

**PROPERTY ADDRESS**

1404 SOUTH 28 TH STREET  
FORT PIERCE, FLORIDA 34947

**SCOPE OF WORK:**

- AS BUILT CONDITIONS SHOWN FOR CERTIFICATE OF USE.

**PROJECT INFO:**

AREA: 4,044 S.F.  
CLASSIFICATION OF WORK= N/A  
LEVEL OF ALTERATION = N/A  
AREA OF ALTERATION = 4,044 S.F.  
LEVEL OF REHABILITATION= N/A  
OCCUPANCY CLASSIFICATION = B (BUSINESS)(TRAINING CENTER)

CODE IN EFFECT :  
FLORIDA BUILDING CODE 2023, 8th EDITION, EXISTING BUILDING  
FLORIDA BUILDING CODE ACCESSIBILITY 2023, 8th EDITION  
FLORIDA FIRE PREVENTION CODE 2021 7th EDITION  
NFPA 1  
NFPA 101 2015 EDITIONS  
NEC 2017

**NOTE:**

NO DRINKING FOUNTAIN PROVIDED.  
WATER CAN BE SERVED @ KITCHENETTE.

**NOTE :**

THERE IS NO WORK DONE WITHOUT A PERMIT THAT NEEDS TO BE LEGALIZED FOR THIS TENANT SPACE AND/OR UNDER THIS PERMIT.

**GENERAL NOTES**

- ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2023, 8th ED. AND ALL REGULATORY LOCAL AND GOVERNMENTAL CODES.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT IF ANY DISCREPANCIES ARE DISCOVERED BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR TO ACQUIRE ALL REQUIRED PERMITS FOR THE CONSTRUCTION AND SUBSEQUENT OCCUPANCY OF THE PROJECT.
- ALL WORK DONE UNDER THE SUPERVISION OF THE CONTRACTOR SHALL BE DONE IN A NEAT AND WORKMAN-LIKE MANNER AND IN ACCORDANCE WITH ALL GOVERNING AGENCIES, RULES AND REGULATIONS HAVING JURISDICTION.
- CONTRACTOR TO PROVIDE ALL SUPPLEMENTARY MATERIALS REQUIRED TO INSTALL, SUPPORT, BRACE AND SHORE ALL BUILDING COMPONENTS.
- PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EQUIPMENT AND UTILITIES TO BE REMOVED. REMOVALS SHALL BE COORDINATED WITH THE OWNER AND ALL BUILDING AUTHORITIES HAVING JURISDICTION.
- CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH RED-LINED AS-BUILT DRAWINGS FOR ANY AND ALL FIELD CHANGES AND/OR ADDITIONS TO THE WORK INCLUDING IN THE DRAWINGS.
- IF ANY CHANGES AND/OR DEVIATIONS ARE MADE TO THESE PLANS WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR SUCH CHANGES AND/OR DEVIATIONS.
- IF DURING THE COURSE OF CONSTRUCTION ANY DEVIATIONS ARE MADE AT THE FIELD, AGAIN, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR SUCH CHANGES AND DEVIATIONS.
- ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR DESIGN CONFORMANCE ONLY.
- SUBSTITUTIONS MUST BE REVIEWED AND APPROVED BY THE ARCHITECT OR ENGINEERS.
- CONTRACTOR OR SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING HIS OPERATION AND ANY DAMAGE TO HIS WORK WHILE PROJECT IS UNDER CONSTRUCTION.
- ALL DESIGNS AND DRAWINGS HEREIN AND PRINTS ISSUED BY THE ARCHITECT ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REUSED ON ANY OTHER LOCATION EXCEPT WHERE THE ONE FOR WHICH THEY WERE EXPRESSLY DESIGNED IF THESE DRAWINGS OR ANY PART THERE OF IS REPRODUCED WITHOUT THE CONSENT OF THE ARCHITECT, THE PERSON SO DOING WILL BE INDEBTED TO ARCHITECT FOR HIS FULL COMMISSION.

**OCCUPANCY LOAD:**

(FBC. TABLE 1004.5 AND FFPC TABLE 7.3.1.2)

**BUSINESS AREA**  
OCCUPANCY LOAD: = 1927 SF / 150 S.F. (PER PERSON) = 13 PERSONS ALLOWED (FBC 1004.5)  
= 1927 SF / 100 S.F. (PER PERSON) = 20 PERSONS ALLOWED (FFPC 7.3.1.2)

