

FISHERMAN'S WHARF

43 FISHERMANS WAY, JUPITER, FL 33477



CONSTRUCTION DOCUMENTS

05-15-2026



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+ PARTNERS
Architecture + Interior Design
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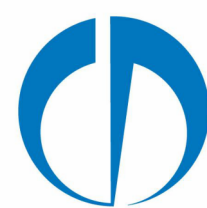
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SPINAOROURKE
+ PARTNERS

Architecture • Interior Design
Keith M. Spina # AR13419

New Construction for:
FISHERMAN'S WHARF
RESTAURANT BUILDING
43 FISHERMANS WAY, JUPITER, FL 33477

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Project Manager: Checker

CVR
CONSTRUCTION
DOCUMENTS

GENERAL NOTES

1.

THE CONTRACTOR SHALL PERFORM AND CONSTRUCT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALL WORK TO BE PERFORMED UNDER THIS CONTRACT SHALL COMPLY WITH THE CURRENT BUILDING CODES AS STATED IN THE LIFE SAFETY DRAWINGS AND CODE ANALYSIS, AS WELL AS ALL FEDERAL, STATE, COUNTY, OR CITY ORDINANCES, RULES AND REGULATIONS AND THE FLORIDA STATE STATUTES AS LISTED IN THE CONTRACT DOCUMENTS.
2.

THE CONTRACTOR SHALL CARRY PUBLIC LIABILITY, PROPERTY AND WORKMEN'S COMPENSATION INSURANCE IN SUCH AMOUNTS DEEMED ACCEPTABLE TO THE OWNER. FINANCIAL AGENCIES AND CODE ANALYSIS, AS WELL AS ALL FEDERAL, STATE, COUNTY, OR CITY ORDINANCES, RULES AND REGULATIONS AND THE FLORIDA STATE STATUTES AS LISTED IN THE CONTRACT DOCUMENTS, LISTED AS ADDITIONAL INSURED.
3.

UNLESS OTHERWISE AGREED, THE AIA DOCUMENT A201 - "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" SHALL BE THE GENERAL CONDITIONS OF THE CONTRACT SET FORTH THAT SETS THE RESPONSIBILITIES OF THE OWNER, CONTRACTOR DURING CONSTRUCTION OF THE PROJECT, ALONG WITH ANY REVISIONS AND SUPPLEMENTAL CONDITIONS AGREED TO BY BOTH THE OWNER AND THE ARCHITECT.
4.

THE CONTRACT DOCUMENTS ARE ENUMERATED IN THE AGREEMENT BETWEEN THE OWNER AND CONTRACTOR AND CONSIST OF THE AGREEMENT, CONDITIONS OF THE CONTRACT, SUPPLEMENTARY AND OTHER CONDITIONS, DRAWINGS, SPECIFICATIONS, PRELIMINARY DIAGRAMS, DISCREPANCIES BETWEEN THE DRAWINGS TO SHOW EVERY DETAIL OF CONSTRUCTION, THE GENERAL CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS NECESSARY FOR COMPLETION OF ALL SYSTEMS AND COMPONENTS AS INDICATED IN THE CONTRACT DOCUMENTS.
5.

MODIFICATIONS TO THE CONTRACT DOCUMENTS WILL BE MADE WITH ONE OF THE FOLLOWING:
A. WRITTEN AMENDMENTS TO THE CONTRACT, SIGNED BY THE APPROPRIATE PARTIES
B. A CHANGE ORDER
C. A CONSTRUCTION CHANGE DIRECTIVE (CCD)
D. A WRITTEN ORDER FOR A MINOR CHANGE IN THE WORK ISSUED BY THE ARCHITECT
6.

THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE CONTRACT DOCUMENTS, INCLUDING BUT NOT LIMITED TO THE DRAWINGS, PROJECT MANUAL, SPECIFICATIONS, CONDITIONS AND ORDERS, AND TO ENSURE COORDINATION OF ALL WORK AFFECTING EACH TRADE. FAILURE TO REVIEW ALL CONTRACT DOCUMENTS FOR APPLICABLE ITEMS OF WORK SHALL NOT RELIEVE THE RESPONSIBLE PARTY FROM PERFORMING ALL WORK REQUIRED. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PERFORMING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND IS RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES DURING THE PERFORMANCE OF THE WORK UNDER THIS CONTRACT.
7.

THE DRAWINGS ARE THE GRAPHIC AND PICTORIAL PORTION OF THE CONTRACT DOCUMENTS SHOWING THE DESIGN INTENT, LOCATION AND DIMENSIONS OF THE WORK. THE DRAWINGS ONLY DIAGRAMMATIC AND DO NOT INDICATE THE INTENT OF THE DRAWINGS TO SHOW EVERY DETAIL OF CONSTRUCTION. THE GENERAL CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS NECESSARY FOR COMPLETION OF ALL SYSTEMS AND COMPONENTS AS INDICATED IN THE CONTRACT DOCUMENTS.
8.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY COORDINATING ALL ASPECTS OF THE CONSTRUCTION INCLUDING CROSS-REFERENCING ALL RELATED DOCUMENTS AND DRAWINGS, SHOULD THE SERVICES OF THE ARCHITECT AND/OR HIS CONSULTANTS BE REQUIRED TO REMEDY OR REVISE THE CONSTRUCTION, AND/OR CORRECTIONS BY THE CONTRACTOR AND SUB-CONTRACTORS, COMPENSATION FOR THESE SERVICES SHALL BE MADE BY THE CONTRACTOR THROUGH THE CHANGE ORDER PROCESS OR BY SEPARATE AGREEMENT WITH THE ARCHITECT AND/OR HIS CONSULTANTS
9.

THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO THE SUBMITTAL OF BID AND/OR CONTRACT NEGOTIATIONS AND SHALL VERIFY EXISTING CONDITIONS WITH THE CONTRACT DOCUMENTS AND SHALL VERIFY EXISTING CONDITIONS WITH THE CONTRACT DOCUMENTS. ANY DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS (AND THEIR INTENT) SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION. BIDS SHALL NOT BE SUBMITTED OR CONSTRUCTION NEGOTIATED BY THE CONTRACTOR PRIOR TO CLARIFICATION OF THE INTENT OF THE CONSTRUCTION DOCUMENTS WHERE SUCH INTENT IS IN DOUBT.
10.

IF THE WORK BEING PERFORMED IS AN EXISTING BUILDING AND/OR AS AN ADDITION OR ALTERATIONS TO AN EXISTING BUILDING, THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS WITH REFERENCE TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, FIRE ALARM, AND ELECTRICAL SYSTEMS. ANY DISCREPANCIES BETWEEN THESE EXISTING CONDITIONS AND CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO THE SUBMISSION OF BIDS OR CONTRACT NEGOTIATIONS. THE CONTRACTOR SHALL COORDINATE AND SCHEDULE WORK BY ALL TRADES, SUPPLIERS, SUBCONTRACTORS AND OTHER PROVIDERS TO INSURE THAT THE WORK, WHEN COMPLETED, WILL BE IN ACCORDANCE WITH THE INTENT OF THE CONSTRUCTION DOCUMENTS.
11.

THE OBLIGATION OF THE CONTRACTOR IS TO ASSURE COORDINATION AND VERIFICATION OF THE PURPOSE OF DISCOVERING INCONSISTENCIES OR ERRORS IN THE CONTRACT DOCUMENTS. HOWEVER, THE CONTRACTOR SHALL PROMPTLY REPORT AND DISCREPANCIES WITH THE DRAWINGS INCLUDING DIMENSIONS, CONFLICTS OR OTHERWISE, TO THE ATTENTION OF THE ARCHITECT IN WRITING AND VERIFIED PRIOR TO THE START OF CONSTRUCTION.
12.

ALL DIMENSIONS, SPECIFICATIONS AND NOTES PROVIDED HEREIN SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO PERFORMANCE OF THE WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT IN WRITING. THESE DRAWINGS SHOULD NOT BE SCALED TO OBTAIN DIMENSIONS. AS REFER TO DIMENSIONS INDICATED. ANY DIMENSIONS NOT PROVIDED OR MIS-LABELLED SHALL BE VERIFIED WITH THE ARCHITECT PRIOR TO COMMENCING CONSTRUCTION.
13.

THE CONTRACTOR SHALL TAKE APPROPRIATE ACTION TO PROVIDE THE NECESSARY PROTECTION OF THE PUBLIC AND PREVENT ACCESS TO THE PROJECT SITE. THE CONTRACTOR SHALL PROVIDE THE PROTECTION MEANS OF ALL ADJOINING PROPERTIES, ADJOINING PUBLIC AND PRIVATE PROPERTIES SHALL BE PROTECTED FROM DAMAGES DURING CONSTRUCTION, REMODELING AND DEMOLITION WORK. PROTECTION SHALL BE PROVIDED FOR FOOTINGS, FOUNDATIONS, PIERCEMENTS, WINDOWS, DOORS AND ROOFS. PROVISIONS SHALL BE MADE TO CONTROL WATER RUNOFF AND EROSION DURING CONSTRUCTION OR DEMOLITION ACTIVITIES.
14.

CONTRACTOR SHALL NOTIFY IN WRITING TO THE OWNERS OF ADJOINING PROPERTIES, ADVISING THEM OF THE PROTECTION BEING TAKEN, PRIOR TO ANY EXCAVATION TAKING PLACE. THE NOTICE SHALL BE DELIVERED NOT LESS THAN TEN (10) DAYS PRIOR TO THE SCHEDULED STARTING DATE OF THE EXCAVATION. THE CONTRACTOR IS TO COORDINATE AND ORGANIZE THE CONSTRUCTION PROCESS AND COMPLETE THE SAME IN A MANNER WHICH IMPACTS THE ADJOINING PROPERTY IN AN ORDER TO MINIMIZE ANY NOISE/DISTURBANCE TO THE EXISTING USERS.
15.

THE CONTRACTOR AND THEIR SUB-CONTRACTORS SHALL BE RESPONSIBLE TO EMPLOY THOSE CONTROL MEASURES NECESSARY TO ENSURE THAT NO PROJECT RELATED POLLUTANTS HAVE ENTERED THE STORM WATER SYSTEM OR MIGRATED OFF-SITE. THE CONTRACTOR SHALL PROVIDE A CERTIFIED LETTER TO THE OWNER ON A MONTHLY BASIS, THAT NO PROJECT RELATED POLLUTANTS HAVE ENTERED THE STORM WATER SYSTEM OR MIGRATED OFF-SITE FOR THE REQUIREMENTS OF THE AUI.
16.

ANY STRUCTURES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION OPERATIONS, THE CONTRACTOR SHALL COMPLY WITH FBC CHAPTER 33 (SAFEGUARDS DURING CONSTRUCTION) AND THE NFPA 241.
17.

THE CONTRACTOR SHALL CALL 1-800-432-4770 OR 811 (BEFORE YOU DIG), TWO (2) FULL BUSINESS DAYS BEFORE THE START OF ANY DIGGING. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DISRUPTION TO ANY UTILITY SERVICE DAMAGED.
18.

THE CONTRACTOR SHALL KEEP ALL EXITS THAT ARE REQUIRED FOR EGRESS, OPERATIONAL, AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO EMPLOY CONTROL MEASURES NECESSARY TO ENSURE THAT THE CONSTRUCTION PROCESS WILL NOT HINDER OR INTERFERE WITH EMERGENCY RESPONSE ACCESS TO THE PROPERTY, DEVELOPMENT OR ADJACENT PROPERTIES (STREETS, ALLEYS, FIRE LANES, ETC.).
19.

THE CONTRACTOR WILL PROVIDE, INSTALL, AND MAINTAIN TEMPORARY FIRE EXTINGUISHERS AT ALL TIMES DURING CONSTRUCTION. COORDINATE AND LOCATE AS REQUIRED BY THE LOCAL FIRE MARSHAL PER NFPA 10, NFPA 101, AND NFPA 241. THE CONTRACTOR SHALL PROVIDE TEMPORARY STANDBY(S) AS STRUCTURE RISKS IN ACCORDANCE WITH THE CURRENT BUILDING CODES. THE TEMPORARY STANDOFFS MAY BECOME PERMANENT AS PART OF THE CONSTRUCTION IF CERTIFIED BY THE PROPER AUTHORITIES.
20.

THE CONTRACTOR SHALL MAINTAIN AT THE SITE FOR THE OWNER, ONE COPY OF THE DRAWINGS (INCLUDING ALL PREVIOUS REVISIONS), SPECIFICATIONS, APPENDIX, CHANGE ORDERS AND OTHER MODIFICATIONS, ALONG WITH THE APPROPRIATE CERTIFIED SET FROM THE AUTHORITY HAVING JURISDICTION, IN GOOD ORDER AND MARKED CURRENTLY TO INDICATE FIELD CHANGES AND SELECTIONS MADE DURING CONSTRUCTION, AND ONE COPY OF APPROVED SHOP DRAWINGS, PREPARED BY THE CONTRACTOR, HAVING SIMILAR REQUIRED SUBMITTALS. THESE SHALL BE AVAILABLE TO THE ARCHITECT AND SHALL BE DELIVERED TO THE ARCHITECT FOR SUBMITTAL TO THE OWNER UPON COMPLETION OF THE WORK AS A RECORD OF THE WORK AS CONSTRUCTED.
21.

THE CONTRACT DOCUMENTS INCLUDED UNDER THIS CONTRACT ARE AN INSTRUMENT OF THE ARCHITECT AND THEIR CONSULTANTS SERVICES AND SHOULD NOT BE REGRANDED AS A PRODUCT. THE CONTRACT DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT AND THEIR CONSULTANTS. THEY SHALL NOT BE USED FOR ANY OTHER PURPOSES OTHER THAN CONSTRUCTION OF THIS PROJECT.
22.

REPLIES TO ALL PRE-CONSTRUCTION REQUESTS FOR INFORMATION (RFI) WILL BE ISSUED TO ALL PRIME BIDDERS, AS APPENDIX TO THE CONTRACT DOCUMENTS (DRAWINGS AND SPECIFICATIONS) AND WILL BE PART OF THE CONTRACT FOR CONSTRUCTION. ORAL CLARIFICATION WILL NOT BE INCLUDED AS PART OF THE CONTRACT DOCUMENTS.
23.

ALL BIDDERS SHALL BE FAMILIAR WITH THE CONTRACT DOCUMENTS PRIOR TO SUBMITTING BIDS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT IN WRITING.
24.

THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION SCHEDULE TO THE ARCHITECT AND OWNER FOR REVIEW PRIOR TO THE COMMENCING WORK, ALONG WITH A SCHEDULE OF VALUES AND A SHOP DRAWING SUBMITTAL SCHEDULE. THE SHOP DRAWING SUBMITTAL SCHEDULE SHALL INDICATE THE SCHEDULE DATES FOR ALL SHOP DRAWING AND SAMPLE SUBMISSIONS. THE SHOP DRAWING SUBMISSION SCHEDULE SHOULD INCLUDE THE DATE FOR SUBMITTAL AND THE DATE OF RETURN OF REVIEWED SHOP DRAWINGS ACCORDING TO THE CONTRACT, PRODUCT DATA AND SAMPLES. THE CONTRACTOR SHALL ALLOW SUFFICIENT TIME IN THE SCHEDULE FOR THE ARCHITECT'S REVIEW, INCLUDING THEIR CONSULTANTS AND POSSIBLE RE-SUBMITTALS IF REQUIRED.
25.

THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, PRODUCT DATA AND SAMPLES TO THE ARCHITECT FOR REVIEW AND COMMENTS. ALL SUBMITTALS SHALL BE PREPARED IN A CLEAR AND THOROUGH MANNER AND SHALL BE OF SUFFICIENT DETAILS AND SCALE TO INDICATE COMPLIANCE WITH THE CONTRACT DOCUMENTS, MANUFACTURER'S AND TRADE STANDARDS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING AT THE TIME OF SUBMISSION OF ANY DEVIATIONS IN THE SUBMITTAL FROM THE REQUIREMENT OF THE CONTRACT DOCUMENTS, OR ANY DISCREPANCIES IN THE CONTRACT DOCUMENTS. ACCEPTANCE OF A SUBMITTAL DOES NOT WAIVE OR ALTER THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL COORDINATE, DETERMINE AND VERIFY FIELD DIMENSIONS, FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION. THE SUBMITTAL SHALL BE REVIEWED BY THE CONTRACTOR AND APPROVED BY THE ARCHITECT. THE ARCHITECT SHALL HAVE BEEN REVIEWED AND CONFORMS TO THE INTENT OF THE CONSTRUCTION DOCUMENTS PRIOR TO SUBMITTING TO THE ARCHITECT. INCOMPLETE SUBMITTALS, NOT REVIEWED OR SUBMITTALS NOT STAMPED BY THE CONTRACTOR WILL BE RETURNED TO THE CONTRACTOR WITHOUT BEING REVIEWED BY THE ARCHITECT.
26.

SUBSTITUTION REQUESTS BY THE CONTRACTOR SHALL BE MADE BY SUBMITTING THREE COPIES OF EACH REQUEST FOR CONSIDERATION. EACH SUBSTITUTION REQUEST SHALL IDENTIFY PRODUCT OR FABRICATION OR INSTALLATION METHOD TO BE REPLACED, INCLUDE SPECIFICATION SECTION NUMBER AND TITLE, AND DRAWING NUMBER(S) AND INDICATE:
A. SUBSTITUTION REQUEST FORM USE CSI FORM 131A
B. DOCUMENTATION SHOW COMPLIANCE WITH REQUIREMENTS FOR SUBSTITUTION AND THE FOLLOWING:
A. PROVIDE A STATEMENT INDICATING WHY SPECIFIED PRODUCT OF FABRICATION OR INSTALLATION CANNOT BE PROVIDED, IF APPLICABLE
B. COORDINATION INFORMATION, INCLUDING A LIST OF CHANGES OR REVISIONS NEEDED TO OTHER PARTS OF THE WORK AND TO CONSTRUCTION PERFORMED BY OWNER AND SEPARATE CONTRACTORS, THAT WILL BE NECESSARY TO ACCOMMODATE PROPOSED SUBSTITUTION.
C. DETAILED COMPARISON OF SIGNIFICANT QUALITIES OF PROPOSED SUBSTITUTE WITH THOSE OF THE WORK AS SPECIFIED. SIGNIFICANT QUALITIES MAY INCLUDE ATTRIBUTES SUCH AS PERFORMANCE, WEIGHT, SIZE, DURABILITY, VISUAL EFFECT, SUSTAINABLE DESIGN CHARACTERISTICS, VARIANCES, AND SPECIFICATIONS. DISCREPANCIES BETWEEN THE PROPOSED SUBSTITUTE AND THE WORK AS SPECIFIED, IF ANY, FROM THE WORK SPECIFIED.
D. PRODUCT DATA, INCLUDING DRAWINGS AND DESCRIPTIONS OF PRODUCTS AND FABRICATION AND INSTALLATION PROCEDURES.
E. SAMPLES, WHERE APPLICABLE OR REQUESTED
F. CERTIFICATES AND QUALIFICATION DATA, WHERE APPLICABLE OR REQUESTED
G. LIST OF SIMILAR INSTALLATIONS FOR COMPLETED PROJECTS WITH PROJECT NAMES AND ADDRESSES AND NAMES AND NAMES AND ADDRESSES OF ARCHITECTS AND OWNERS
H. MATERIAL TESTING REPORTS FROM A QUALIFIED TESTING AGENCY INDICATING AND INTERPRETING TEST RESULTS FOR COMPLIANCE WITH REQUIREMENTS INDICATED.
I. RESEARCH REPRESENTATIVE SCHEDULED TO VERIFY COMPLIANCE WITH BUILDING CODES IN EFFECT FOR PROJECT.
J. DETAILED COMPARISON OF CONTRACTOR'S CONSTRUCTION SCHEDULE USING PROPOSED SUBSTITUTION WITH PRODUCT SCHEDULE FOR THE WORK INCLUDING DELAYS TO THE CONTRACT TIME. IF SPECIFIED PRODUCT OR METHOD OF CONSTRUCTION CANNOT BE PROVIDED WITHIN THE CONTRACT TIME, THE INCLUDE LETTER FROM THE CONTRACTOR, OR MANUFACTURER'S LETTERHEAD, STATING DATE OF RECEIPT OF PURCHASE ORDER, LACK OF AVAILABILITY, OR DELAYS IN DELIVERY.
K. COST INFORMATION, INCLUDING A PROPOSAL OF CHANGE, IF ANY, IN THE CONTRACT SUM.
L. CONTRACTOR'S CERTIFICATION THAT PROPOSED SUBSTITUTION COMPLY WITH REQUIREMENTS IN THE CONTRACT DOCUMENTS EXCEPT AS INDICATED IN SUBSTITUTION REQUEST, IS COMPATIBLE WITH RELATED MATERIALS, AND IS APPROPRIATE FOR APPLICATION INDICATED.
M. CONTRACTOR'S WAIVER OF RIGHTS TO ADDITIONAL PAYMENT OR TIME THAT MAY SUBSEQUENTLY BECOME NECESSARY BECAUSE OF FAILURE TO PROPOSED SUBSTITUTION TO PRODUCE INDICATED RESULTS.
27.

