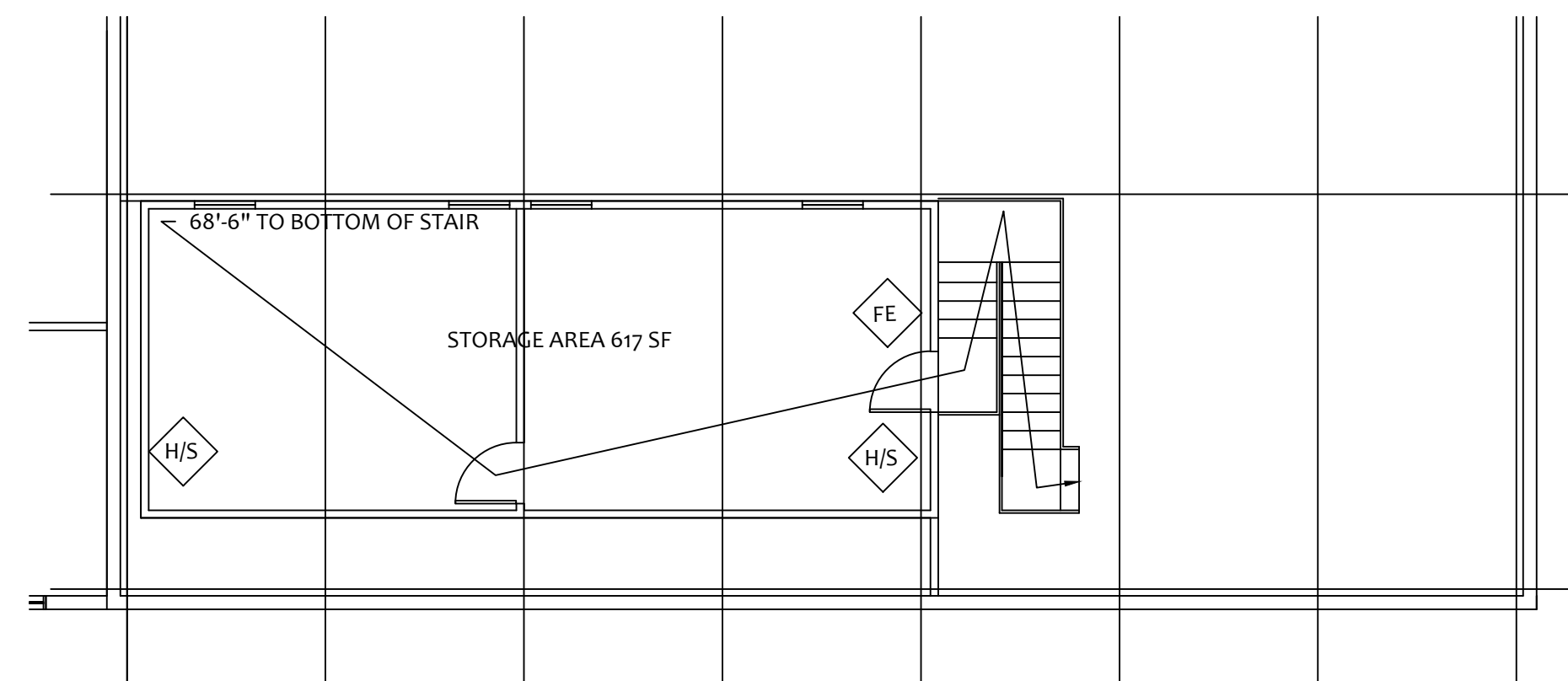


**1 LIFE SAFETY PLAN - FIRST FLOOR**  
1/8" = 1'-0"



**2 LIFE SAFETY PLAN - STORAGE MEZZANINE**  
1/8" = 1'-0"

**PROJECT DESCRIPTION AND DATA**

OWNER:  
PINCHUK WAREHOUSE PROPERTIES, LLC  
DBA OFFICE FURNITURE CONSULTANTS  
PAUL PINCHUK  
2610 ORANGE AVENUE  
FORT PIERCE, FL 34947

