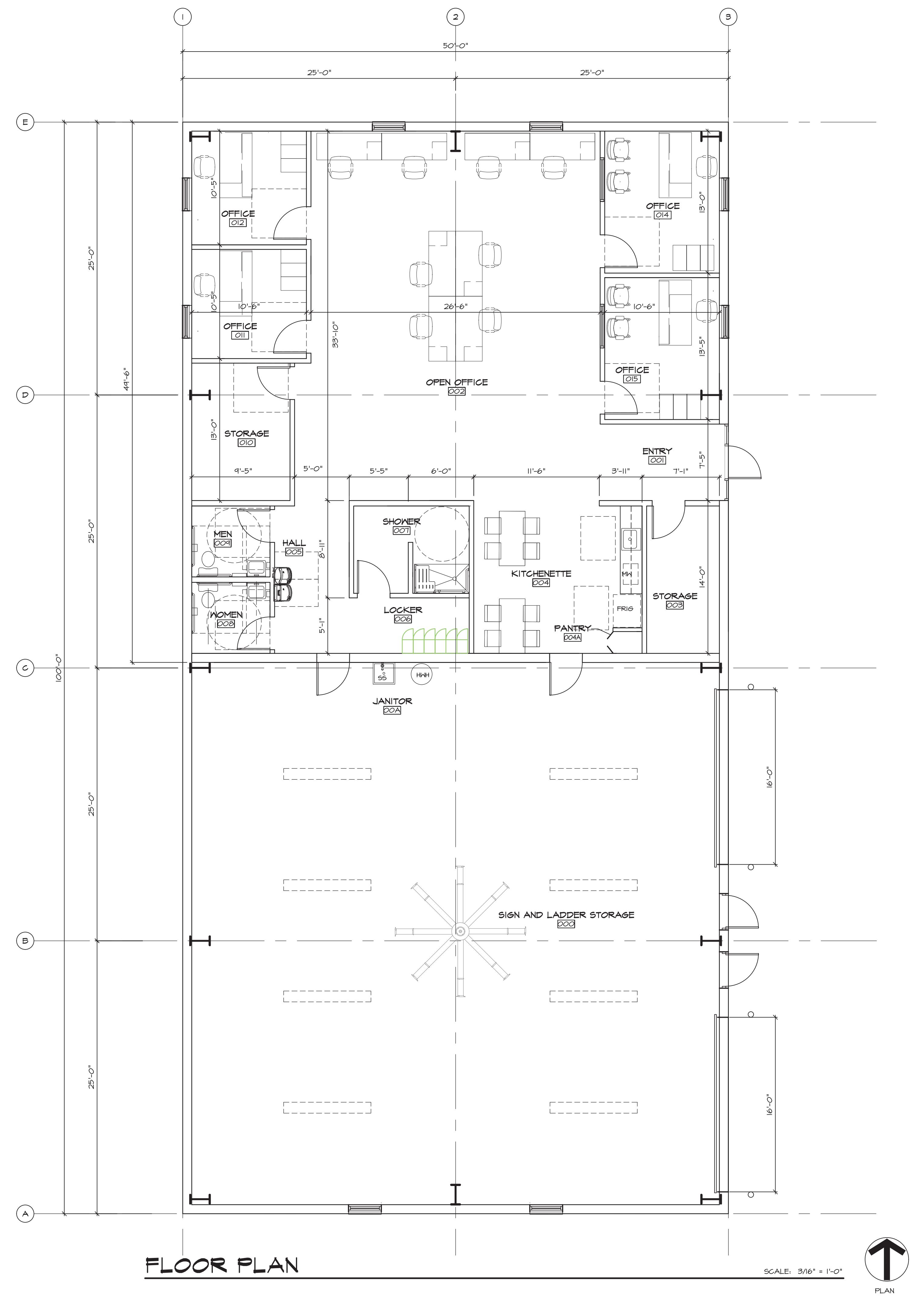
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DRAWING / PHASE / REVISION	DATE
SITE DEVELOPMENT PLAN	06 - 26 - 2025