THE RETURN OF SHOP DRAWINGS TO THE CONTRACTOR, WITH OR WITHOUT THE ARCHITECT'S REVIEW, DOES NOT RELIEVE THE CONTRACTOR OF THE CONTRACTORS OF THE RESPONSIBILITY TO CONSTRUCT THE BUILDING PER THE PLANS AND SPECIFICATIONS, EVEN THOUGH THE SHOP DRAWINGS MAY INCORRECTLY DEVIATE FROM THE CONSTRUCTION DOCUMENTS. THE ARCHITECT, THEIR CONSULTANTS OR THE OWNER IS NOT RESPONSIBLE FOR ANY CORRECTIVE CONSTRUCTION RESULTING FROM SHOP DRAWINGS THAT DEVIATE FROM THE CONTRACT DOCUMENTS.
28.

THE CONTRACTOR SHALL DELIVER TO OWNER PRIOR TO FINAL PAYMENT ALL GUARANTEES, WARRANTIES AND TWO (2) COPY OF ALL MANUALS AND OPERATING INSTRUCTIONS. CONTRACTOR SHALL ARRANGE TO PROVIDE A LIVE DEMONSTRATION OF ALL EQUIPMENT (OPERATION AND SERVICE) TO OWNER OR REPRESENTATIVE.
29.

WHEN TWO (2) OR MORE REQUIREMENTS OR STANDARDS ARE SPECIFIED, ESTABLISHING DIFFERENT OR CONFLICTING LEVELS OF QUALITY, THE CONTRACTOR SHALL SELECT THE MOST STRINGENT REQUIREMENT OR STANDARD AS INTENDED.
30.

ALL MATERIALS AND SYSTEMS SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S WRITTEN SPECIFICATIONS AND INSTALLATION INSTRUCTIONS. DELIVERY AND STORAGE OF MATERIALS AND SYSTEMS SHALL BE PER THE MANUFACTURER'S REQUIREMENTS.
31.

THE CONTRACTOR SHALL OBTAIN A SPECIALTY ENGINEER WHO SHALL BE RESPONSIBLE FOR ALL MATERIALS, COMPONENTS AND SYSTEMS AS REQUIRED BY THE FBC. SPECIALTY ENGINEERING SHALL ALSO BE PROVIDED FOR SYSTEMS MENTIONED ELSEWHERE IN THE CONTRACT DOCUMENTS AND SPECIFICATIONS.
32.

ANY WORK NOTED OR INDICATED AS 'BY OWNER' OR 'BY TENANT' IN CONTRACT DOCUMENTS SHALL BE COORDINATED BY THE CONTRACTOR WITH THE OWNER.
33.

CONTRACTOR SHALL PROVIDE ISOLATION / SEPARATION OF MATERIALS WHEREVER DISSIMILAR METALS CONTACT EACH OTHER TO PREVENT GALVANIC REACTION AND POTENTIAL CORROSION OR DEGRADATION.
34.

CONTRACTOR SHALL COORDINATE AND INSTALL ALL NECESSARY BACKING SUPPORTS FOR CABINETRY, SHELVING, TOILET ACCESSORIES, PLUMBING FIXTURES, LIGHTING FIXTURES, AND RETAINING WALLS. BACKING SHALL BE PLACED IN STRIPS LOCATED IN CONCEALED SPACES, SUCH AS PARTITIONS OR ABOVE CEILINGS ARE ALLOWED.
35.

ALL GYPSUM BOARD SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE UNITED STATES GYPSUM 'GYPSUM CONSTRUCTION HANDBOOK'.
36.

ALL FIRE RATED GYPSUM PARTITIONS AND/OR GYPSUM SOUND CONTROL PARTITIONS SHALL HAVE A UL APPROVED TESTING NUMBER AND/OR GA FILE NUMBER FROM THE LATEST EDITION OF THE GA-8000 FIRE RESISTANCE DESIGN MANUAL.
37.

THE FINAL LOCATIONS OF ALL VISIBLE DEVICES, (OUTLETS, SWITCHES, THERMOSTATS, LIFE SAFETY DEVICES ETC.) SHALL BE COORDINATED WITH THE ARCHITECT PRIOR TO CONSTRUCTION. THE ARCHITECT SHALL HAVE THE PICTURES SHOULD BE FACTORED INTO THE PLACEMENT OF THESE DEVICES. THE ARCHITECT AND THE OWNER SHALL REVIEW AND APPROVE ALL LOCATIONS PRIOR TO THE INSTALLATION OF VISIBLE DEVICES, EITHER BY FIELD CONFIRMATION OR REVIEW OF SHOP DRAWINGS.
38.

PER FBC SECTION 403.4, CONTRACTOR SHALL PROVIDE AN EMERGENCY RESPONDER RADIO COVERAGE, INSTALL A BI-DIRECTIONAL AMPLIFICATION SYSTEM FOR THE FIRE DEPARTMENT RADIO AMPLIFICATION.
39.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT CONSTRUCTION ACTIVITY WILL BE PERFORMED IN A MANNER SO AN NOTE TO ADVERSELY IMPACT THE CONDITION OF ANY ADJACENT PROPERTY (OR THE PUBLIC WAY). UNLESS SUCH ACTIVITY IS PERMITTED TO AFFECT SAID PROPERTY PURSUANT TO A CONSENT BY THE APPLICABLE PROPERTY OWNER, UNDER TERMS & CONDITIONS AGREEABLE TO THE APPLICABLE PROPERTY OWNER.
40.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR EMPLOYING CONTROL MEASURES NECESSARY TO ENSURE THAT CONSTRUCTION RELATED MATERIALS, EQUIPMENT, AND DEBRIS SHALL NOT REMAIN LOOSE OR OTHERWISE UNSUBSEQUENT ON THE CONSTRUCTION SITE, FROM 24 HOURS AFTER A HURRICANE WATCH HAS BEEN ISSUED UNTIL THE HURRICANE WATCH OR WARNING HAS BEEN LIFTED.
41.

ALL MATERIALS USED DURING CONSTRUCTION SHALL BE NEW AND FREE FROM BLEMISHES, NO USED MATERIALS WILL BE ALLOWED, EXCEPT AS NOTED IN THE CONSTRUCTION DOCUMENTS. ALL MATERIALS AND SYSTEMS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SPECIFICATIONS.
42.

UPON COMPLETION OF THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL DEVELOP A PUNCH LIST OF ITEMS THAT NEED TO BE COMPLETED, MODIFIED, CORRECTED OR REPLACED. THE CONTRACTOR SHALL ALSO INCLUDE A DOLLAR VALUE OF ALL ITEMS NOT COMPLETED AT THE TIME OF THE PUNCH LIST. UPON COMPLETION OF THE WORK, ITEMS IDENTIFIED IN THE CONTRACTOR'S PUNCH LIST, THE ARCHITECT WILL VISIT THE SITE TO REVIEW THE STATUS OF THE WORK. IF THE ARCHITECT DEEMS THE WORK SUBSTANTIALLY COMPLETE, THE ARCHITECT SHALL DEVELOP A PUNCH LIST OF MINOR WORK ITEMS TO ACCOMPANY THE CERTIFICATE OF SUBSTANTIAL COMPLETION.
43.

THE CONTRACTOR SHALL DELIVER TO OWNER PRIOR TO FINAL PAYMENT, ALL GUARANTEES, WARRANTIES AND TWO COPIES OF ALL MANUALS AND OPERATING INSTRUCTIONS AND ARRANGE TO GIVE PHYSICAL DEMONSTRATION OF ALL EQUIPMENT TO OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR SHALL COORDINATE, DETERMINE AND VERIFY FIELD DIMENSIONS, FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION. THE SUBMITTAL SHALL BE REVIEWED BY THE CONTRACTOR AND APPROVED BY THE ARCHITECT. THE ARCHITECT SHALL HAVE BEEN REVIEWED AND CONFORMS TO THE INTENT OF THE CONSTRUCTION DOCUMENTS PRIOR TO SUBMITTING TO THE ARCHITECT. INCOMPLETE SUBMITTALS, NOT REVIEWED OR SUBMITTALS NOT STAMPED BY THE CONTRACTOR WILL BE RETURNED TO THE CONTRACTOR WITHOUT BEING REVIEWED BY THE ARCHITECT.
44.

ALL LABOR, MATERIALS AND INSTALLATIONS SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF ONE (1) YEAR FROM DATE OF SUBSTANTIAL COMPLETION, EXCEPT LONGER AS REQUIRED IN THE DRAWINGS AND/OR SPECIFICATIONS, AND AS REQUIRED BY FLORIDA STATUTE 718.
45.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY WORK THAT IS NOT IN COMPLIANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE CORRECTION OF FACILITY WORKMANSHIP OR EQUIPMENT WITHIN THE WARRANTY PERIOD.
46.

THE CONTRACTOR SHALL COORDINATE ALL MILLWORK WITH THE EQUIPMENT PLANS PRIOR TO FABRICATION OF MILLWORK. COORDINATE ALL ELECTRICAL, LOW VOLTAGE, GAS, PLUMBING AND ANY OTHER SERVICES OR DEVICE LOCATIONS WITH FUTURE PLANS PRIOR TO ROUGHING IN THE EQUIPMENT.
47.

THE FOLLOWING APPLIES TO ALL MILLWORK ITEMS AND REMAINS TYPICAL UNLESS OTHERWISE NOTED IN THE CONTRACT DOCUMENTS. ALL COUNTERTOP MATERIAL ITEMS SHALL HAVE FINISHED EDGES. ALL CABINET / DRAWER INTERIORS ARE TO BE FINISHED. ALL MILLWORK ITEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FINISH GRADE STANDARDS AS ESTABLISHED BY THE ARCHITECTURAL WORKING INSTITUTE. ALL MATERIAL, EQUIPMENT, AND WORKMANSHIP SHOULD CONFORM TO INDUSTRY STANDARD PRACTICES, PROCEDURES, CONDITIONS AND RECOMMENDATIONS AS SPECIFIED BY ANSI/NEMA 201-2008, SECTION D15A (DECORATIVE LAMINATE PRODUCTS ASSOC.) AND ANSI/APVC 1612 STANDARDS. MILLWORK CONTRACTOR SHALL COMPLY WITH ALL JOE SITE BUILDING CODES AND REGULATIONS.
48.

PRE-INSTALLATION CONFERENCES THE GENERAL CONTRACTOR SHALL CONDUCT A PRE-INSTALLATION CONFERENCE AT THE PROJECT SITE BEFORE EACH CONSTRUCTION ACTIVITY THAT REQUIRES COORDINATION WITH MULTIPLE TRADES OR CONSTRUCTION DOCUMENTS
A. ATTENDEES: THE INSTALLERS AND REPRESENTATIVES OF ALL MANUFACTURERS AND FABRICATORS INVOLVED IN OR AFFECTED BY THE CONSTRUCTION ACTIVITY SHALL BE PRESENT. THE CONTRACTOR SHALL COORDINATE MATERIALS AND INSTALLATIONS THAT HAVE PRECEDED OR WILL FOLLOW, SHALL ATTEND THE MEETING, ADVISE THE ARCHITECT, AND THE OWNER REPRESENTATIVE SCHEDULED TO VERIFY COMPLIANCE WITH BUILDING CODES IN EFFECT FOR PROJECT.
B. AGENDA: REVIEW PROGRESS OF OTHER CONSTRUCTION ACTIVITIES AND PREPARATIONS FOR THE PARTICULAR ACTIVITY UNDER CONSIDERATION, INCLUDING REQUIREMENTS FOR THE FOLLOWING:
A. OPTIONS
B. RELATED RISKS
C. THE AGENDA OF THE MEETING TO EACH PARTY
D. PURCHASES
E. DELIVERIES
F. SUBMITTALS
G. REVIEW OF MOCKUPS
H. POSSIBLE CONFLICTS
I. COMPATIBILITY PROBLEMS
J. THE SCHEDULING OF THE WORK
K. WEATHER LIMITATIONS
L. MANUFACTURER'S WRITTEN INSTRUCTIONS FOR APPLICATION INDICATED
M. COMPATIBILITY OF MATERIALS
N. ACCEPTABILITY OF SUBSTRATES
O. TEMPORARY FACILITIES AND CONTROLS
P. SPACE AND ACCESS LIMITATIONS
Q. REGULATIONS OF AUTHORITIES HAVING JURISDICTION
R. TESTING AND INSPECTING REQUIREMENTS
S. COORDINATION WITH OTHER WORK
T. REQUIRED PERFORMANCE RESULTS
U. PROTECTION OF ADJACENT WORK
V. PROTECTION OF EXISTING WORK AND PERSONNEL
C. RECORD SIGNIFICANT CONFERENCE DISCUSSIONS, AGREEMENTS, AND DISAGREEMENTS, INCLUDING REQUIRED CORRECTIVE MEASURES AND ADDITIONAL REQUIREMENTS TO BE COMPLETED BY EACH PARTY PRESENT AND TO OTHER PARTIES REQUIRING INFORMATION
D. DO NOT PROCEED WITH INSTALLATION IF THE CONFERENCE CANNOT BE SUCCESSFULLY CONCLUDED. INITIATE WHATEVER ACTIONS ARE NECESSARY TO RESOLVE IMPEDIMENTS TO PERFORMANCE OF THE WORK AND RECONVENE THE CONFERENCE AT EARLIEST FEASIBLE DATE.
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B. THE ARCHITECT WILL RETURN WITHOUT RESPONSE, THOSE RFIS SUBMITTED TO ARCHITECT BY OTHER ENTITIES THAN THE CONTRACTOR
C. DELIVERATE AND SUBMIT RFIS IN PROMPT MANNER SO AS TO AVOID DELAYS IN CONTRACTOR'S WORK
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F. RFI NUMBER, NUMBERED SEQUENTIALLY
G. SPECIFICATION SECTION NUMBER AND TITLE AND RELATED PARAGRAPHS, AS APPROPRIATE
H. FIELD DIMENSIONS AND CONDITIONS, AS APPROPRIATE
I. CONTRACTOR'S SUGGESTED RESOLUTION, IF CONTRACTOR'S SUGGESTED SOLUTION IMPACTS THE CONTRACT TIME OF THE PROJECT, THE CONTRACTOR SHALL SPECIFICALLY STATE THE IMPACT IN THE RFI
J. CONTRACTOR'S SIGNATURE
K. ATTACHMENTS INCLUDING SKETCHES, DESCRIPTIONS, MEASUREMENTS, PHOTOS, PRODUCT DATA, SHOP DRAWINGS, COORDINATION DRAWINGS, AND OTHER INFORMATION NECESSARY TO FULLY DESCRIBE ITEMS NEEDING INTERPRETATION, CLARIFICATION, AND/OR DIMENSIONS, DISCREPANCIES, STRUCTURAL, GRID REFERENCES, AND DETAILS OF AFFECTED MATERIALS, ASSEMBLIES, AND ATTACHMENTS ON ATTACHED SHEET(S)
L. RFI FORM: SOFTWARE-GENERATED FORM WITH SUBSTANTIALLY THE SAME CONTENT AS INDICATED ABOVE, ARE ACCEPTABLE TO THE ARCHITECT
O. ATTACHMENTS SHALL BE ELECTRONIC FILES IN PDF FORMAT.
49.

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O. ATTACHMENTS SHALL BE ELECTRONIC FILES IN PDF FORMAT.
50.

PER FBC SECTION 403.4, CONTRACTOR SHALL PROVIDE AN EMERGENCY RESPONDER RADIO COVERAGE, INSTALL A BI-DIRECTIONAL AMPLIFICATION SYSTEM FOR THE FIRE DEPARTMENT RADIO AMPLIFICATION.
51.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT CONSTRUCTION ACTIVITY WILL BE PERFORMED IN A MANNER SO AN NOTE TO ADVERSELY IMPACT THE CONDITION OF ANY ADJACENT PROPERTY (OR THE PUBLIC WAY). UNLESS SUCH ACTIVITY IS PERMITTED TO AFFECT SAID PROPERTY PURSUANT TO A CONSENT BY THE APPLICABLE PROPERTY OWNER, UNDER TERMS & CONDITIONS AGREEABLE TO THE APPLICABLE PROPERTY OWNER.
52.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR EMPLOYING CONTROL MEASURES NECESSARY TO ENSURE THAT CONSTRUCTION RELATED MATERIALS, EQUIPMENT, AND DEBRIS SHALL NOT REMAIN LOOSE OR OTHERWISE UNSUBSEQUENT ON THE CONSTRUCTION SITE, FROM 24 HOURS AFTER A HURRICANE WATCH HAS BEEN ISSUED UNTIL THE HURRICANE WATCH OR WARNING HAS BEEN LIFTED.
53.

ALL MATERIALS USED DURING CONSTRUCTION SHALL BE NEW AND FREE FROM BLEMISHES, NO USED MATERIALS WILL BE ALLOWED, EXCEPT AS NOTED IN THE CONSTRUCTION DOCUMENTS. ALL MATERIALS AND SYSTEMS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SPECIFICATIONS.
54.

