Havana History Museum Reconstruction

Planning Study

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PROJECT NARRATIVE











Key Features

The site is the Planters Exchange Complex at 204 2nd Street NW, Havana, FL 32333. The building consists of +/-35,000 sf originally constructed with wood framing and metal cladding.
The project includes the renovation of the three sections of the building that we will refer to as A, B and C.

- Area ‘A’ (HHHS & Museum Areas) +/-3,600 sf
- Area ‘B’ (Added Exhibits Area) +/-2,600 sf
- Area ‘C’ (Auditorium/ Community Room) +/-4,830 sf

Area A

Program includes 3,600 sf of interior space

- Classroom/ Training Room - (1,000 sf) can be divided in half
- Catering Service Room - Equipment TBD
- Library and secure storage for museum artifacts
- Expanded museum storage
- Meeting room for 12-14 occupants
- Accessible Restrooms
- Offices (3 located in adjacent space)

Area B

Program includes 2,800 sf of interior space plus tower at 700 sf

- Exhibit Space
- Theater space for video screening
- Storage for museum artifacts

Area C

Program includes 5,500 sf of interior space

- Assembly Hall w/ performance stage
- Green Room
- Storage for chairs and tables
- Bar/ Food Svc.

Exterior

- Replacement doors and windows
- repair and replace cladding as needed
- Accessible Entrances

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Project Scope

- Classroom/ Training (+/- 67 seats)
- Offices in adjacent space
- Accessible Restrooms (9 fixtures)
- Collection Area (600 sf)
- Library and Secure Storage
- New accessible entrances
- Catering service area and bar
- Renovated Exhibit Space
- Assembly Hall (+/- 700 occupants)

N

0 6' 12' 24'

Floor Plan Concept

Havana Planter's Exchange Planning Study

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Code Matrix

FLORIDA BUILDING CODE - BUILDING *Eighth Edition (2023)*	**Allowed/ Req'd**	**Provided**
Occupancy Class: Mixed Business 'B' and 'A-3' non-separated		
Required Occupancy Separation table 508.4	None	
Building Renovation Area - (A,B,C) (No. of Floors - 1 story)		
Area A		3,500
Area B		2,580
Area C		5,360
Tower		650
Total Building Area		12,090
Partial Change of Occupancy from Factory to Assembly		
Construction Type: Type V-B		
Table 504.3 - Allowable Building Height		
Allowable Building Height (from average grade level to highest roof) Type V-B per occupancy (A, NS)	40'	15'-0"
Table 504.4 - No. of Stories Allowed Above Grade Plane		
Allowable No. of Stories Above Grade Plane for Type V-B Occupancy (A)	1	1
Table 506.2 - Building Area Allowed Per Floor		
Allowable Building Area / per floor Type V-B per occupancy (A3) NS (frontage increase 25%)	7,500	12,090
Allowable Building Area / per floor Type V-B per occupancy (A3) S1 (frontage increase 25%)	30,000	12,090
Fire Protection Chapter 6, 7, & 9 (FBC 2017)		
Fire Resistance Rating for Building Elements (FBC-B Table 601) Type V-B		
Structural Frame	0 hr	0 hr
Bearing Walls - Exterior	0 hr	0 hr
Bearing Walls - Interior	0 hr	0 hr
Non-Bearing Walls - Exterior	0 hr	0 hr
Non-Bearing Walls - Interior	0hr	0 hr
Floor	0 hr	0 hr
Roof	0 hr	0 hr
Table 602 - Separation Distance		
Fire Resistance Separation Distance "X" > 30'	0 hr	0 hr
Table 803.11		
Classification of Finishes: Interior exit stairways, interior exit ramps, interior Exit Passageways - Groups (B) Non-Sprinklered	A	A
Classification of Finishes: Exit Access Corridors and other Exitways - Groups (M) Non-Sprinklered	B	B
Classification of Finishes: Rooms and enclosed Spaces - Groups (B) Non-Sprinklered	C	C
OCCUPANT LOAD CALCULATIONS :		

Table 1004.1.2 Maximum Floor Area Allowances Per Occupant **Does not include corridor, stairs, mechanical, unoccupied spaces, etc.*		
Area A: (Stg. 560sf) (Mtg, 275sf) (Library 325sf) (Classroom 1100sf)	169	169
Area B: (Exhibit 2000sf) (Stg, 600sf) (tower 630sf)	90	90
Area C: (Assembly 4470sf)	639	639
Total Building Occupant = 898	898	898
Table 1006.3.2		
Three exits shall be provided from any space with an occupant load of 501-1000	3	"x" > 3
Maximum Common Path of Egress Travel	30'	"x" < 30'
Table 1017.2		
Maximum Travel Distance - Non-Sprinklered (B)	200'	"x" < 200'
Table 1020.2		
Corridors - w/o sprinklers (A) (with sprinkler no rating req'd)	1 hr	1 hr
Table 1020.2		
Minimum Corridor Aisle Width	44"	"x" < 44"
Minimum Corridor Aisle Width (where occupancy less than 50)	36"	"x" < 36"
Max. Dead End Length (Section 1020.4) - Groups (A) Non- Sprinklered	20'	"x" < 20'
FLORIDA BUILDING CODE - PLUMBING *Eighth Edition (2023)*		
water closet fixture count required 'A' 7 (1 per 65 female)	7	7
water closet fixture count required 'A' (1 per 125 Male)	4	4
lavatory fixture count required 1 per 200 occupants (3 male and female	6	6
FLORIDA BUILDING CODE - EXISTING BUILDING *Eighth Edition (2023)*		
Area of Alteration: 1680		
Level of Alteration Scope: Change of Occupancy / Level 3		
Section 603 - Classifcation of Work		
604.1 Scope.		
Level 3 alterations: apply where the work area exceeds 50 percent of the *building area*.		
Chapter 9 - Level 3 Alteration : In addition to the requiremnts of this chapter, all work shall comply with the requrements of chpater 7 and 8.		
1012.2.1 Fire Sprinkler System		
Building shall comply with chapter 9 FBCB - Sprinkler system required for Assembly		
1012.2.2 Fire alarm and detection system		
Building shall comply with chapter 9 FBCB - Fire alarm system required for Assembly		
1012.9 Accessibilty		
Building shall comply with chapter provisions of FBC Accessibility		

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