2024-13



CITY OF MARCO ISLAND PUBLIC WORKS

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CITY OF MARCO ISLAND, FL

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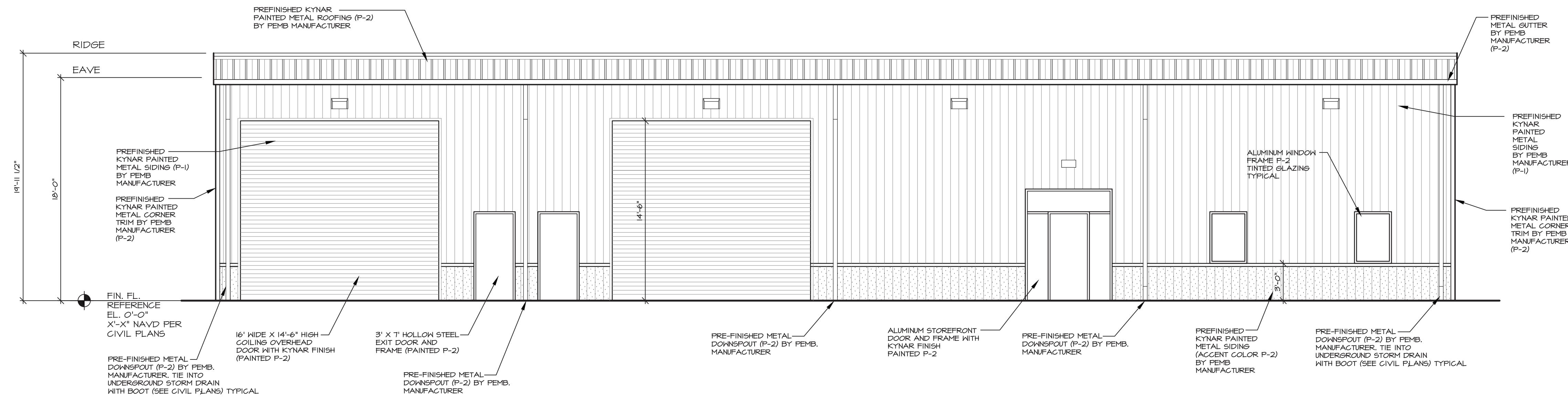
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ID 6/6/2025

STATE OF FLORIDA
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(FRONT - MAIN ENTRY) EAST EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"



(SIDE) NORTH EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

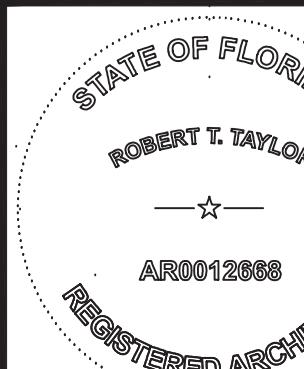
EXAMPLE OF METAL BUILDING STYLE AT CITY OF
MARCO ISLAND, WATER AND SEWER DEPARTMENT SITE
AT 807 EAST ELKCAM CIRCLE,