UPON COMPLETION OF THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL DEVELOP A PUNCH LIST OF ITEMS THAT NEED TO BE COMPLETED, MODIFIED, CORRECTED OR REPLACED. THE CONTRACTOR SHALL ALSO INCLUDE A DOLLAR VALUE OF ALL ITEMS NOT COMPLETED AT THE TIME OF THE PUNCH LIST. UPON COMPLETION OF THE WORK, ITEMS IDENTIFIED IN THE CONTRACTOR'S PUNCH LIST, THE ARCHITECT WILL VISIT THE SITE TO REVIEW THE STATUS OF THE WORK. IF THE ARCHITECT DEEMS THE WORK SUBSTANTIALLY COMPLETE, THE ARCHITECT SHALL DEVELOP A PUNCH LIST OF MINOR WORK ITEMS TO ACCOMPANY THE CERTIFICATE OF SUBSTANTIAL COMPLETION.
55.

THE CONTRACTOR SHALL DELIVER TO OWNER PRIOR TO FINAL PAYMENT, ALL GUARANTEES, WARRANTIES AND TWO COPIES OF ALL MANUALS AND OPERATING INSTRUCTIONS AND ARRANGE TO GIVE PHYSICAL DEMONSTRATION OF ALL EQUIPMENT TO OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR SHALL COORDINATE, DETERMINE AND VERIFY FIELD DIMENSIONS, FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION. THE SUBMITTAL SHALL BE REVIEWED BY THE CONTRACTOR AND APPROVED BY THE ARCHITECT. THE ARCHITECT SHALL HAVE BEEN REVIEWED AND CONFORMS TO THE INTENT OF THE CONSTRUCTION DOCUMENTS PRIOR TO SUBMITTING TO THE ARCHITECT. INCOMPLETE SUBMITTALS, NOT REVIEWED OR SUBMITTALS NOT STAMPED BY THE CONTRACTOR WILL BE RETURNED TO THE CONTRACTOR WITHOUT BEING REVIEWED BY THE ARCHITECT.
56.

ALL LABOR, MATERIALS AND INSTALLATIONS SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF ONE (1) YEAR FROM DATE OF SUBSTANTIAL COMPLETION, EXCEPT LONGER AS REQUIRED IN THE DRAWINGS AND/OR SPECIFICATIONS, AND AS REQUIRED BY FLORIDA STATUTE 718.
57.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY WORK THAT IS NOT IN COMPLIANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE CORRECTION OF FACILITY WORKMANSHIP OR EQUIPMENT WITHIN THE WARRANTY PERIOD.
58.

THE CONTRACTOR SHALL COORDINATE ALL MILLWORK WITH THE EQUIPMENT PLANS PRIOR TO FABRICATION OF MILLWORK. COORDINATE ALL ELECTRICAL, LOW VOLTAGE, GAS, PLUMBING AND ANY OTHER SERVICES OR DEVICE LOCATIONS WITH FUTURE PLANS PRIOR TO ROUGHING IN THE EQUIPMENT.
59.

THE FOLLOWING APPLIES TO ALL MILLWORK ITEMS AND REMAINS TYPICAL UNLESS OTHERWISE NOTED IN THE CONTRACT DOCUMENTS. ALL COUNTERTOP MATERIAL ITEMS SHALL HAVE FINISHED EDGES. ALL CABINET / DRAWER INTERIORS ARE TO BE FINISHED. ALL MILLWORK ITEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FINISH GRADE STANDARDS AS ESTABLISHED BY THE ARCHITECTURAL WORKING INSTITUTE. ALL MATERIAL, EQUIPMENT, AND WORKMANSHIP SHOULD CONFORM TO INDUSTRY STANDARD PRACTICES, PROCEDURES, CONDITIONS AND RECOMMENDATIONS AS SPECIFIED BY ANSI/NEMA 201-2008, SECTION D15A (DECORATIVE LAMINATE PRODUCTS ASSOC.) AND ANSI/APVC 1612 STANDARDS. MILLWORK CONTRACTOR SHALL COMPLY WITH ALL JOE SITE BUILDING CODES AND REGULATIONS.
60.

PRE-INSTALLATION CONFERENCES THE GENERAL CONTRACTOR SHALL CONDUCT A PRE-INSTALLATION CONFERENCE AT THE PROJECT SITE BEFORE EACH CONSTRUCTION ACTIVITY THAT REQUIRES COORDINATION WITH MULTIPLE TRADES OR CONSTRUCTION DOCUMENTS
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J. THE SCHEDULING OF THE WORK
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76.

UPON COMPLETION OF THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL DEVELOP A PUNCH LIST OF ITEMS THAT NEED TO BE COMPLETED, MODIFIED, CORRECTED OR REPLACED. THE CONTRACTOR SHALL ALSO INCLUDE A DOLLAR VALUE

GENERAL REQUIREMENTS

1. ADA GENERAL REQUIREMENTS & ADA REQUIREMENTS SIGNAGE DETAILS TO COMPLY WITH THE 2023 FBC 8TH EDITION ACCESSIBILITY, FEDERAL BUILDING CODE, AND THE 2010 ADA STANDARD. WHEN THERE IS A CONFLICT, THE MOST RESTRICTIVE REQUIREMENT MUST BE USED.
2. 2010 STANDARDS REQUIREMENTS ESTABLISH MINIMUM AND MAXIMUM GUIDELINES; DESIGN SHALL BE WITHIN RANGES ESTABLISHED.
3. IN RESTAURANTS AND CAFETERIAS, AN ACCESSIBLE ROUTE SHALL BE PROVIDED TO ALL DINING AREAS, INCLUDING RAISED OR SUNKEN DINING AREAS, AND OUTDOOR DINING AREAS.
4. WHERE DINING SURFACES ARE PROVIDED FOR THE CONSUMPTION OF FOOD OR DRINK, AT LEAST 5 PERCENT OF THE SEATING SPACES AND STANDING SPACES AT THE DINING SURFACES SHALL COMPLY WITH 902. IN ADDITION, WHERE WORK SURFACES ARE PROVIDED FOR USE BY OTHER THAN EMPLOYEES, AT LEAST 5 PERCENT SHALL COMPLY WITH 902.
10. VERIFY DOOR MANEUVERING CLEARANCE REQUIREMENTS IN COMPLIANCE WITH SECTION § 200.5 AND §404.2.4 2023 FBC 8TH EDITION ACCESSIBILITY 404.
11. VERIFY RAMP AND HANDRAIL REQUIREMENTS IN COMPLIANCE WITH SECTION §405 AND §505 2010 FBC ACCESSIBILITY CODE.
12. SERVICE APARTMENTS THAT ARE DESIGNED AND CONSTRUCTED FOR LONG-TERM USE (MORE THAN 30 DAYS CONSECUTIVELY), ARE NOT SUBJECT TO THE TRANSIENT LODGING STANDARDS BUT FHA REQUIREMENTS.
13. GUEST ROOMS REQUIRED TO PROVIDE MOBILITY FEATURES COMPLYING WITH 808.2 AND GUEST ROOMS REQUIRED TO PROVIDE COMMUNICATION FEATURES COMPLYING WITH 808.3 SHALL BE DISPERSED AMONG THE VARIOUS CLASSES OF GUEST ROOMS, AND SHALL PROVIDE CHOICES OF TYPES OF GUEST ROOM, NUMBER OF BEDS, AND OTHER AMENITIES COMPARABLE TO THE CHOICES PROVIDED TO OTHER GUESTS. 2023 FBC 8TH EDITION ACCESSIBILITY
14. IN TRANSIENT LODGING FACILITIES, GUEST ROOMS WITH MOBILITY FEATURES COMPLYING WITH 2023 FBC 8TH EDITION ACCESSIBILITY 808.3 SHALL BE PROVIDED IN ACCORDANCE WITH 2017 FBC ACCESSIBILITY TABLE 224.2 & 224.4
15. IN TRANSIENT LODGING FACILITIES, GUEST ROOMS WITH COMMUNICATION FEATURES COMPLYING WITH 2023 FBC 8TH EDITION ACCESSIBILITY 808.3 SHALL BE PROVIDED IN ACCORDANCE WITH 2023 FBC 8TH EDITION ACCESSIBILITY TABLE 224.4.
16. GUEST ROOMS WITH COMMUNICATION FEATURES: VISIBLE NOTIFICATION DEVICES SHALL BE PROVIDED TO ALERT ROOM OCCUPANTS OF INCOMING TELEPHONE CALLS AND A DOOR KNocker OR BELL NOTIFICATION DEVICES SHALL NOT BE CONNECTED TO VISIBLE ALARM SIGNAL APPLIANCES. TELEPHONES SHALL HAVE VOLUME CONTROLS COMPATIBLE WITH THE TELEPHONE SYSTEM AND SHALL COMPLY WITH 704.3. TELEPHONES SHALL BE SERVED BY AN ELECTRICAL OUTLET COMPLYING WITH 509 LOCATED WITHIN 48 INCHES (1220 MM) OF THE TELEPHONE TO FACILITATE THE USE OF A TTY. - SEE 2023 FBC 8TH EDITION ACCESSIBILITY

ACCESSIBLE WALK AND SIDEWALK REQUIREMENTS:

17. WALKS AND SIDEWALKS SUBJECT TO THESE REGULATIONS SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2 INCH AND SHALL BE A MINIMUM OF 48 INCHES IN WIDTH.
18. SURFACE WITH A SLOPE OF 6 PERCENT GRADIENT SHALL BE AT LEAST AS SLIP-RESISTANT AS THAT DESCRIBED AS A MEDIUM SALTED FINISH.
19. SURFACES WITH A SLOPE OF 6 PERCENT GRADIENT OR GREATER SHALL BE SLIP-RESISTANT.
20. WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OF ANY % GRADIENT (WALK EXCEEDS 1 VERTICAL TO 20 HORIZONTALS) IT SHALL COMPLY WITH THE PREVISIONS FOR PEDESTRIAN RAMPS.
21. SURFACES ACROSS SLOPES SHALL NOT EXCEED 150 SLOPE.
22. WALKS, SIDEWALKS, AND PEDESTRIAN WAYS SHALL BE FREE OF GRATINGS WHENEVER POSSIBLE. FOR GRATINGS LOCATED IN THE SURFACE OF ANY OF THESE AREAS, GRID OPENINGS IN GRATINGS SHALL BE LIMITED TO 1/2" INCH IN THE DIRECTION OF TRAFFIC FLOW.
23. ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2" INCH WHEN CHANGES IN LEVEL DO OCCUR. THEY SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2 EXCEPT THAT LEVEL CHANGES NOT EXCEEDING 1/4" INCH MAY BE VERTICAL.
24. WHEN CHANGES IN LEVEL GREATER THAN 1/2" INCH ARE NECESSARY, THEY SHALL COMPLY WITH THE REQUIREMENTS FOR CURB RAMP.
25. WALKS SHALL BE PROVIDED WITH A LEVEL AREA NOT LESS THAN 60 INCHES X 60 INCHES AT A DOOR OR GATE THAT SWINGS TOWARDS THE WALK, AND NOT LESS THAN 48 INCHES WIDE BY 44 INCHES DEEP AT A DOOR OR GATE THAT SWINGS AWAY FROM THE WALK. SUCH WALKS SHALL EXTEND 24 INCHES TO THE SIDE OF THE STRIKE EDGE OF A DOOR OR GATE THAT SWINGS TOWARDS THE WALK.

ACCESSIBLE FLOOR AND LEVEL REQUIREMENTS:

26. IN BUILDINGS AND FACILITIES, FLOORS OF A GIVEN STORY SHALL BE A COMMON LEVEL THROUGHOUT, OR SHALL BE CONNECTED BY PEDESTRIAN RAMPS, PASSENGER ELEVATORS, OR SPECIAL ACCESS LIFTS.
27. FLOOR SURFACES SHALL BE SLIP-RESISTANT.

ACCESSIBLE ENTRANCE REQUIREMENTS:

28. ALL ACCESSIBLE ENTRANCES SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, VISIBLE FROM APPROACHING PEDESTRIAN WAYS. SIGNAGE SHALL BE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. THE SYMBOL SHALL BE A WHITE FIGURE ON A BLUE BACKGROUND.
29. ALL DOORS THAT ARE PART OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH 2023 FBC 8TH EDITION FBC ACCESSIBILITY 404. IF DOORS PROVIDE USER PASSAGE THEY SHALL COMPLY WITH 404.2.3 PROVIDING A MINIMUM CLEAR OPENING OF 32" (815 MM) WITH THE DOOR OPENED 90 DEGREES, MEASURED BETWEEN THE FACE OF THE DOOR AND THE OPPOSITE STOP (2010 ADA FIG. 404.2.3).
30. LATCHING AND LOCKING DEVICES ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL, SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE DESIGN TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.
31. HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30 INCHES AND 44 INCHES ABOVE THE FINISH FLOOR.
32. THE FLOOR OR LANDING ON EACH SIDE OF AN ENTRANCE OR PASSAGE DOOR SHALL BE LEVEL AND CLEAR. THE LEVEL AND CLEAR AREA SHALL HAVE A LENGTH IN THE DIRECTION OF DOOR SWING OF AT LEAST 60 INCHES AND THE LENGTH OPPOSITE DIRECTION OF DOOR SWING OF 44 INCHES AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR ON ITS CLOSED POSITION.
33. THE WIDTH OF THE LEVEL AND CLEAR AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 24 INCHES PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND 18 INCHES PAST THE STRIKE EDGE FOR INTERIOR DOORS.
34. THE FLOOR LANDING SHALL BE NOT MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.
35. THE BOTTOM 10 INCHES OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHEN NARROW FRAME DOORS ARE USED, A 1-OUNCE HIGH SMOOTH PANEL SHALL BE INSTALL TO THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
36. ALL INTERIOR DOORS SHALL BE OPERABLE WITH A SINGLE EFFORT (NO GRASPING OR WRIST MOVEMENT) WITHIN 30 INCHES AND 44 INCHES ABOVE THE FINISH FLOOR. ALLOWABLE CLOSURE PRESSURES:
INTERIOR HINGED DOORS - 5 POUNDS
EXTERIOR HINGED DOORS - 9.5 POUNDS
FIRE DOORS - 15 POUNDS

SIGNAGE AND IDENTIFICATION

37. DOORS AT EXIT PASSAGEWAYS, EXIT DISCHARGE, AND EXIT STAIRWAYS SHALL BE IDENTIFIED BY TACTILE SIGNS COMPLYING WITH 2023 FBC 8TH EDITION ACCESSIBILITY 703.1, 703.2, AND 703.5.
38. EXCEPT AS NOTED, TACTILE CHARACTERS ON INTERIOR SIGNAGE SHALL BE LOCATED AT 48" (1219 MM) MIN. ABOVE THE FLOOR MEASURED TO THE BASELINE OF THE LOWEST TACTILE CHARACTER AND 60" (1525 MM) MAX. ABOVE THE FINISHED FLOOR MEASURED FROM THE BASELINE OF THE HIGHEST TACTILE CHARACTER 2023 FBC 8TH EDITION ACCESSIBILITY 703.

39. WHERE A TACTILE SIGN IS PROVIDED AT A DOOR, THE SIGN SHALL BE LOCATED ALONGSIDE THE DOOR AT THE LATCH SIDE, SHALL BE MOUNTED AT 48 INCHES (1220 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE LOWEST TACTILE CHARACTER AND 60 INCHES (1525 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE HIGHEST TACTILE CHARACTER. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH ONE ACTIVE LEAF, THE SIGN SHALL BE LOCATED ON THE INACTIVE LEAF. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH TWO ACTIVE LEAFS, THE SIGN SHALL BE LOCATED TO THE RIGHT OF THE RIGHT HAND DOOR.
40. ON DOORWAYS LEADING TO SANITARY FACILITIES, THE SYMBOLS TO BE PROVIDED ARE 12" EQUILATERAL TRIANGLE FOR MEN, 12" DIAMETER CIRCLE FOR WOMEN AND 12" DIAMETER CIRCLE W/ EQUILATERAL TRIANGLE SUPERIMPOSED ON THE CIRCLE FOR UNSEX. ALL DOOR SIGNS SHALL BE 1/4" THICK, CENTERED ON DOOR 60" HIGH, AND THE SIGNAGE COLOR AND CONTRAST SHALL BE DISTINCTLY DIFFERENT FROM THE COLOR AND CONTRAST OF THE DOOR. IN ADDITION, THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE INSTALLED ON THE WALL BESIDE THE DOOR. THIS SIGN SHALL BE A MINIMUM OF 6" HIGH. THE VERBAL DESCRIPTION TO RESTROOM USAGE SHALL BE FLOOR PLACED DIRECTLY BELOW THE SYMBOL AND ACCOMPANIED BY GRADE 2 BRAILLE AS DESCRIBED IN NOTE C. SIGNS TO BE MOUNTED 60" AFF. TO 1' OF SIGN.
41. WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, PROVIDE BRAILLE SIGN. SIGN SHALL BE ADJACENT TO THE LATCH OUTSIDE OF THE DOOR, INSTALLED BE 1 1/2' 60" AFF. TO 1' OF SIGN.
42. BRAILLE SIGNS: USE CONTRACTED GRADE 2 BRAILLE. DOTS SHALL BE 1/10" ON CENTER IN EACH CELL W/ 2/10" SPACE BETWEEN CELLS. DOTS SHALL BE RAISED A MINIMUM 1/40" ABOVE THE BACKGROUND. LETTERS AND NUMBERS SHALL HAVE A MINIMUM 1/40" HEIGHT RATIO OF BETWEEN 1/8" AND 1/10" LETTERS & NUMBERS. SIGN SIGNS SHALL BE RAISED OR RECESSED 1/32" MIN. & SHALL BE SAND-SEAL UPPERCASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE. RAISED CHARACTERS SHALL BE A MIN. OF 5/8" HIGH.
43. ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL SHALL BE IDENTIFIED WITH A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
44. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL EQUAL THE COLOR NO. 15090 IN FEDERAL STANDARD 595B.
45. EACH PARKING SPACE RESERVED FOR PERSONS WITH DISABILITIES SHALL BE IDENTIFIED BY A REFLECTORIZED SIGN PERMANENTLY POSTED IMMEDIATELY ADJACENT TO, AND VISIBLE FROM EACH STALL OR SPACE, CONSISTING OF THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IN WHITE ON A DARK BLUE BACKGROUND (AS PER FEDERAL STANDARD 595B). THE SIGN SHALL NOT BE SMALLER THAN TO SQUARE INCHES IN AREA AND WHEN IN A PATH OF TRAVEL, SHALL BE POSTED AT A MINIMUM HEIGHT OF 54" FROM THE BOTTOM OF THE SIGN TO THE PARKING SPACE. FINISHED GRADE. 51. THE SURFACES OF EACH ACCESSIBLE PARKING OR STALL SHALL HAVE A SURFACE IDENTIFICATION DUPLICATING EITHER OF THE FOLLOWING SCHEMES:
A. BY OUTLINING EACH STALL OR SPACE IN BLUE PAINT (4" WIDE) AND OUTLINING ON THE GROUND IN A CENTRAL LOCATION WITHIN THE STALL OR SPACE IN WHITE OR SUITABLE CONTRASTING COLOR. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (60" HIGH).
B. BY OUTLINING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IN WHITE ON A BLUE BACKGROUND. THE PROFILE VIEW SHALL BE LOCATED SO THAT IT IS VISIBLE TO A TRAVEL ENFORCERMENT OTHER WHEN IS PROPERLY PARKED IN THE SPACE OR STALL. THIS SYMBOL OF ACCESSIBILITY SHALL BE 36" HIGH X 36" WIDE.
46. UNIT CONTROLS SHALL BE FRONT MOUNTED, OR SIDE MOUNTED NEAR THE FRONT EDGE.
- SANITARY FACILITIES:
47. ACCESSIBLE TOILET ROOMS AND STALLS SHALL BE ON AN ACCESSIBLE ROUTE AND SHALL MEET THE REQUIREMENTS OF F.B.C.
48. WATER CLOSETS IN ACCESSIBLE TOILET ROOMS AND STALLS SHALL COMPLY WITH F.B.C.
49. THE SIZE AND ARRANGEMENT OF THE STANDARD TOILET STALL SHALL COMPLY WITH F.B.C. FRONT ENTRY STANDARD STALL. STANDARD TOILET STALLS WITH A MINIMUM DEPTH OF 58" SHALL HAVE WATER CLOSETS. IF THE DEPTH OF A STANDARD TOILET STALL IS INCREASED AT LEAST 3", THEN A FLOOR MOUNTED WATER CLOSET MAY BE USED. ARRANGEMENTS SHOWN FOR STANDARD TOILET STALLS MAY BE USED. ARRANGEMENTS SHOWN FOR STANDARD TOILET STALLS MAY BE USED. ARRANGEMENTS SHOWN FOR STANDARD TOILET APPROACH. ADDITIONAL STALLS SHALL BE PROVIDED IN CONFORMANCE WITH F.B.C.
50. DOORWAYS LEADING TO SANITARY FACILITIES SHALL BE IDENTIFIED AS NOTED UNDER NOTE #60 (THIS SHEET).
51. PROVIDE A CLEAR SPACE 60" IN DIAMETER WITHIN THE TOILET ROOM.