**LOUNGE**  
OCCUPANCY LOAD: = 132 SF / 15 S.F. (PER PERSON) = 9 PERSONS ALLOWED (FBC 1004.5) (FFPC 7.3.1.2)

**CONFERENCE ROOM**  
OCCUPANCY LOAD: = 164 SF / 15 S.F. (PER PERSON) = 11 PERSONS ALLOWED (FBC 1004.5) (FFPC 7.3.1.2)

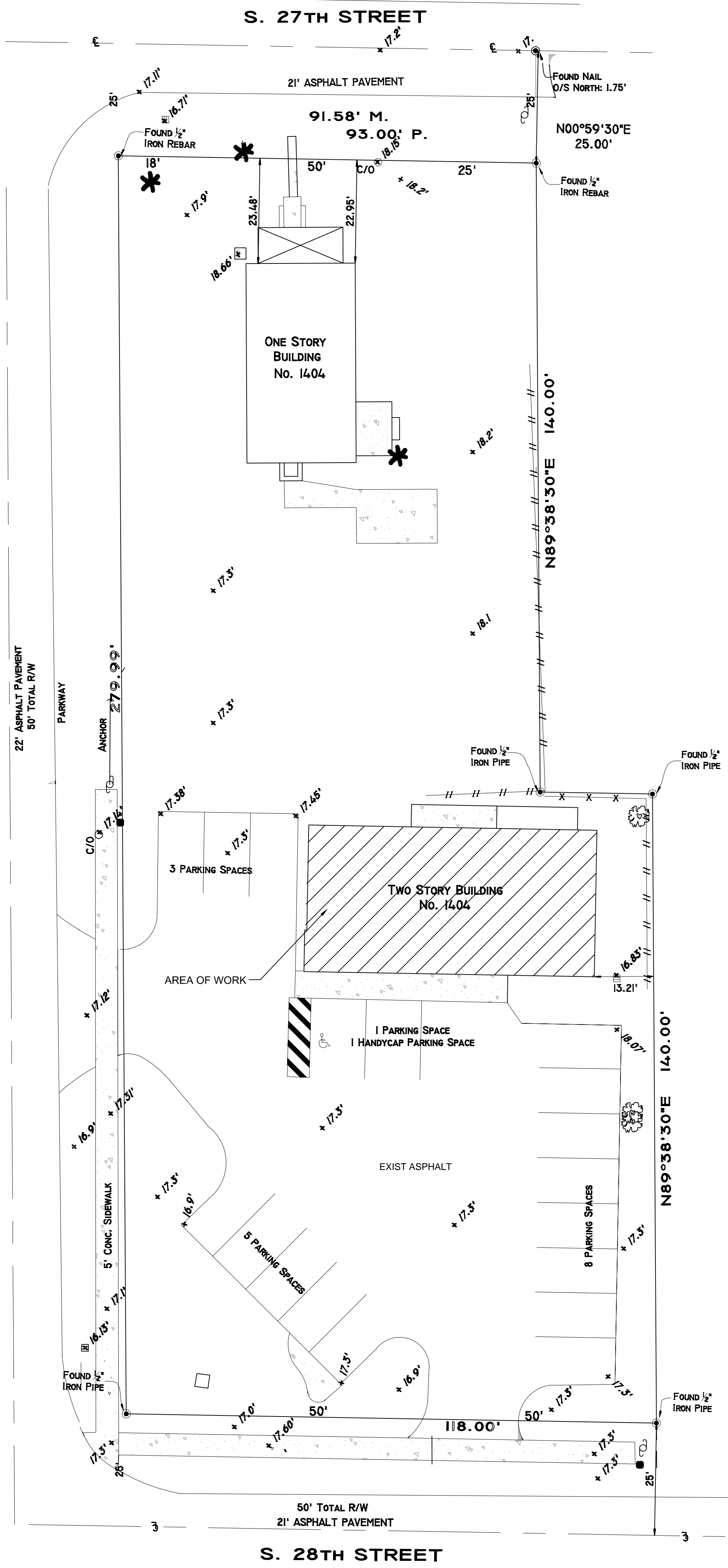
**STORAGE**  
OCCUPANCY LOAD: =147 SF / 500 SF (PER PERSON) = 1 PERSON ALLOWED (FBC 1004.5) (FFPC 7.3.1.2)

TOTAL OCCUPANTS..... = 34 PERSONS ALLOWED (FBC) = 41 PERSONS ALLOWED (FFPC)



LOCATION MAP  
SCALE: N.T.S

MISSISSIPPI AVENUE



**SITE PLAN**  
SCALE: 1/16" = 1'

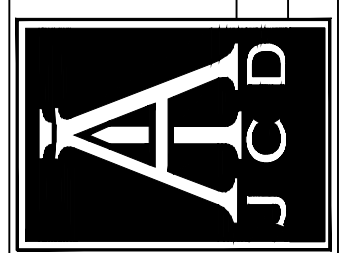
Revisions

△	01.14.25 1ST ISSUE
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**CERTIFICATE OF USE**  
AMERICAN CARE OF SOUTH FLORIDA  
1404 SOUTH 28 TH STREET  
FORT PIERCE, FL 34947

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Job No.  
Date  
Scale SHOWN

Seal  
AA-26001560  
Sheet No.  
**A-0.0**

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