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Site Development Plan

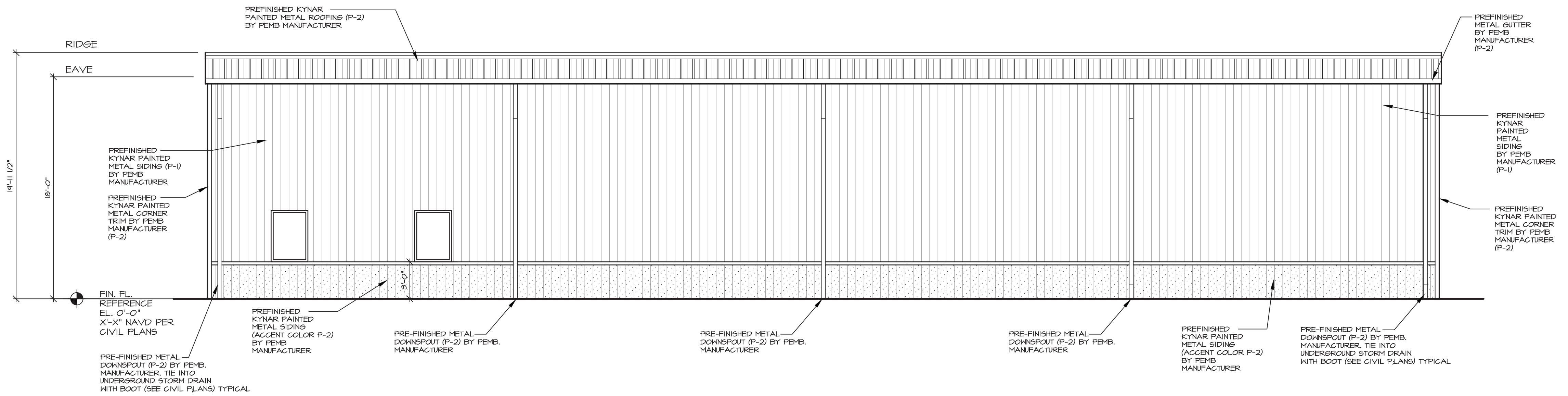


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REFERENCES

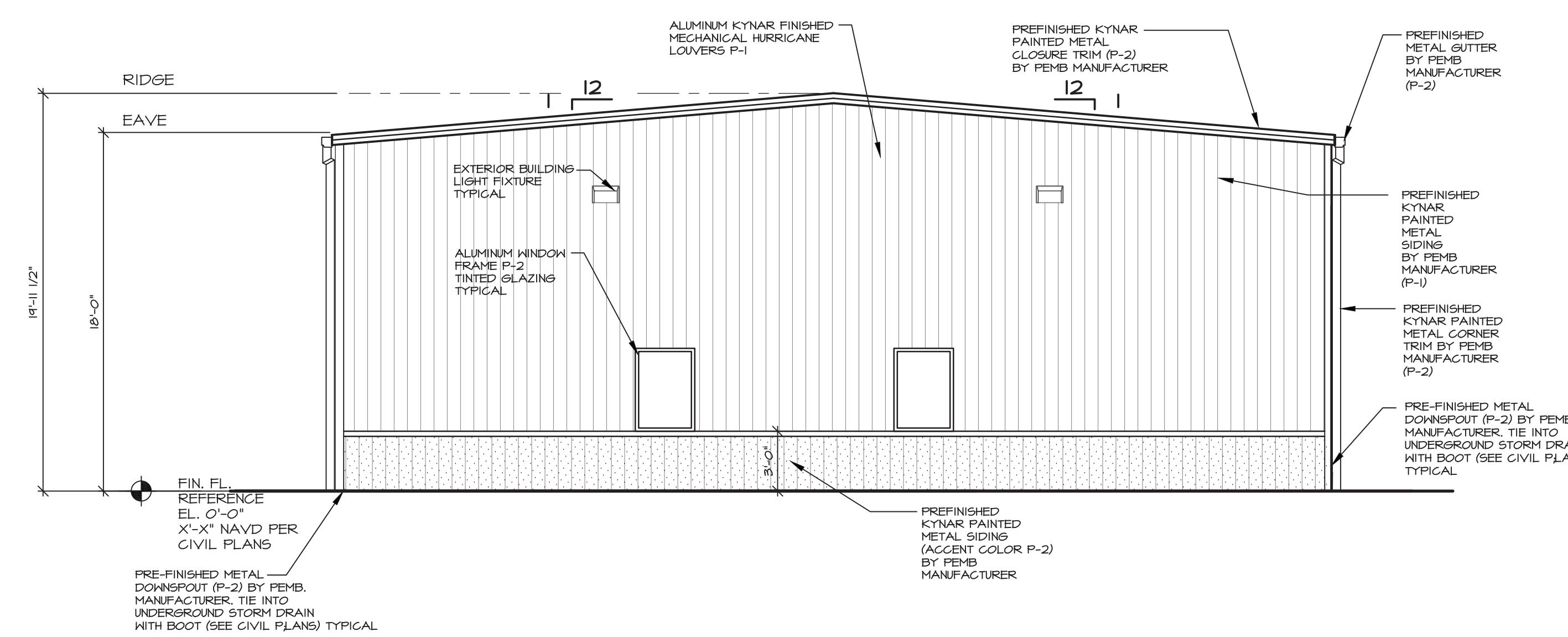
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WILSON NOVEMBER 2011



(REAR) WEST EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"



(SIDE) SOUTH EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

CITY OF MARCO ISLAND PUBLIC WORKS
Lily Court
CITY OF MARCO ISLAND, FL

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INTERIOR DESIGN • PLANNING

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Site Development Plan ISSUED 6/6/2025	

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