TOILET ROOM ACCESSORIES:

52. MIRRORS LOCATED ABOVE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 40 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. MIRRORS NOT LOCATED ABOVE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.
53. TOILET PAPER DISPENSERS SHALL COMPLY WITH FBC-ACC 309.4 AND SHALL BE 7" MINIMUM AND 9" MAXIMUM IN FRONT OF THE WATER CLOSET MEASURED TO THE CENTERLINE OF THE DISPENSER. THE OUTLET OF THE DISPENSER SHALL BE 14" MINIMUM AND 19" MAXIMUM ABOVE THE FINISH FLOOR. THERE SHALL BE A CLEARANCE OF 1 1/2" MINIMUM BELOW THE GRAB BAR. DISPENSER SHALL NOT BE OF A TYPE THAT CONTROLS DELIVERY OR THAT DOES NOT ALLOW CONTINUOUS PAPER FLOW.
54. OPERATING PARTS OF DISPENSERS AND DISPOSAL FIXTURES (TOWELS, WASTE, COIN SLOTS, ETC.) SHALL BE WITHIN 40" AFF.
55. COAT HOOKS SHALL BE MOUNTED AT 48" (1219 MM) MAX. ABOVE THE FINISHED FLOOR FOR FORWARD APPROACH TO OBJECT 2023 FBC 8TH EDITION FBC ACCESSIBILITY 308.
- WATER CLOSETS:
56. THE HEIGHT OF WATER CLOSETS SHALL BE 17" TO 19" ABOVE FLOOR, MEASURED TO THE TOP OF THE TOILET SEAT. SEATS SHALL NOT BE SPRUNG TO RETURN TO A LIFTED POSITION.
57. PROVIDE 18" FROM THE CENTER LINE OF THE WATER CLOSET TO THE ADJACENT WALL.

59. TOILET FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC HAND OPERATED CONTROLS AND MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL NOT BE GREATER THAN 5 LBF. CONTROLS FOR FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS, NOT MORE THAN 44" ABOVE THE FINISHED FLOORS.
59. THE STALL DOOR SHALL BE SELF-CLOSING. A DOOR PULL COMPLYING WITH 404.2.7 SHALL BE PLACED ON BOTH SIDES OF THE DOOR NEAR THE LATCH. TOILET COMPARTMENT DOORS SHALL NOT SWING INTO THE MINIMUM REQUIRED COMPARTMENT AREA.
60. IF SELF-CLOSING VALVES ARE SPECIFIED, THE FAUCET SHALL REMAIN OPEN FOR AT LEAST 10 SECONDS. ALL ACCESSIBILITY NOTES MAY NOT BE APPLICABLE.
- URNALS:
61. URINALS SHALL BE STALL-TYPE OR WALL-HUNG WITH AN ELONGATED RM AT A MAXIMUM OF 17" AFF.
62. A CLEAR FLOOR SPACE OF 30" X 48" SHALL BE PROVIDED IN FRONT OF URINALS TO ALLOW FRONT APPROACH. THIS CLEAR SPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE AND SHALL ACCOMMODATE A SINGLE STATIONARY WHEELCHAIR AND OCCUPANT.
63. URINAL SHIELDS THAT DO NOT EXTEND BEYOND THE FRONT EDGE OF THE URINAL RM MAY BE PROVIDED WITH 28" CLEARANCE BT. THEM (14" MIN. PROJECTION FROM WALL).
64. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC HAND OPERATED CONTROLS AND MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL NOT BE GREATER THAN 5 LBF. CONTROLS FOR FLUSH VALVES SHALL BE MOUNTED NOT MORE THAN 44" ABOVE THE FINISHED FLOOR.

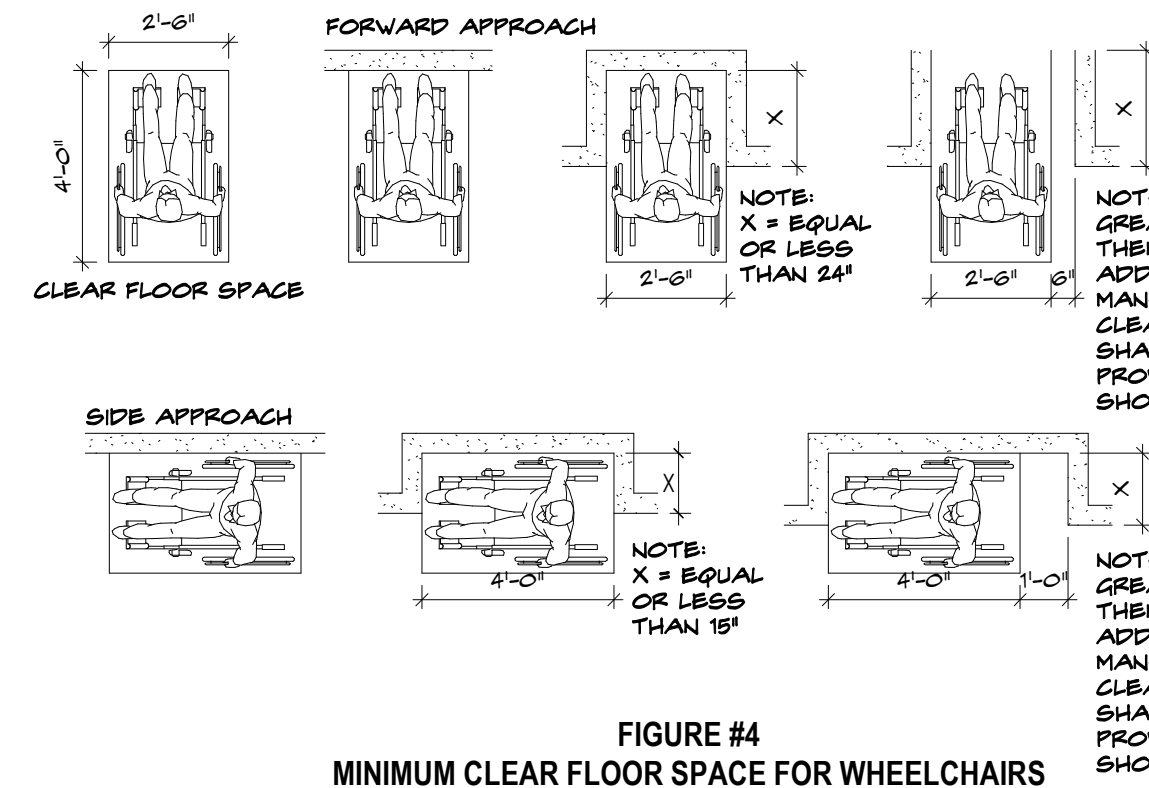
LAVATORIES:

65. PROVIDE 30" X 48" CLEAR FLOOR SPACE FOR FORWARD APPROACH. SAID CLEAR FLOOR SPACE MAY INCLUDE KNEE AND TOE SPACE UNDER LAVATORY.
66. ALL ACCESSIBLE LAVATORY RMS SHALL BE MOUNTED WITH THE RM OR COUNTER SURFACE NO HIGHER THAN 34 INCHES ABOVE FINISHED FLOOR.
68. PROVIDE A CLEAR SPACE BENEATH LAVATORIES 28" MIN. HIGH X 30" WIDE BY 8" DEEP (KNEE SPACE) AND 9" HIGH FROM THE FLOOR BY 30" WIDE BY 17" DEEP FROM FRONT OF LAVATORY (TOE SPACE).
69. WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES OR SINKS.
70. TEMPERED WATER SHALL BE DELIVERED FROM LAVATORIES AND GROUP WASH FIXTURES LOCATED IN PUBLIC TOILET FACILITIES PROVIDED FOR CUSTOMERS, PATRONS AND VISITORS. TEMPERED WATER SHALL BE DELIVERED THROUGH AN APPROVED WATER-TEMPERATURE LIMITING DEVICE THAT CONFORMS TO ASSE 1070 OR CSA B125.3.
71. LEVER-OPERATED, PUSH-TYPE, AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE FAUCET DESIGNS. FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NOT GREATER THAN 5 LBF.

GRAB BARS:

72. GRAB BARS AT WATER CLOSETS SHALL BE ONE AT SIDE WALL 42" LONG MINIMUM. EXTENDING 54" MINIMUM IN FRONT OF BACK WALL, AND ONE GRAB BAR AT BACK WALL 36" LONG MINIMUM. BOTH SHALL BE MOUNTED AT 33" TO 36" ABOVE FINISH FLOOR AT THE TOP OF GRIPPING SURFACE.
73. THE DIAMETER OR WIDTH OF THE GRIPPING SURFACES OF A GRAB BAR SHALL BE 1 1/4" TO 1 1/2", OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. IF GRAB BARS ARE MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1 1/2".
74. GRAB BAR FASTENERS AND MOUNTING SUPPORT SHALL BE ABLE TO WITHSTAND A 250 LB. POINT LOAD IN BENDING, SHEAR AND TENSION.
75. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
- ADDITIONAL ACCESSIBILITY REQUIREMENTS:
76. THE CENTER OF RECEPTACLE OUTLETS SHALL BE NOT LESS THAN 12 INCHES ABOVE THE FLOOR OR WORKING PLATFORM.
77. THE CENTER OF THE GRIP OF THE OPERATING HANDLE OF SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM OR AREA TO CONTROL LIGHTING OR RECEPTACLE OUTLETS, APPLIANCES, OR COOLING, HEATING AND VENTILATING EQUIPMENT SHALL BE NOT LESS THAN 3 FEET NOR MORE THAN 4 FEET ABOVE THE FLOOR OR WORKING PLATFORM.
78. THE CENTER OF THE FIRE ALARM INITIATING DEVICES (BOXES) SHALL BE LOCATED 48 INCHES ABOVE THE LEVEL OF THE FLOOR, WORKING PLATFORM, GROUND SURFACE OR SIDEWALK.
79. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE STANDARD USE TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY PHYSICALLY DISABLED PERSONS AS SET FORTH IN THIS BUILDING STANDARDS. THE SYMBOL SPECIFIED ABOVE SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR NO. 15090 IN FEDERAL STANDARDS 595A.

80. IF EMERGENCY WARNING SYSTEMS ARE REQUIRED, THEY SHALL ACTIVATE A MEANS OF WARNING THE HEARING IMPAIRED. FLASHING VISUAL WARNINGS SHALL HAVE A FREQUENCY OF NOT MORE THAN 60 FLASHES PER MINUTE.
81. ALL ACCESSIBLE ELEMENTS INCLUDING, BUT NOT LIMITED TO STORAGE, SHELVES, CLOTHES RODS, CLOTHES DRYING LINES, SWITCHES, OUTLETS, THERMOSTATS, AND FIRE EXTINGUISHERS SHALL BE MOUNTED WITHIN REACH RANGES AT 48" (1220 MM) MAX. ABOVE THE FINISHED FLOOR FOR FORWARD OR SIDE APPROACH TO OBJECT 2023 FBC 8TH EDITION FBC ACCESSIBILITY 308. SHELVES SHALL BE MOUNTED AT 40" (1015 MM) MIN. ABOVE THE FINISHED FLOOR.
82. ACCESSIBLE BENCHES WITH BACK SUPPORT OR AFFIXED TO WALLS MUST PROVIDE CLEAR FLOOR SPACE POSITIONED AT THE END OF THE BENCH AND PARALLEL TO THE SHORT AXIS OF THE BENCH.
83. OBJECTS MOUNTED BETWEEN 27" (685 MM) AND 80" (2032 MM) ABOVE THE FINISHED FLOOR TO ITS BOTTOM LEADING EDGE, SHALL BE MOUNTED AT 4" (101 MM) MAX. FROM BACK WALL TO OUTER LEADING EDGE OR SHALL HAVE A CANE-DETECTABLE ELEMENT OR BARRIER UNDERNEATH 2017 FBC ACCESSIBILITY 307.



1
G11.2
ADA CIRCULATION
SCALE: 1/4" = 1'-0"

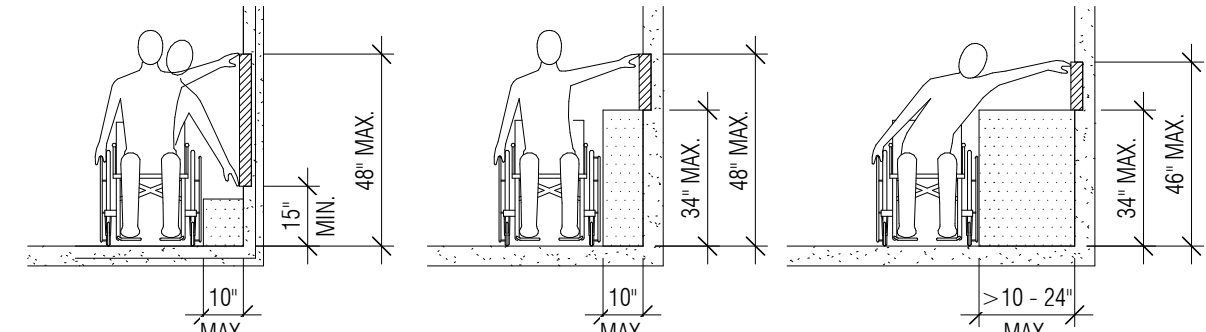


FIGURE #6
SIDE REACH

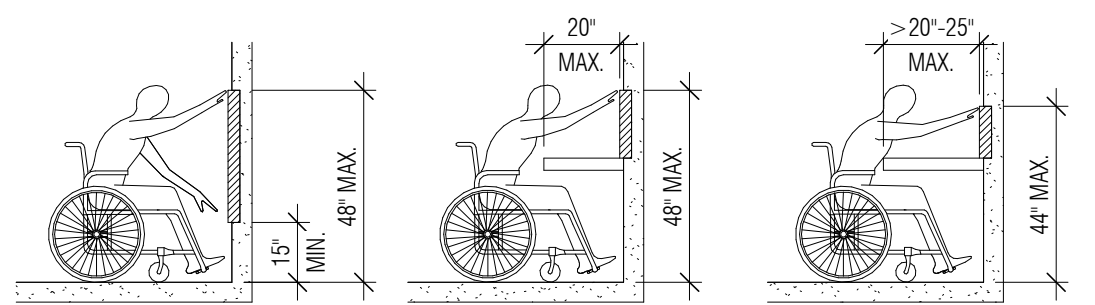


FIGURE #5
FRONT REACH

2
G11.2
ADA REACH REQUIREMENTS
SCALE: 1/4" = 1'-0"

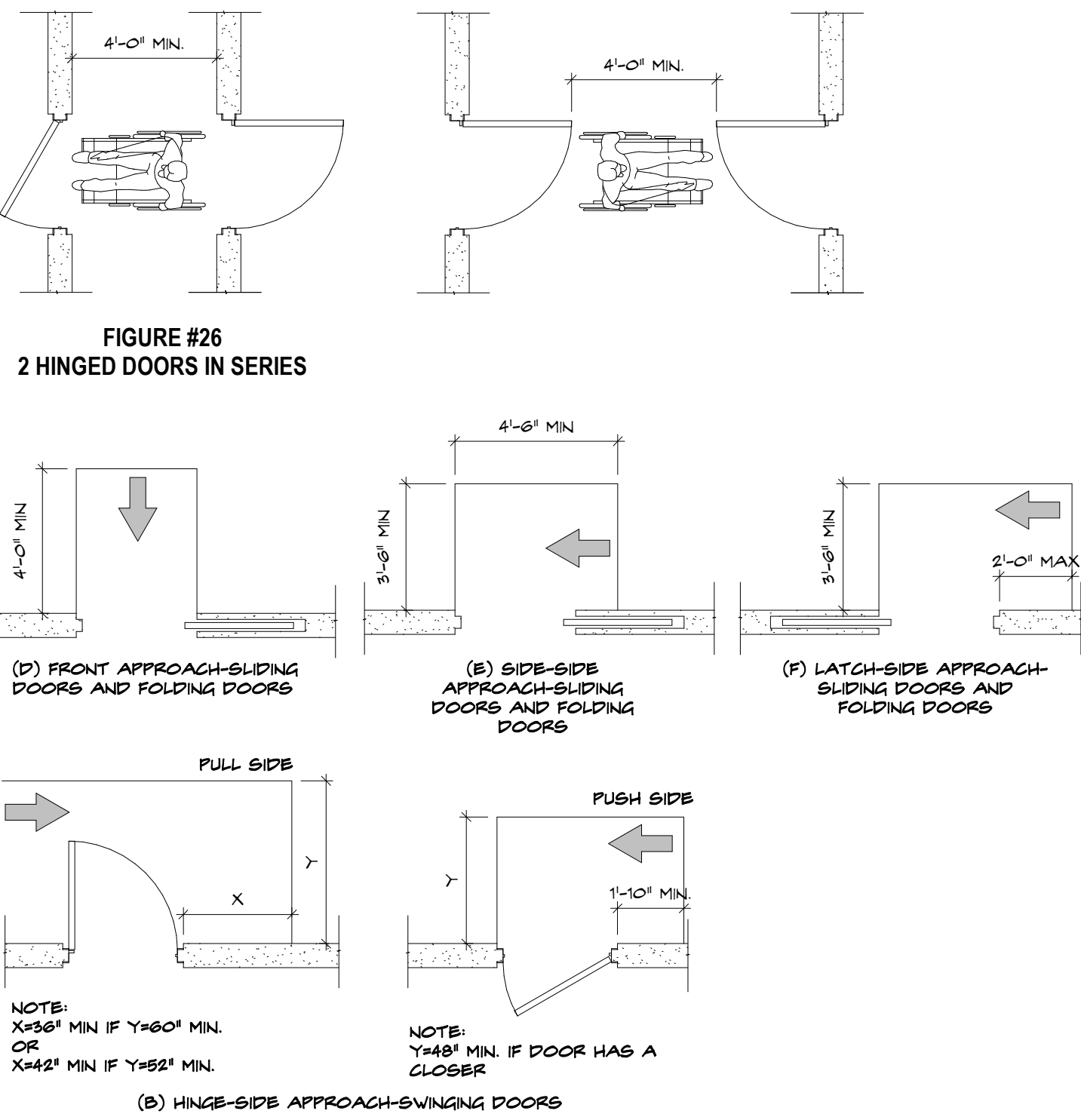
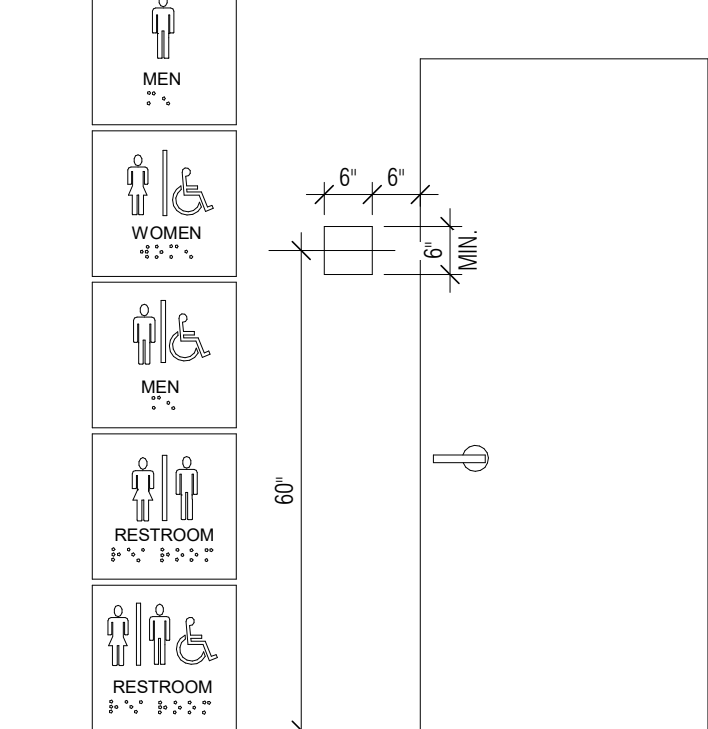
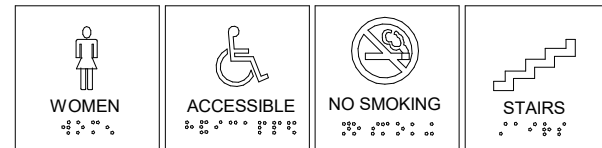