LIFE SAFETY PLAN ARCHITECT:  
NATIVE DESIGN ARCHITECTURE, LLC  
VALERIE DEKLE SLACK AIA, NCARB, LEED BD+C  
5103 PALMETTO AVENUE  
FORT PIERCE, FL 34982

SCOPE OF WORK:  
CHANGE OF OCCUPANCY FROM F-1 COMMERCIAL LAUNDRY  
TO M MERCANTILE  
MODIFICATIONS AS NOTED BELOW TO MEET 2014  
REQUIREMENTS OF FLORIDA EXISTING BUILDINGS CODE

**LEGAL DESCRIPTION:**

PARCEL 1  
LOTS 3, 4 AND 5, AND THE SOUTH HALF OF VACATED ALLEY ADJACENT ON THE NORTH, BLOCK 4 OF FORT PIERCE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 39, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE SOUTH 15 FEET THEREOF FOR ROAD RIGHT OF WAY.  
PARCEL 2  
LOTS 15 AND 16, AND THE WEST HALF OF VACATED ALLEY ADJACENT ON THE EAST, AND THE NORTH HALF OF VACATED ALLEY ADJACENT ON THE SOUTH, BLOCK 8 OF FORT PIERCE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 39, OF THE PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA.

**CODE REVIEW: CHANGE OF OCCUPANCY**

EXISTING BUILDING: CONSTRUCTION / ADDITIONS DATED:  
1950, 1955, 1966, 1970, 1992

CONSTRUCTION TYPE: TYPE III B  
FULLY SPRINKLED

TOTAL AREA: 15,584 SF

FORMER OCCUPANCY: FACTORY F-1  
COMMERCIAL LAUNDRY / MODERATE HAZARD  
14,304 SF  
AREA ALLOWANCE 100 SF / PERSON  
OCCUPANT LOAD 144 PERSONS  
OFFICE  
663 SF FIRST FLOOR; 617 SF SECOND FLOOR  
AREA ALLOWANCE 100 SF / PERSON  
OCCUPANT LOAD 13 PERSONS  
TOTAL OCCUPANCY 157 PERSONS

PROPOSED OCCUPANCY: MERCANTILE M WITH < 50% FURNITURE STORAGE S-1 / MOD HZD  
SHOWROOM AREA (MERCANTILE)  
5,606 SF  
AREA ALLOWANCE 30 SF / PERSON  
OCCUPANT LOAD 187 PERSONS  
SALES OFFICE  
2,030 SF  
AREA ALLOWANCE 100 SF / PERSON  
OCCUPANT LOAD 21 PERSONS  
FURNITURE STORAGE  
7,331 SF FIRST FLOOR; 617 SF MEZZANINE  
AREA ALLOWANCE 500 SF / PERSON  
OCCUPANT LOAD 16 PERSONS  
TOTAL OCCUPANCY 224 PERSONS

PROPOSED OCCUPANCY IS GREATER THAN FORMER; FEW SHOPPERS ARE EXPECTED IN SHOWROOM

PROPOSED HAZARD TYPE IS EQUIVALENT TO FORMER HAZARD

MAXIMUM TRAVEL DISTANCE TO EXIT: 100 FT PER FBC 2014 TABLE 1014.3 (S1, FULLY SPRINKLED);  
EGRESS PATHS COMPLIANT FROM ALL ROOMS, INCLUDING SECOND FLOOR OFFICES

TRAVEL THROUGH INTERVENING ROOMS PERMITTED IN OCCUPANCY S-1

PARKING REQUIREMENT: WAREHOUSE  
1 SPACE PER 600 SF  
7,948 SF / 600 SF = 13.2 SPACES  
FURNITURE STORE  
1 SPACE PER 1700 SF  
5,606 SF / 1,700 SF = 3.3 SPACES  
OFFICE  
1 SPACE PER 300 SF  
UTILIZE COMMERCIAL DISTRICT AREA REDUCTION OF 1,200 SF  
(2,030 SF - 1,200 SF) / 300 SF = 2.8 SPACES

