



1 FIRST FLOOR - FLOOR PLAN  
3/16" = 1'-0"

FLOOR PLAN NOTES

- CONTRACTORS TO VERIFY ALL FIELD CONDITIONS PRIOR TO COMMENCEMENT AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
- VERIFY DEPTH AND WIDTH OF BUILD-OUT REQUIRED FOR RECESSED ITEMS INCLUDING, FIRE EXTINGUISHER CABINETS, ACCESSORIES, ETC.
- COORDINATE WITH THE TENANT / OWNER FOR THE INSTALLATION OF INTERIOR SIGNAGE.
- ALL PIPE PENETRATIONS THROUGH RATED ASSEMBLIES MUST MEET UL (OR OTHER APPROVED) STANDARDS - SUBMIT SYSTEM TO ARCHITECT FOR APPROVAL.
- PROVIDE SOLID WOOD BACKING (FIRE-TREATED) IN WALLS TO RECEIVE COUNTERS, CABINETS, DOOR STOPS, SINKS, TOILET ACCESSORIES, CHAIR RAIL AND OTHER REALTED INSTALLATIONS. THE INSTALLATIONS SHALL BE INSPECTED BY THE ARCHITECT PRIOR TO COVERING.
- ALL GYPSUM BOARD WALLS AND CEILINGS SHALL BE PROVIDED WITH A LEVEL 4 FINISH PER \*GYPSUM ASSOCIATION - RECOMMENDED LEVELS OF GYPSUM BOARD FINISH (GA-214-M-97) - UNLESS NOTED OTHERWISE.
- CONSTRUCTION SHALL COMPLY WITH THE PROVISIONS OF FBC 701.1, INCLUDING THE MATERIALS, SYSTEMS, AND ASSEMBLIES USED FOR STRUCTURAL FIRE RESISTANCE AND FIRE-RESISTANCE-RATED CONSTRUCTION SEPARATION OF ADJACENT SPACES. ALL FIRE-RESISTANCE-RATED ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE (FBC) TO PREVENT THE SPREAD OF FIRE AND SMOKE WITHIN THE BUILDING AND BETWEEN BUILDINGS.
- ALL MATERIALS, SYSTEMS, OR DEVICES INCORPORATED INTO FIRE-RESISTANCE-RATED ASSEMBLIES THAT HAVE NOT BEEN TESTED AS PART OF A FIRE-RESISTANCE-RATED ASSEMBLY SHALL HAVE DOCUMENTED DATA AVAILABLE FOR REVIEW UPON REQUEST TO DEMONSTRATE THAT THE FIRE-RESISTANCE RATING IS NOT COMPROMISED. ADDITIONALLY, MATERIALS AND METHODS USED TO PROTECT JOINTS, PENETRATIONS, OR ANY OPENINGS IN FIRE-RESISTANCE-RATED ASSEMBLIES SHALL NOT REDUCE THE REQUIRED FIRE-RESISTANCE RATING, IN ACCORDANCE WITH FBC 703.2.
- AS PER FBC, BCA 107.3.5.6, ALL PRODUCT APPROVALS SHALL BE REVIEWED AND APPROVED BY THE BUILDING DESIGNER PRIOR TO SUBMITTAL TO VERIFY COMPLIANCE WITH THE DESIGN SPECIFICATIONS. APPROVED PRODUCT APPROVALS SHALL THEN BECOME PART OF THE PLANS AND/OR SPECIFICATIONS. ADDITIONALLY, PRIOR TO INSTALLATION, ALL PRODUCT APPROVALS SHALL BE FILED WITH THE BUILDING OFFICIAL FOR REVIEW AND APPROVAL TO ENSURE CONFORMITY WITH THE APPROVED DESIGN.
- AS PER FBC, BCA 107.3.5.2, ALL SHOP DRAWINGS FOR COMPONENTS ATTACHED TO THE BUILDING STRUCTURE (SUCH AS TRUSSES, JOISTS, WINDOW WALLS, RAILINGS, AWNINGS, ETC.) NECESSARY TO DEMONSTRATE COMPLIANCE WITH APPLICABLE CODES SHALL BE APPROVED BY THE ARCHITECT OR PROFESSIONAL ENGINEER AND SUBMITTED TO THE BUILDING OFFICIAL PRIOR TO INSTALLATION.

FLOOR PLAN LEGEND

- NEW WALL
- NEW DOOR
- NEW WINDOW
- FIRE EXTINGUISHER - SEE FIRE EXTINGUISHER SCHEDULE

FIRE EXTINGUISHER SCHEDULE

MARK	MFR	DESCRIPTION
FE-1	LARSEN'S	SURFACE MOUNTED CABINET (2 1/2") SOLID DOOR WITH VERTICAL WHITE LETTERING WITH MP10 FIRE EXTINGUISHER

KEYNOTES

#	NOTE
1	COMMON USE RESTROOM (RESTROOM-103), HALLWAY-102 & WAITING AREA-102 SHALL HAVE CONSTANT LIGHTING OR A SECURED MOTION SENSOR LIGHTING SYSTEM THAT WILL PROVIDE IMMEDIATE ILLUMINATION UPON ENTRY.



S ARCHITECTURE  
33 SE 4TH STREET, SUITE 100  
BOCA RATON, FL 33432  
561.835.5515  
WWW.SARCHITECTURE.COM  
AA26003746

SEAL:



MATTHEW R. FORGET // REG. FL. NO. AR95364

DIGITAL SIGNATURE:

CLIENT / PROJECT ADDRESS:

HODGE MARINE

1857 NW 21ST STREET  
POMPADOUR BEACH, FLORIDA 33069

REVISIONS:

NO.	DATE	DESCRIPTION
1	2025-08-12	DRC PLAN REVIEW

KEY PLAN:

PROJECT NUMBER: 24-057

DATE ISSUED: 2025-06-30

SHEET TITLE:

FLOOR PLAN - FIRST FLOOR

SHEET NO.:

A121