FIGURE #25
MANEUVERING CLEARANCES AT DOORS
NOTE: ALL DOORS IN ALLOWED SHALL COMPLY WITH CLEARANCES FOR FRONT APPROACH



3
G11.2
ADA - ACCESSIBLE SIGNAGE
SCALE: 1/2" = 1'-0"

Revisions:

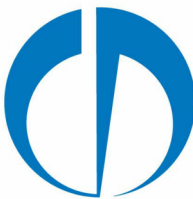
SHEET INDEX

SHEET	NAME	REV 1	REV 2	REV 3
GENERAL				
CVR	COVER SHEET			
G1.1	GENERAL NOTES			
G1.2	GENERAL NOTES ADA REQUIREMENTS FBC ACCESSIBILITY			
IND-1	SHEET INDEX			
SURVEY				
SRV.	SURVEY			
SITE				
SP1.1	SITE PLAN & NOTES			
CIVIL- PAVING & DRAINAGE (UNDER SEPERATE PERMIT-FOR REFERENCE ONLY)				
1	COVER SHEET			
2	KEY SHEET			
3	PAVING & DRAINAGE PLAN			
4	PAVING & DRAINAGE PLAN			
5	PAVING & DRAINAGE DETAILS			
6	PAVING & DRAINAGE DETAILS			
7	PAVING & DRAINAGE DETAILS			
CIVIL- WATER & SEWER (UNDER SEPERATE PERMIT-FOR REFERENCE ONLY)				
1	COVER SHEET			
2	WATER & SEWER PLAN			
3	WATER DETAILS			
4	WATER DETAILS			
5	WATER DETAILS			
6	WATER DETAILS			
7	SEWER DETAILS			
LANDSCAPE (UNDER SEPERATE PERMIT- FOR REFERENCE ONLY				
LP-1	LANDSCAPE DEVELOPMENT PLAN			
LP-2	LANDSCAPE DEVELOPMENT PLAN			
LP-3	WETLAND BUFFER LANDSCAPE DEVELOPMENT PLAN			
LP-4	LANDSCAPE SPECIFICATION PLAN			
LP-5	LANDSCAPE SPECIFICATION PLAN			
LIFE SAFETY				
LS1.1	FIRST FLOOR LIFE SAFETY PLAN & CODE INFO			
LS1.2	SECOND FLOOR LIFE SAFETY PLAN & CODE INFO			
ARCHITECTURAL				
A1.1.1	FIRST FLOOR PLAN			
A1.1.2	FIRST FLOOR DIMENSION PLAN			
A1.1.3	FIRST FLOOR REFLECTED CEILING PLAN			
A1.1.4	FIRST FLOOR FINISH PLAN			
A1.2.1	SECOND FLOOR PLAN			
A1.2.2	SECOND FLOOR DIMENSION PLAN			
A1.2.3	SECOND FLOOR REFLECTED CEILING PLAN			
A1.2.4	SECOND FLOOR FINISH PLAN			
A1.2.5	SECOND FLOOR PEDESTAL SYSTEM PLAN			
A1.2.6	AWNING - FLOOR PLAN, RCP, SECTIONS & DETAILS			
A1.2.7	AWNING - FLOOR PLAN, RCP, SECTIONS & DETAILS			
A2.0.1	ROOF PLAN			
A2.0.2	ROOF DETAILS			
A3.1.1	EXTERIOR ELEVATIONS			
A3.1.2	EXTERIOR ELEVATIONS			
A3.1.3	EXTERIOR ELEVATION- COLOR			
A3.1.4	EXTERIOR ELEVATIONS - COLOR			
A4.0.1	WATERPROOFING NOTES			
A4.1.1	BUILDING SECTIONS			
A4.1.2	BUILDING SECTIONS			
A4.1.3	BUILDING SECTIONS			
A5.1.1	WALL SECTIONS			
A5.1.2	WALL SECTIONS			
A5.1.3	WALL SECTIONS			
A6.1.1	ELEVATOR PLANS AND SECTIONS			
A6.1.2	ELEVATOR DETAILS			
A6.1.3	STAR 1 PLANS AND SECTIONS			
A6.1.4	STAR 2 PLANS AND SECTIONS			
A6.1.5	STAR DETAILS			
A7.1.1	DOOR SCHEDULES			
A8.1.1	WINDOW SCHEDULES / STOREFRONT / CURTAIN WALL			
A8.1.2	WINDOW & STOREFRONT DETAILS			
A8.1.3	EXTERIOR DETAILS - RAILING & PEDESTAL PAVERS			
A8.1.4	EXTERIOR DETAILS - GREEN WALL AND PLANTER			
A8.1.5	EXTERIOR DETAILS - EXTRUDED ALUMINUM PANELS			
A8.1.6	EXTERIOR DETAILS - EXTRUDED ALUMINUM PANELS			
A8.1.7	EXTERIOR DETAILS - STONE PANELS			
A8.2.1	LOUVER SCHEDULE			
A9.1.1	ENLARGED PLANS AND INTERIOR ELEVATIONS			
A10.0.1	FRAMING			
A10.1.1	WALL PARTITION TYPES & DETAILS			
A11.1	FINSH SPECIFICATIONS			
STRUCTURAL				
S1.1.1	FOUNDATION PLAN			
S1.1.2	SECOND FLOOR FRAMING PLAN			
S2.0.1	ROOF FRAMING PLAN			
S3.1.1	NOTES & SCHEDULES			
S3.1.2	WIND LOADS			
S3.1.3	TYPICAL DETAILS			
S3.1.4	TYPICAL FT DETAILS			
S4.1.1	SECTIONS			
S4.1.2	SECTIONS			
S4.1.3	SECTIONS			
S4.1.4	SECTIONS			
MECHANICAL				
M0.0.1	MECHANICAL SYMBOLS, ABBREVIATIONS AND NOTES			
M0.0.2	MECHANICAL SCHEDULES			
M2.1.1	FIRST FLOOR MECHANICAL PLAN			
M2.2.1	SECOND FLOOR MECHANICAL PLAN			
M2.3.1	MECHANICAL ROOF PLAN			
M3.0.1	MECHANICAL DETAILS			
M4.0.1	MECHANICAL SPECIFICATIONS			
PLUMBING				
P0.0.1	PLUMBING SYMBOLS, ABBREVIATIONS AND NOTES			
P0.0.2	PLUMBING SCHEDULES			
P0.0.3	PLUMBING SITE PLAN			
P2.1.1	FIRST FLOOR DRAINAGE PLAN			
P2.1.2	FIRST FLOOR PRESSURE PLAN			
P2.2.1	SECOND FLOOR DRAINAGE PLAN			
P2.3.1	ROOF DRAINAGE PLAN			
P4.0.1	PLUMBING DRAINAGE RISER DIAGRAM			
P4.0.2	PLUMBING PRESSURE RISER DIAGRAM			
P5.0.1	PLUMBING DETAILS			
P6.0.1	PLUMBING SPECIFICATIONS			
FIRE PROTECTION				
FP0.0.1	FIRE PROTECTION SYMBOLS, ABBREVIATIONS AND NOTES			
FP0.0.2	FIRE PROTECTION SITE PLAN			
FP1.1	FIRST FLOOR FIRE PROTECTION PLAN			
FP1.2.1	SECOND FLOOR FIRE PROTECTION PLAN			
FP2.0.1	FIRE PROTECTION FIRE RISER DIAGRAM			
FP3.0.1	FIRE PROTECTION DETAILS			
FP4.0.1	FIRE PROTECTION SPECIFICATIONS			
ELECTRICAL				
E0.0.1	ELECTRICAL SYMBOLS, ABBREVIATIONS AND NOTES			
E0.0.2	ELECTRICAL SCHEDULES			
E1.1.1	FIRST FLOOR LIGHTING PLAN			
E1.1.2	FIRST FLOOR POWER & SYSTEM PLAN			
E1.2.1	SECOND FLOOR LIGHTING PLAN			
E1.2.2	SECOND FLOOR POWER & SYSTEM PLAN			
E1.3.1	ROOF POWER & SYSTEM PLAN			
E5.0.1	ENLARGED ELECTRICAL PLANS			
E6.0.1	ELECTRICAL RISER DIAGRAMS			
E6.0.1	ELECTRICAL PANEL SCHEDULES			
E6.0.1	ELECTRICAL DETAILS			
E7.0.1	ELECTRICAL SPECIFICATIONS			

● INDICATED A PREVIOUS DRAWING THAT HAS BEEN MODIFIED UNDER THE ASSOCIATED REVISION
○ HOLLOW INDICATES SHEET THAT IS ENTIRELY NEW UNDER THE ASSOCIATED REVISION

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Architecture•Interior Design
Keith M. Spina # A0734179

New Construction for:
FISHERMAN'S WHARF
RESTAURANT BUILDING
43 FISHERMANS WAY, JUPITER, FL 33477

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Revisions:

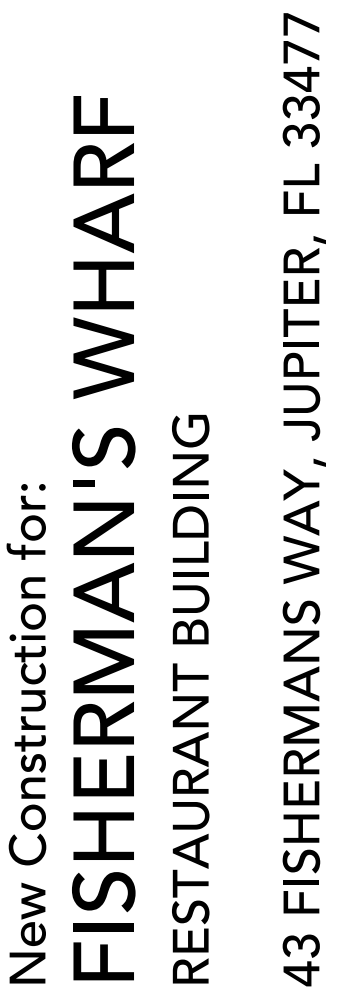
Project no: 25009
Date: 05-15-2026
Drawn by: CH, SH
Project Manager: CG

SHEET INDEX

IND-1

CONSTRUCTION DOCUMENTS

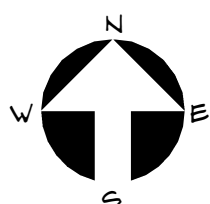
1. THE INTENT OF THIS SITE PLAN IS TO ILLUSTRATE DESIGN INTENT ACROSS DISCIPLINES. THE GC IS TO REFER TO OTHER DISCIPLINES FOR SPECIFIC SLOPES OF WORK.
2. REFER TO CIVIL PLANS, LANDSCAPE PLANS, AND SITE PLAN APPROVALS FOR FORMAL SITE PLAN DOCUMENTATION. THESE DOCUMENTS PRECEDE THIS SHEET.
3. SPOT ELEVATIONS ARE FOR GENERAL REFERENCE ONLY, REFER TO SURVEY, CIVIL, AND LANDSCAPE DRAWINGS FOR SPOT ELEVATIONS AND SLOPES.
4. REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR TOP OF SLAB ELEVATIONS.
5. REFER TO LANDSCAPE DRAWINGS FOR ALL LANDSCAPE AND HARDSCAPE DETAILS AND SPECIFICATIONS.
6. REFER TO MEP DRAWINGS FOR ALL SITE UTILITIES.
7. REFER TO CIVIL DRAWINGS FOR ALL SITE INFORMATION AND DETAILS.



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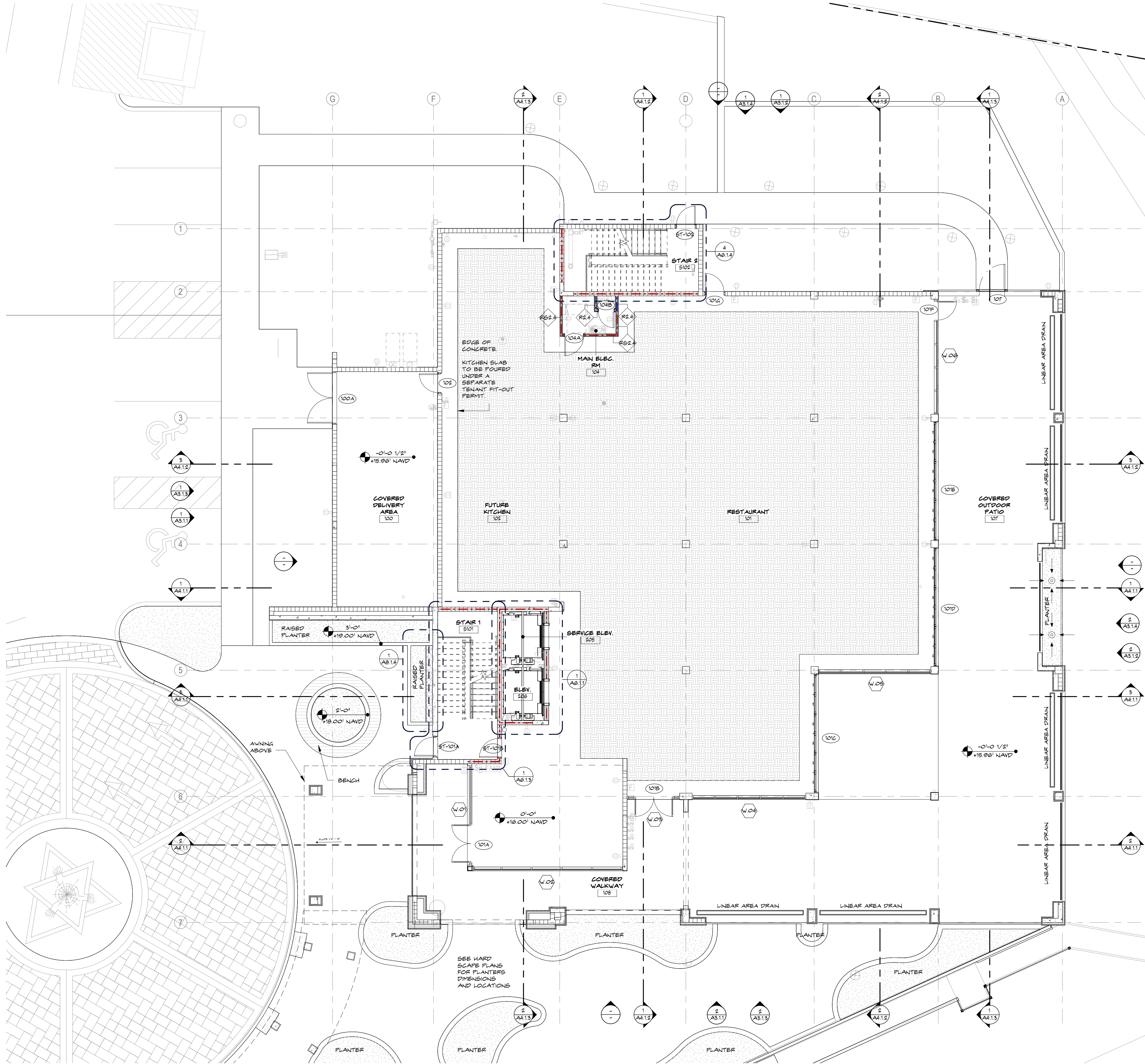
Revisions

Project no: 25009
Date: 05-15-2026
Drawn by: CH, SH
Project Manager: CG



SP1.1

**CONSTRUCTION
DOCUMENTS**



WALL LEGEND	
	TYPICAL METAL STUD PARTITION, REFER TO PARTITION TYPES
	TYPICAL CMU, REFER TO STRUCTURAL DRAWINGS
	TYPICAL 1-HR CMU, REFER TO STRUCTURAL DRAWINGS
	TYPICAL 1-HR CONCRETE WALL, REFER TO STRUCTURAL DRAWINGS

GENERAL PLAN NOTES

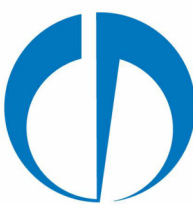
SEE SHEET A11.1 AND A11.2 FOR GENERAL NOTES AND SYMBOL LEGEND.
SEE SHEET L611.1 & L611.2 FOR CODE INFORMATION.
ALL DIMENSIONS ARE TO FACE OF PARTITION AS SCHEDULED, REFER TO FINISH PLANS AND SPECIFICATIONS FOR ADDITIONAL FINISH INFORMATION.
UNLESS NOTED OTHERWISE, INTERIOR PARTITIONS ARE 3-5/8".
DIMENSIONS ARE TO FACE OF CMU BLOCK OR CONCRETE.
UNLESS NOTED OTHERWISE, FURRING AT MASONRY OR CONCRETE WALLS ARE 1-5/8".
SEE SHEET A10.0.1 FOR STANDARD FRAMING NOTES AND DETAILS.
SEE A1 SERIES FOR DOOR SCHEDULES, DETAILS, AND NOTES.
SEE A2 SERIES FOR WINDOW SCHEDULES, DETAILS, AND NOTES.
WHERE A WALL DIMENSION IS NOT PROVIDED BY A DIMENSION STRING ON THIS PLAN, REFER TO PARTIAL PLANS AND ENLARGED PLANS OF THIS SET FOR DIMENSIONS.