TOTAL OFF-STREET PARKING REQUIRED: 20 SPACES, ONE OF WHICH MUST BE  
HANDICAPPED-ACCESSIBLE ON AN ACCESSIBLE ROUTE TO THE BUILDING

EXISTING PARKING 15 SPACES PER SURVEY, INCLUDING ONE VAN-ACCESSIBLE SPACE WITH  
ACCESSIBLE ROUTE TO BUILDING. RESTRIPING LOT PER SITE PLAN A-1 MEETS PKG REQMTS

EXISTING PLUMBING FIXTURES MEET OR EXCEED REQUIREMENTS OF 1 WC AND LAVATORY PER  
SEX, AND ONE DRINKING FOUNTAIN. EXISTING ACCESSIBLE TOILET ROOMS MEET 2014 FLORIDA  
ACCESSIBILITY CODE STANDARDS. SEE NOTE "A" BELOW RE: SERVICE SINK & ACCESSIBLE LAV

**BUILDING MODIFICATIONS REQUIRED:**

(A) REPLACE EXISTG SHOWER @ OFC. W/ SVC. SINK, SEALED CONC FLR, WALLS TILED TO 4' AFF.  
REPLACE DOOR W/ 3'-0" WIDE H.M. DR & FRM. INSTALL HC-ACC. WATER COOLER @ BRK RM

(B) REMOVE EXISTING DOOR. REFRAME FOR 3'-0" WIDE HOLLOW METAL DOOR AND FRAME.  
NEW DOOR TO INCLUDE LEVER HANDLE, SINGLE-MOTION UNLOCKING HARDWARE, AND  
CLOSER. IN LIEU OF SINGLE-MOTION HARDWARE, A DEADBOLT MAY BE USED, BUT MUST  
REMAIN UNLOCKED DURING BUSINESS HOURS

(C) EXTEND STAIR HANDRAIL 12" FROM BOTTOM OF LOWEST END OF RAIL TO MEET 2014 FBC  
CH 10

(FACP) FIRE ACCESS CONTROL PANEL

(ANN) FIRE ALARM ANNUCIATOR PANEL

(EXIT) ILLUMINATED EXIT SIGN W/ EMERGENCY LIGHTING

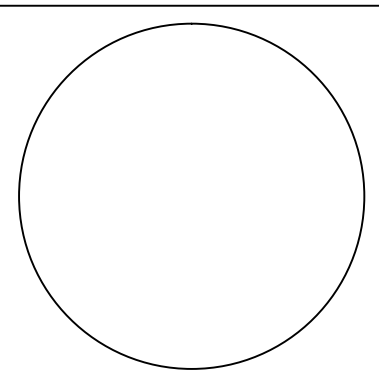
(PULL) FIRE ALARM PULL

(H/S) HORN/STROBE

(FE) FIRE EXTINGUISHER

(EML) EMERGENCY LIGHTING

NO.	ISSUED FOR	DATE
	CHANGE OF OCCUPANCY	10/25/17



**Native Design**  
Native Design Architecture, LLC  
5103 Palmetto Avenue  
Fort Pierce, Florida 34982  
(772) 519-1216  
vdsarch@gmail.com

Change of Occupancy for  
**OFFICE FURNITURE  
CONSULTANTS**  
2610 Orange Avenue  
Fort Pierce, Florida

Ownership of these drawings and the design represented herein are protected by copyright & other applicable laws. Any duplication, distribution or use for any purpose without the written permission of Native Design Architecture, LLC, could result in criminal prosecution as well as civil liability.

SCALE:	
DRAWN:	
CHECKED:	VDS
APPROVED:	VDS
DATE:	25OCT2017
PROJ. NO.:	201705

TITLE :  
**PROJECT DATA  
CODE REVIEW  
LIFE SAFETY PLAN**

DRAWING NO.  
**A-1**  
SHEET 1 OF 2