PLAN KEY NOTES

- 01 KEYNOTE 1
02 KEYNOTE 2
03 KEYNOTE 3

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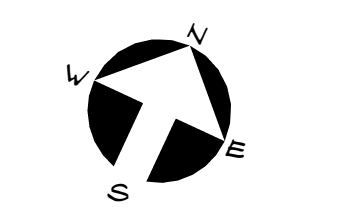
Architecture • Interior Design
Keith M. Spina # A013419

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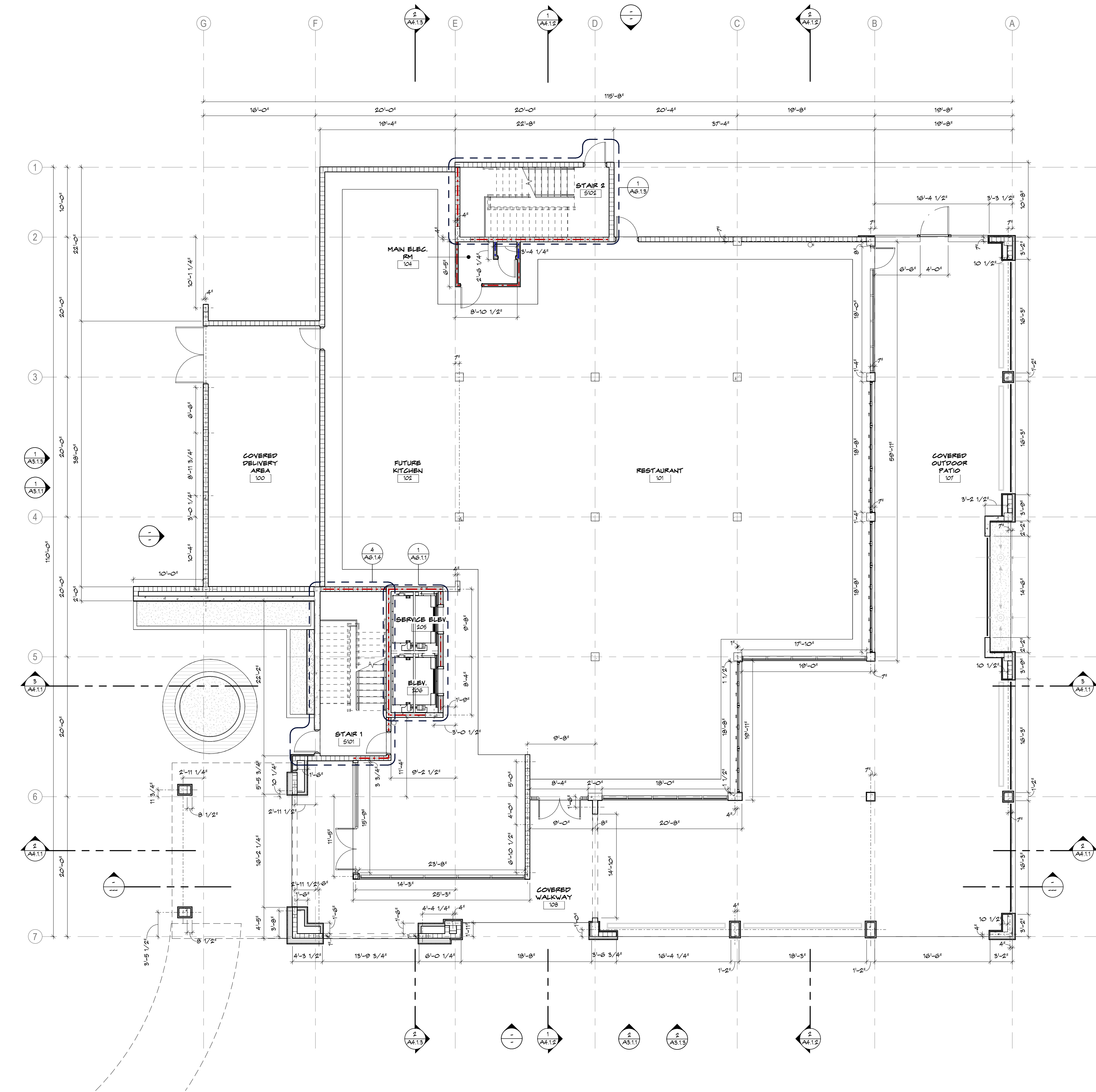
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Date: 05-15-2026
Drawn by: CH, SH
Project Manager: CG



A1.1.1
CONSTRUCTION
DOCUMENTS

FIRST FLOOR PLAN

1 FIRST FLOOR PLAN
A1.1.1 SCALE: 1/8" = 1'-0"



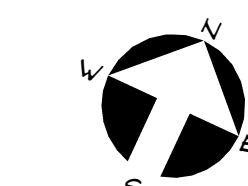
1 FIRST FLOOR DIMENSION PLAN
SCALE: 1/8" = 1'-0"

WALL LEGEND	
	TYPICAL METAL STUD PARTITION, REFER TO PARTITION TYPES
	TYPICAL CMU, REFER TO STRUCTURAL DRAWINGS
	TYPICAL 1HR CMU, REFER TO STRUCTURAL DRAWINGS
	TYPICAL 1HR CONCRETE WALL, REFER TO STRUCTURAL DRAWINGS

GENERAL PLAN NOTES

SEE SHEET A11.1 AND A11.2 FOR GENERAL NOTES AND SYMBOL LEGEND.
SEE SHEET L611.1 & L611.2 FOR CODE INFORMATION.
ALL DIMENSIONS ARE TO FACE OF PARTITION AS SCHEDULED, REFER TO FINISH PLANS AND SPECIFICATIONS FOR ADDITIONAL FINISH INFORMATION.
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SEE SHEET A10.0.1 FOR STANDARD FRAMING NOTES AND DETAILS.
SEE A7 SERIES FOR DOOR SCHEDULES, DETAILS, AND NOTES.
SEE A8 SERIES FOR WINDOW SCHEDULES, DETAILS, AND NOTES.
WHERE A WALL DIMENSION IS NOT PROVIDED BY A DIMENSION STRING ON THIS PLAN, REFER TO PARTIAL PLANS AND ENLARGED PLANS OF THIS SET FOR DIMENSIONS.

FIRST FLOOR DIMENSION PLAN



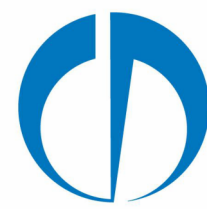
A1.1.2
CONSTRUCTION DOCUMENTS

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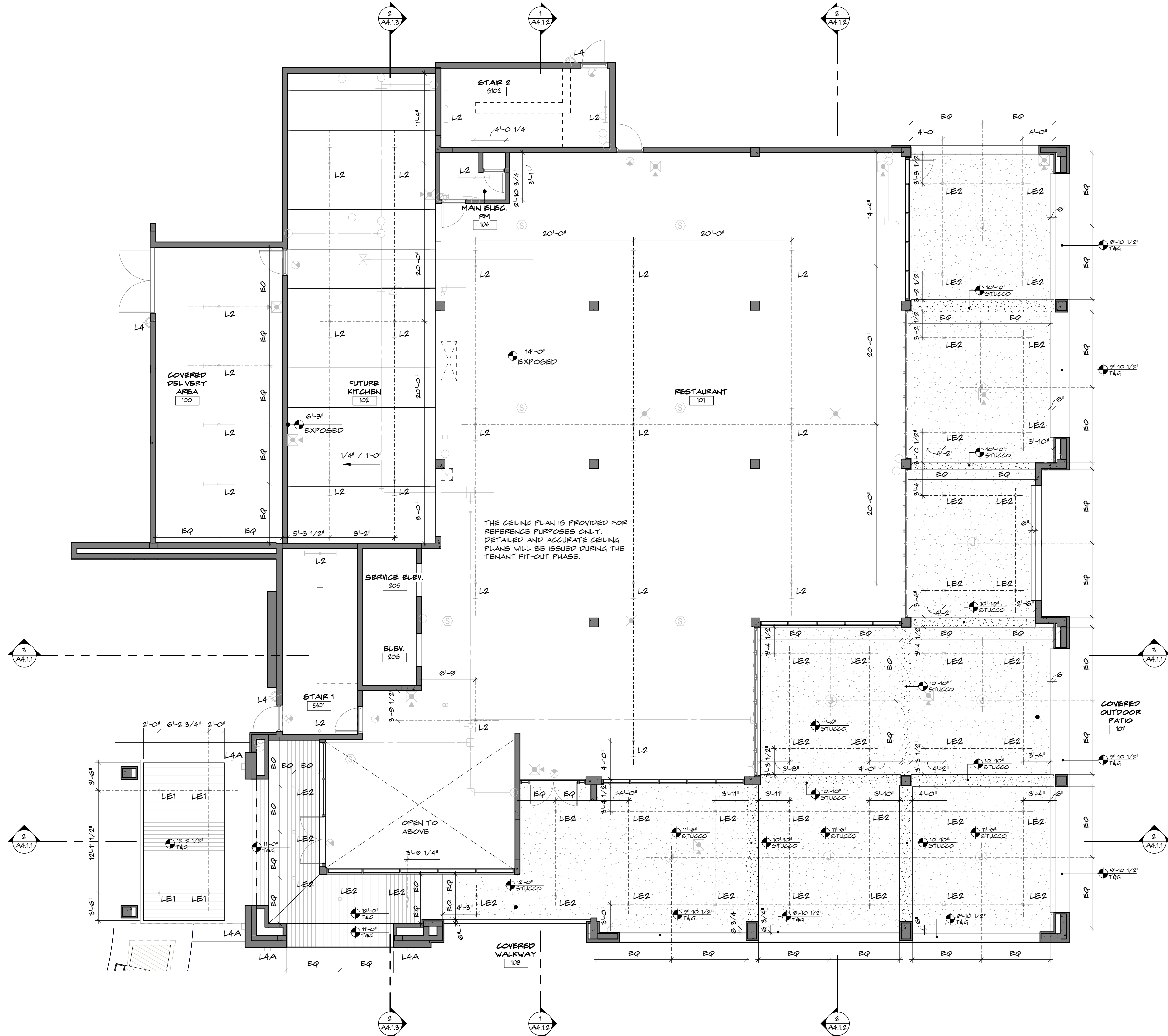
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1
A1.1.3

FIRST FLOOR REFLECTED CEILING PLAN

SCALE: 1/8" = 1'-0"



CEILING PLAN KEY NOTES

- 01 SIGNAGE, REFER TO ELECTRICAL DRAWINGS FOR POWER
- 02 CEILING KEYNOTE
- 03 CEILING KEYNOTE

CEILING LEGEND

- + LE1 EXTERIOR RECESSED DOWNLIGHT - SEE ELECTRICAL DWGS.
 - ° LE2 2" EXTERIOR RECESSED DOWNLIGHT - SEE ELECTRICAL DWGS.
 - ↘ L4 LED WALL PACK - SEE ELECTRICAL DWGS.
 - LAA EXTERIOR SCONCE - SEE ELECTRICAL DWGS.
 - L2 4" LED STRIP LIGHT - SEE ELEC. DWGS.
 - Decorative CEMENTITIOUS FINISH SOFFIT/CEILING
 - WOOD LOOK CLADDING SOFFIT/CEILING
 - EX LED EXIT SIGN
 - SA SMOKE ALARM
 - CLG. HEIGHT A.F.F.
CLG. FINISH
- NOTE:
TEST BUTTONS FOR ALL EMERGENCY LIGHT FIXTURES SHALL BE INTEGRAL WITH THE FIXTURE

CEILING PLAN NOTES

- REFER TO THE MECHANICAL DRAWINGS FOR THE LOCATION, SPECIFICATION AND INSTALLATION REQUIREMENTS OF ALL ROOF MOUNTED EQUIPMENT.
- LOCATE CEILING DEVICES AS INDICATED ON REFLECTED CEILING PLAN. REFER TO THE MECHANICAL, ELECTRICAL, PLUMBING AND LOW VOLTAGE DRAWINGS FOR ADDITIONAL INFORMATION. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN LOCATIONS INDICATED IN THESE DRAWINGS AND THE REFLECTED CEILING PLAN PRIOR TO INSTALLATION.
- REFER TO EXTERIOR ELEVATIONS FOR LOCATION OF EXTERIOR WALL MOUNTED DEVICES
- ALL CEILING MOUNTED ITEMS (LIGHT FIXTURES, SPRINKLER HEADS, SPEAKERS, ETC.) SHALL BE CENTERED IN ACOUSTICAL CEILING PANELS OR GYPSUM BOARD SOFFITS UNLESS OTHERWISE NOTED OR DIMENSIONED.
- SEE ELECTRICAL DRAWINGS FOR LIGHTING FIXTURE TYPES
- SEE MECHANICAL DRAWINGS FOR AIR DEVICES (INFORMATION SHOWN IS INTENDED ONLY TO COMMUNICATE DESIGN INTENT. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES NOTED PRIOR TO COMMENCEMENT OF WORK).
- DIMENSIONS TO CEILING-INSTALLED ITEMS ARE TO CENTERLINE OF FIXTURE OR EQUIPMENT UNLESS NOTED OTHERWISE.
- COORDINATE ALL CEILING MOUNTED EQUIPMENT SUPPORTS, DEVICE LOCATIONS, CLEARANCES, ETC WITH EQUIPMENT INSTALLERS AND SUPPLIERS PRIOR TO INSTALLATION. GC TO NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- NO ACCESS PANELS WILL BE ACCEPTED IN ANY LOCATIONS WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT. IF ACCESS PANELS ARE TO BE REQUIRED, THAT HAVE NOT BEEN INDICATED ON THE DRAWINGS, GC TO SUBMIT A PLAN FOR ARCHITECT'S REVIEW AND APPROVAL PRIOR TO RELEASE OF THE WORK. CONTRACTOR TO LOCATE ALL HVAC UNITS, SHUT OFF VALVES, DAMPERS AND ANY OTHER DEVICES OR ELEMENT REQUIRING ACCESS ABOVE ACT CEILINGS. IF ANY ITEMS ARE INSTALLED BY CONTRACTOR, SUBCONTRACTORS OR OWNER HIRED VENDORS, WHETHER OR NOT INDICATED ON THE CONTRACT DOCUMENTS, THAT REQUIRES AN ACCESS PANEL TO BE PLACED IN ANY WALL OR CEILING WITHOUT THE ARCHITECT'S WRITTEN APPROVAL, THE GC WILL BE REQUIRED TO RELOCATE EQUIPMENT AND ACCESS TO THAT EQUIPMENT WITH NO ADDITIONAL COST TO THE OWNER.
- DO NOT CUT MATERIALS OR INSTALL ANY FLOOR, WALL OR CEILING DEVICES IN SURFACES, APART FROM DRYWALL OR ACT, WITHOUT ARCHITECT'S & OWNER'S APPROVAL. ANY SURFACES CUT WITHOUT ARCHITECT'S APPROVAL WILL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER, SHOULD IT BE DEEMED NECESSARY BY OWNER OR ARCHITECT THAT THE DEVICE NEEDS TO BE RELOCATED.
- CONTRACTOR TO SCHEDULE A 'WALL AND CEILING DEVICE BOX WALK' WITH ARCHITECT PRIOR TO THE INSTALLATION OF ANY WIRING OR CONDUIT. AT THAT TIME, WALL & CEILING BOXES FOR ALL FIXTURES, SWITCHES, OUTLETS, FIRE PROTECTION, LIFE SAFETY, THERMOSTAT, CONTROL PANELS, SMOKE DETECTORS, LOW VOLTAGE, SECURITY CAMERAS, FIRE SPRINKLER HEADS, FIRE SPRINKLER RISERS, AND ANY OTHER WALL OR CEILING DEVICES, INCLUDING THOSE PROVIDED & INSTALLED BY OWNER, WILL BE TACKLED UP FOR APPROVAL. ARCHITECT RESERVES THE RIGHT TO RELOCATE ANY DEVICES DURING THIS WALK THROUGH AT NO ADDITIONAL COST TO THE OWNER.
- EMERGENCY LIGHT FIXTURES SHALL BE LIMITED TO RECESSED FIXTURES ONLY. TEST BUTTONS FOR ALL EMERGENCY LIGHT FIXTURES SHALL BE INTEGRAL WITH THE FIXTURE.
- NO REMOTE TEST BUTTONS FOR DECORATIVE FIXTURES WILL BE ACCEPTABLE.
- REFLECTED CEILING PLAN IS INTENDED TO COORDINATE CEILING MOUNTED DEVICES ONLY AND DO NOT INCLUDE ALL FLOOR OR WALL MOUNTED DEVICES. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, LOW VOLTAGE, AND INTERIOR DESIGN (AS SERIES) DRAWINGS FOR ADDITIONAL DEVICE LOCATIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO PERFORMING WORK.
- LOCATE CONTROL JOINTS IN GYPSUM BOARD CEILINGS, SOFFITS, BULKHEADS, AND PARTS EVERY 12" OR AS INDICATED ON DRAWINGS OR AS SPECIFIED AND TO ALIGN WITH THOSE IN WALLS BELOW. VERIFY PROPOSED LAYOUT WITH ARCHITECT PRIOR TO INSTALLATION.
- GC HAS SOLE RESPONSIBILITY TO COORDINATE MECHANICAL, ELECTRICAL, LIGHTING, PLUMBING AND FIRE PROTECTION INSTALLATIONS. LIGHT FIXTURE PLACEMENT TAKES PRECEDENCE OVER ALL OTHER TRADES. GC WILL ALSO BE REQUIRED TO PROPERLY SCHEDULE THE WORK OF ANY TELECOMMUNICATIONS, SECURITY/AUDIO VISUAL WORK.
- GC TO COORDINATE LIGHT FIXTURE DEPTH AND PLACEMENT WITH ALL OTHER ABOVE CEILING WORK PRIOR TO ORDERING OF LIGHT FIXTURES.
- DO NOT SUBSTITUTE MATERIALS, EQUIPMENT, OR METHODS UNLESS SUCH SUBSTITUTIONS HAVE BEEN SPECIFICALLY APPROVED FOR THIS PROJECT BY THE ARCHITECT OR ENGINEER.
- THE ARCHITECTURAL RCP SHALL BE USED TO LOCATE ALL DIFFUSERS AND RETURN GRILLES. HOWEVER, LOCATIONS MUST BE VERIFIED & COORDINATED WITH DUCTWORK ABOVE CEILINGS, REFER TO MECHANICAL DRAWINGS.
- CENTER CEILING GRIDS BETWEEN WALLS / BULKHEADS, UNLESS NOTED OR DIMENSIONED OTHERWISE.
- ALL BULKHEAD DEPTHS ABOVE WALL CABINETS ARE 1'-4" UNLESS NOTED OR DIMENSIONS OTHERWISE.
- AT CEILING DEVICES LOCATED ON EXPOSED CONCRETE IN A NEW CONCRETE POUR, GC TO COORDINATE CONDUIT IN SLAB.
- PANT ALL CONDUITS, DUCTWORK, SUPPORTS, HANGERS ETC THAT WILL REMAIN EXPOSED TO VIEW MATCH COLOR INDICATED FOR STRUCTURE UNLESS NOTED OTHERWISE.

FIRST FLOOR REFLECTED CEILING PLAN

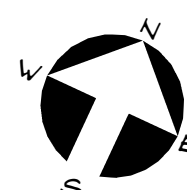
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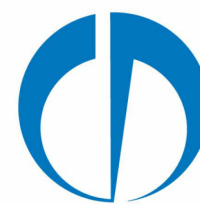
Revisions:

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A1.1.3

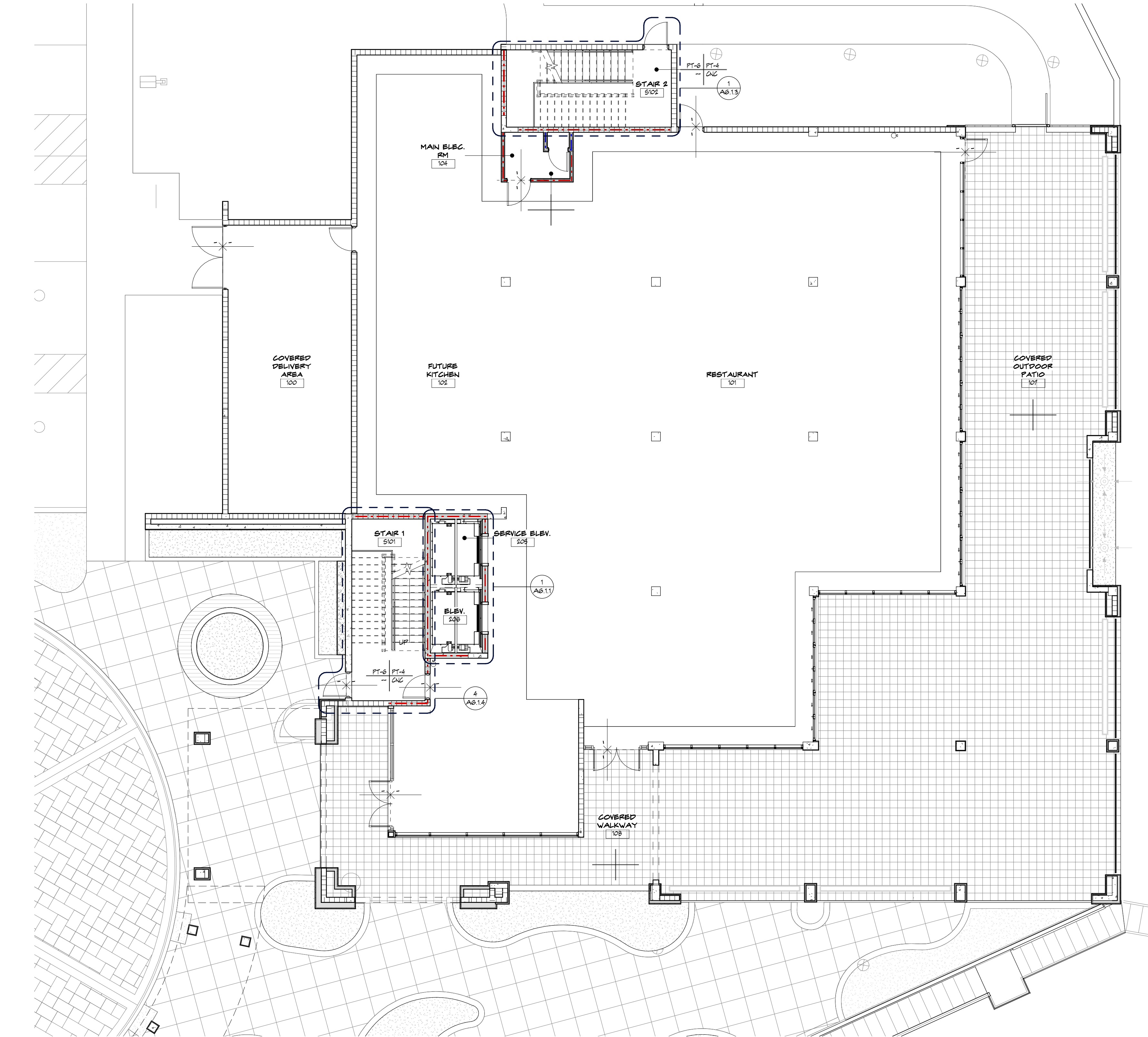
CONSTRUCTION
DOCUMENTS



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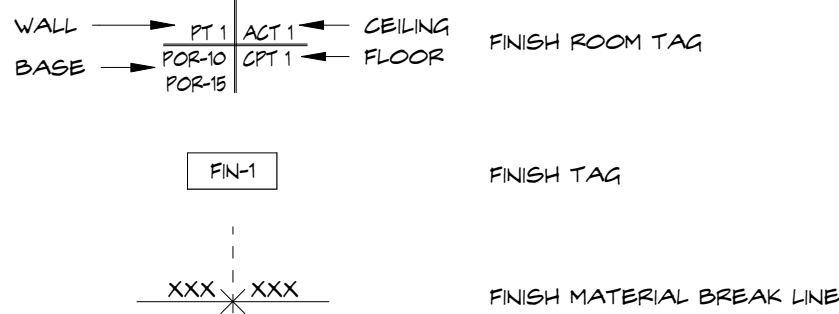
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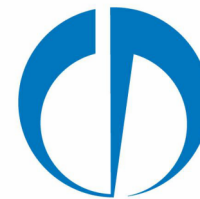
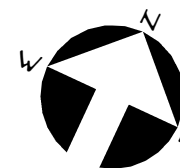
1 FIRST FLOOR FINISH PLAN
A1.1.4 SCALE: 1/8" = 1'-0"

FINISH LEGEND



FINISH PLAN NOTES

1. REFER TO A11 SERIES FOR ALL FINISH SPECIFICATIONS
2. GC TO COORDINATE ALL FINAL FINISHES WITH OWNER
3. IF ANY FINISHES ARE SUBSTITUTED FROM WHAT IS PORTRAYED IN THE CURRENT SET OF DRAWINGS, GC IS TO PROVIDE A PROPOSED LAYOUT FOR FLOOR FINISHES, WALL FINISHES, CEILING FINISHES, ETC. LAYOUT TO INCLUDE ANY REQUIRED CONTROL JOINTS OR SOFT JOINTS. THIS APPLIES FOR INTERIOR AND EXTERIOR FINISHES. GC TO SUBMIT THIS IN WRITING FOR ARCHITECT'S REVIEW AND APPROVAL PRIOR TO COMMENCING THE WORK.
4. REFER TO GEOMETRY PLANS AND STRUCTURAL PLANS FOR ANY SLAB RECESSED THAT WILL BE REQUIRED FOR A THICKER SPECIFIED FINISH MATERIAL.
5. FOR ANY ELEVATORS IN THE SCOPE OF WORK, REFER TO ELEVATOR DETAILS FOR FINISH SPECIFICATIONS FOR FLOOR, WALL, AND CLADDING.
6. SOFT CONTROL JOINTS ARE REQUIRED AT EXTERIOR TILE EVERY 8'-12" IN EACH DIRECTION. GC TO PROVIDE LAYOUT FOR ARCHITECT'S REVIEW AND APPROVAL PRIOR TO COMMENCING THE WORK.
7. SOFT CONTROL JOINTS ARE REQUIRED AT INTERIOR TILE EVERY 20'-25' IN EACH DIRECTION (UNLESS IN DIRECT SUNLIGHT, THEN APPLY AT 8'-12" IN EACH DIRECTION). GC TO PROVIDE LAYOUT FOR ARCHITECT'S REVIEW AND APPROVAL PRIOR TO COMMENCING THE WORK.
8. ARCHITECT RESERVES THE RIGHT TO ASK FOR MOCK UPS AT UNIQUE OR CUSTOM CONDITIONS. BELOW ARE THE CURRENT MOCK UPS THAT NEED TO ACCOUNTED FOR. GC TO ACCOUNT AN ALLOWANCE FOR ADDITIONAL MOCK UPS IN PRICING. GC TO SUBMIT A LIST OF MOCKUPS TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO COMMENCING THE WORK.
9. AT WALL TILE TRANSITIONS BETWEEN DRYWALL TO TILE, TILE TO A DIFFERENT TILE, OR TILE TO DECORATIVE VENEER, GC TO PROVIDE A SCHLUTER EDGE PROFILE. GC TO SUBMIT TO ARCHITECT/INTERIOR DESIGNER A SCHLUTER PROFILE FINISH AND LOCATIONS FOR ARCHITECT/INTERIOR DESIGNER'S APPROVAL PRIOR TO COMMENCING THE WORK.
10. IN HIGH TRAFFIC AREAS BOB AREAS, GC TO PROVIDE CORNER GUARDS AT OUTSIDE CORNERS OF WALL PARTITIONS. CORNER GUARDS TO MATCH ADJACENT PAINT COLOR. GC TO SUBMIT A PLAN FOR ARCHITECT'S REVIEW AND APPROVAL FROM TO COMMENCING THE WORK.





Stephen Boruff, AIA
Architects + Planners, Inc.
AAC 002226

Architecture
Planning
Interior Architecture

901
Northpoint Parkway
Suite 101
West Palm Beach
Florida 33407

Stephen Boruff AR007995
Architect of Record

New Building for:



Fisherman's Wharf

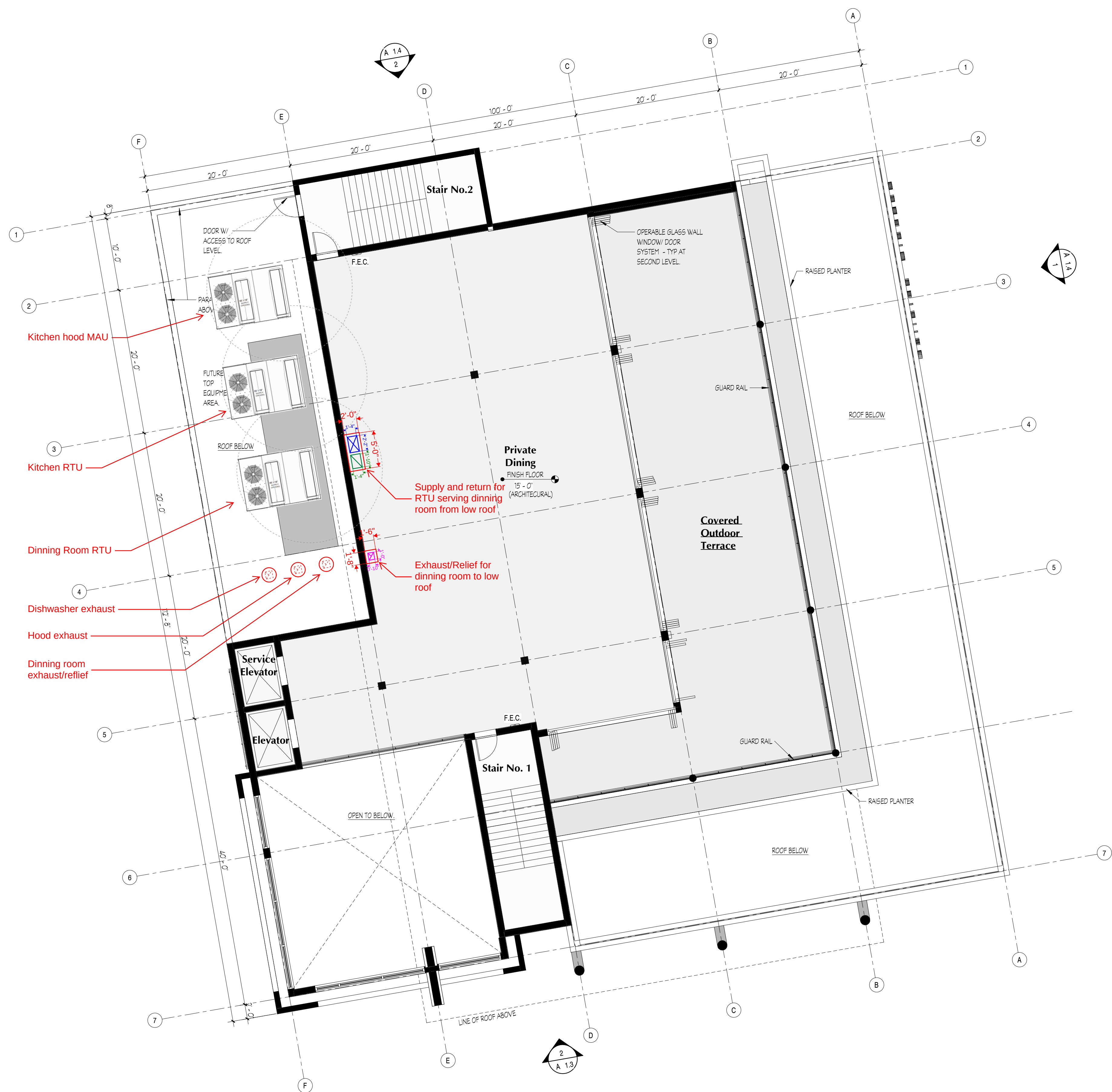
Fisherman's Way Jupiter
Florida 33477

**NOT FOR
CONSTRUCTION**

Site Plan Approval
22.002
18 May 2023

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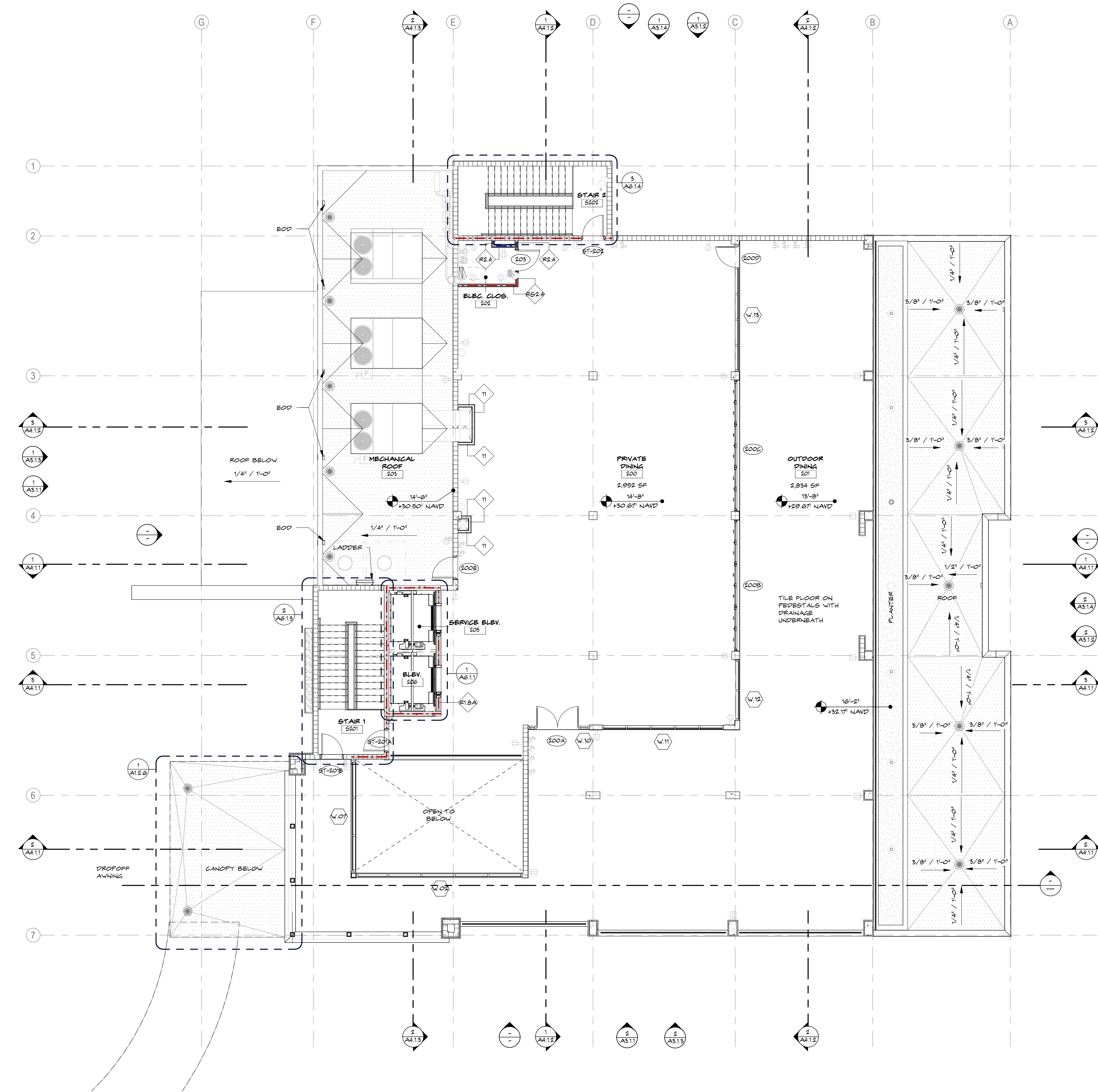
A 1.2



Restaurant Building - Second Level - Floor Plan

SCALE: 1/8" = 1'-0"

FINAL PLAN - Town Council Approval:
August 15, 2023 - Res. #42-23



1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

WALL LEGEND	
	TYPICAL METAL STUD PARTITION, REFER TO PARTITION TYPES
	TYPICAL CMU, REFER TO STRUCTURAL DRAWINGS
	TYPICAL 1HR CMU, REFER TO STRUCTURAL DRAWINGS
	TYPICAL 1HR CONCRETE WALL, REFER TO STRUCTURAL DRAWINGS

GENERAL PLAN NOTES

SEE SHEET A11.1 AND A11.2 FOR GENERAL NOTES AND SYMBOL LEGEND.

SEE SHEET L611.1 & L611.2 FOR CODE INFORMATION.

ALL DIMENSIONS ARE TO FACE OF PARTITION AS SCHEDULED, REFER TO FINISH PLANS AND SPECIFICATIONS FOR ADDITIONAL FINISH INFORMATION.

UNLESS NOTED OTHERWISE, INTERIOR PARTITIONS ARE 3-5/8".

DIMENSIONS ARE TO FACE OF CMU BLOCK OR CONCRETE.

UNLESS NOTED OTHERWISE, FURRING AT MASONRY OR CONCRETE WALLS ARE 1-5/8".

SEE SHEET A10.0.1 FOR STANDARD FRAMING NOTES AND DETAILS.

SEE A1 SERIES FOR DOOR SCHEDULES, DETAILS, AND NOTES.

SEE A2 SERIES FOR WINDOW SCHEDULES, DETAILS, AND NOTES.

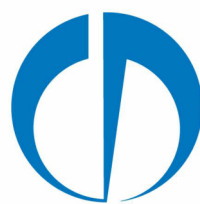
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PLAN KEY NOTES

01 KEYNOTE 1

02 KEYNOTE 2

03 KEYNOTE 3

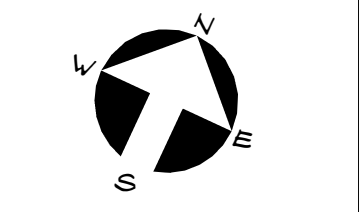


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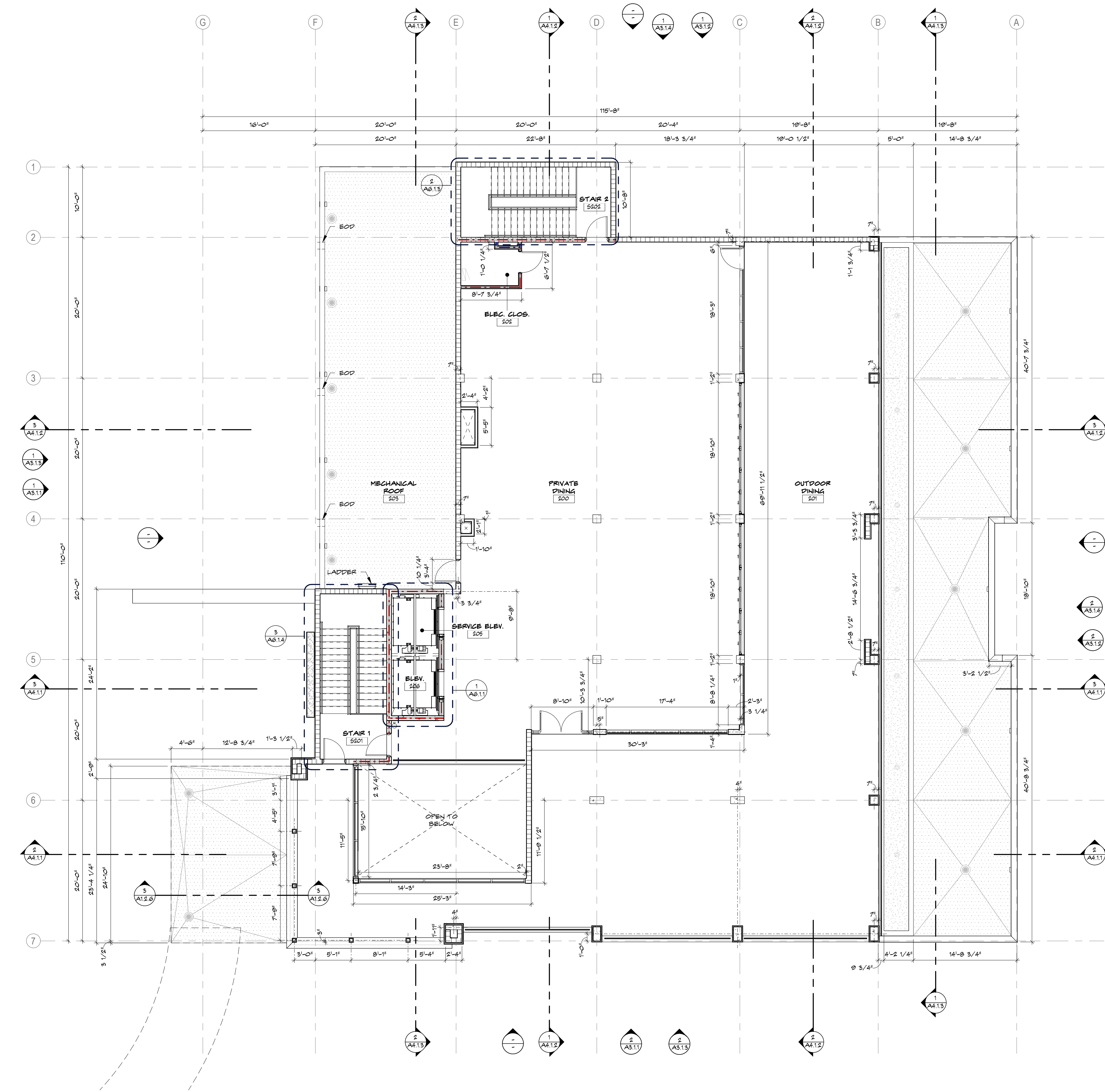
Revisions:

Project no: 25009
Date: 05-15-2026
Drawn by: CH, SH
Project Manager: CG



A1.2.1
CONSTRUCTION DOCUMENTS

SECOND FLOOR PLAN



1 SECOND FLOOR DIMENSION PLAN
A1.2.2 SCALE: 1/8" = 1'-0"

WALL LEGEND	
	TYPICAL METAL STUD PARTITION, REFER TO PARTITION TYPES
	TYPICAL CMU, REFER TO STRUCTURAL DRAWINGS
	TYPICAL 1HR CMU, REFER TO STRUCTURAL DRAWINGS
	TYPICAL 1HR CONCRETE WALL, REFER TO STRUCTURAL DRAWINGS

GENERAL PLAN NOTES

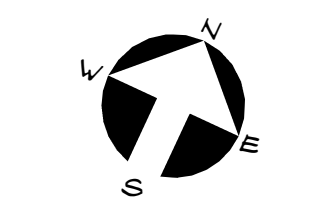
SEE SHEET A1.1.1 AND A1.1.2 FOR GENERAL NOTES AND SYMBOL LEGEND.
SEE SHEET L6.1.1.1 & L6.1.1.2 FOR CODE INFORMATION.
ALL DIMENSIONS ARE TO FACE OF PARTITION AS SCHEDULED, REFER TO FINISH PLANS AND SPECIFICATIONS FOR ADDITIONAL FINISH INFORMATION.
UNLESS NOTED OTHERWISE, INTERIOR PARTITIONS ARE 3'-5/8".
DIMENSIONS ARE TO FACE OF CMU BLOCK OR CONCRETE.
UNLESS NOTED OTHERWISE, FURRING AT MASONRY OR CONCRETE WALLS ARE 1'-5/8".
SEE SHEET A10.0.1 FOR STANDARD FRAMING NOTES AND DETAILS.
SEE A1.1.1 SERIES FOR DOOR SCHEDULES, DETAILS, AND NOTES.
SEE A1.1.2 SERIES FOR WINDOW SCHEDULES, DETAILS, AND NOTES.
WHERE A WALL DIMENSION IS NOT PROVIDED BY A DIMENSION STRING ON THIS PLAN, REFER TO PARTIAL PLANS AND ENLARGED PLANS OF THIS SET FOR DIMENSIONS.

PLAN KEY NOTES

- 01 KEYNOTE 1
- 02 KEYNOTE 2
- 03 KEYNOTE 3

SECOND FLOOR DIMENSION PLAN

A1.2.2
CONSTRUCTION DOCUMENTS

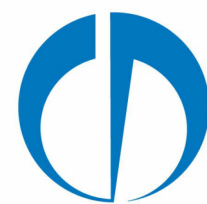


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New Construction for:
FISHERMAN'S WHARF
RESTAURANT BUILDING
43 FISHERMANS WAY, JUPITER, FL 33477

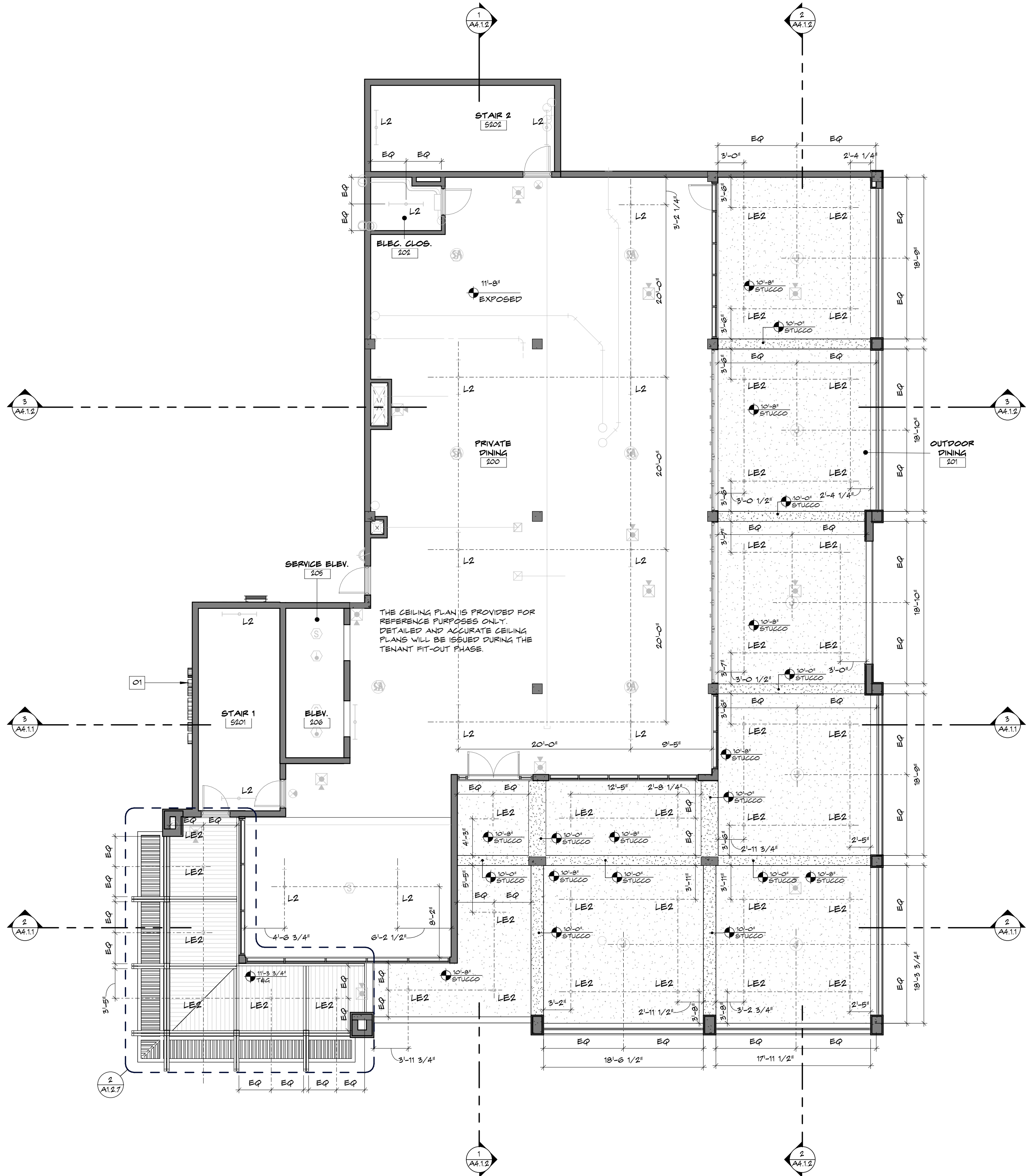


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1 SECOND FLOOR REFLECTED CEILING PLAN
A1.2.3 SCALE: 1/8" = 1'-0"



CEILING PLAN KEY NOTES

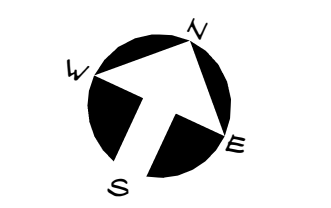
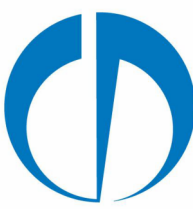
- 01 SIGNAGE, REFER TO ELECTRICAL DRAWINGS FOR POWER
- 02 CEILING KEYNOTE
- 03 CEILING KEYNOTE

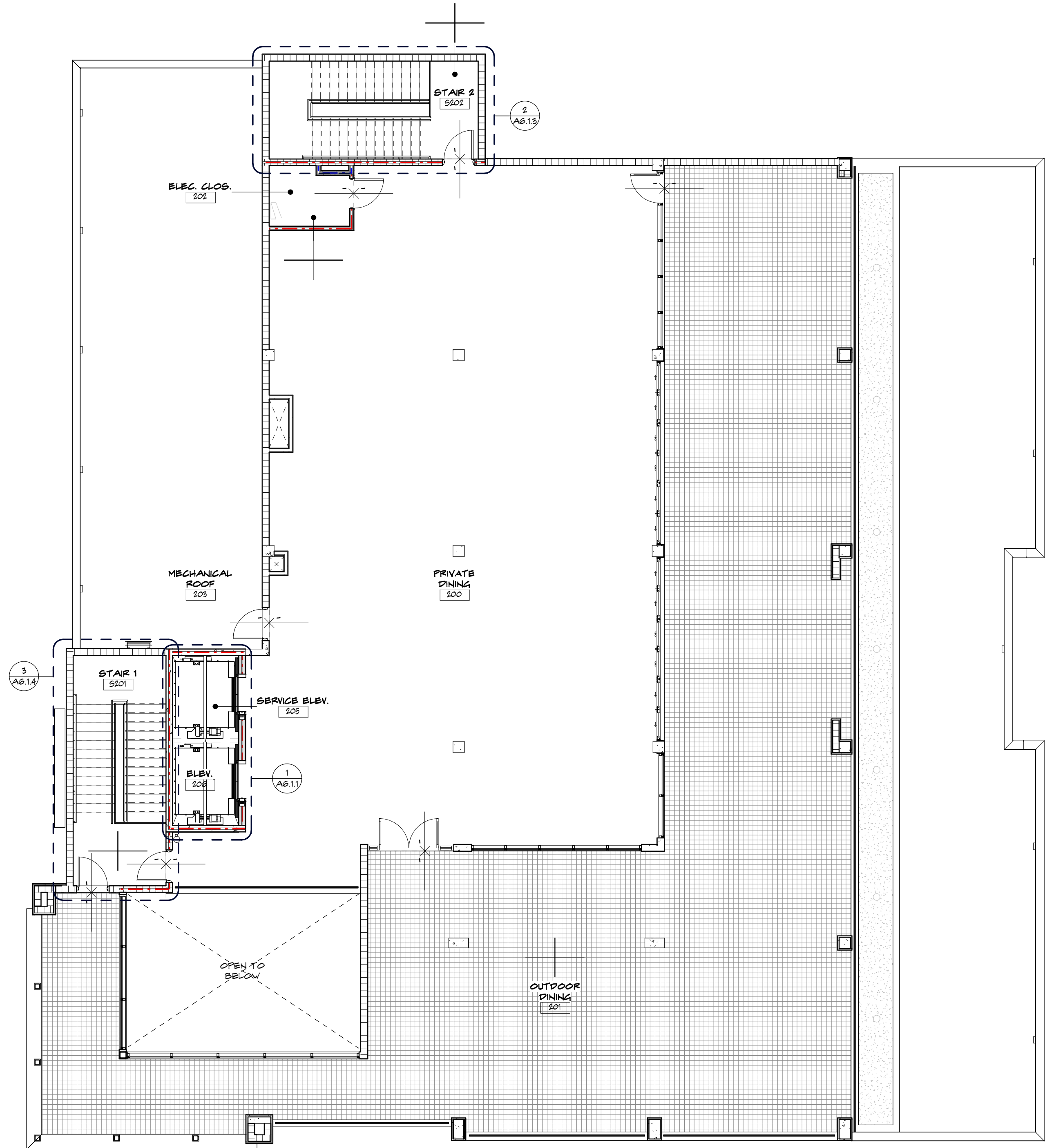
CEILING LEGEND

- + LE1 EXTERIOR RECESSED DOWNLIGHT - SEE ELECTRICAL DWGS.
 - ° LE2 2" EXTERIOR RECESSED DOWNLIGHT - SEE ELECTRICAL DWGS.
 - ↘ L4 LED WALL PACK - SEE ELECTRICAL DWGS.
 - LAA EXTERIOR SCONCE - SEE ELECTRICAL DWGS.
 - L2 4" LED STRIP LIGHT - SEE ELEC. DWGS.
 - DECORATIVE CEMENTITIOUS FINISH SOFFIT/CEILING
 - WOOD LOOK CLADDING SOFFIT/CEILING
 - EX LED EXIT SIGN
 - SA SMOKE ALARM
 - CLG. HEIGHT A.F.F. CLG. FINISH
- NOTE: TEST BUTTONS FOR ALL EMERGENCY LIGHT FIXTURES SHALL BE INTEGRAL WITH THE FIXTURE

CEILING PLAN NOTES

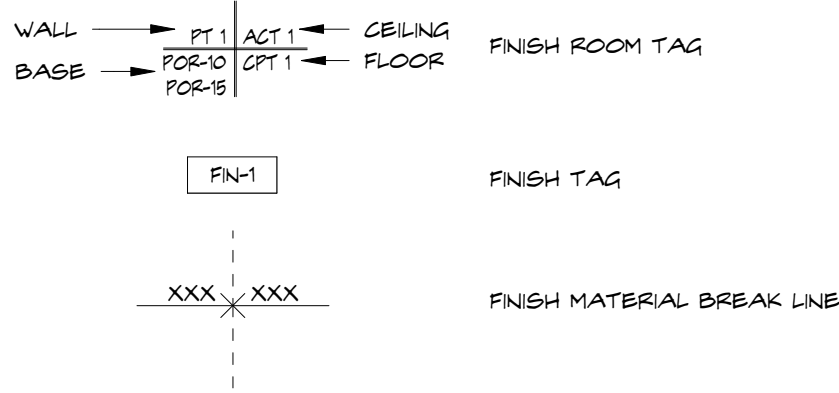
- REFER TO THE MECHANICAL DRAWINGS FOR THE LOCATION, SPECIFICATION AND INSTALLATION REQUIREMENTS OF ALL ROOF MOUNTED EQUIPMENT.
- LOCATE CEILING DEVICES AS INDICATED ON REFLECTED CEILING PLAN. REFER TO THE MECHANICAL, ELECTRICAL, PLUMBING AND LOW VOLTAGE DRAWINGS FOR ADDITIONAL INFORMATION. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN LOCATIONS INDICATED IN THESE DRAWINGS AND THE REFLECTED CEILING PLAN PRIOR TO INSTALLATION.
- REFER TO EXTERIOR ELEVATIONS FOR LOCATION OF EXTERIOR WALL MOUNTED DEVICES
- ALL CEILING MOUNTED ITEMS (LIGHT FIXTURES, SPRINKLER HEADS, SPEAKERS, ETC.) SHALL BE CENTERED IN ACOUSTICAL CEILING PANELS OR GYPSUM BOARD SOFFITS UNLESS OTHERWISE NOTED OR DIMENSIONED.
- SEE ELECTRICAL DRAWINGS FOR LIGHTING FIXTURE TYPES
- SEE MECHANICAL DRAWINGS FOR AIR DEVICES (INFORMATION SHOWN IS INTENDED ONLY TO COMMUNICATE DESIGN INTENT. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES NOTED PRIOR TO COMMENCEMENT OF WORK).
- DIMENSIONS TO CEILING-INSTALLED ITEMS ARE TO CENTERLINE OF FIXTURE OR EQUIPMENT UNLESS NOTED OTHERWISE.
- COORDINATE ALL CEILING MOUNTED EQUIPMENT SUPPORTS, DEVICE LOCATIONS, CLEARANCES, ETC WITH EQUIPMENT INSTALLERS AND SUPPLIERS PRIOR TO INSTALLATION. GC TO NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- NO ACCESS PANELS WILL BE ACCEPTED IN ANY LOCATIONS WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT. IF ACCESS PANELS ARE TO BE REQUIRED, THAT HAVE NOT BEEN INDICATED ON THE DRAWINGS, GC TO SUBMIT A PLAN FOR ARCHITECT'S REVIEW AND APPROVAL PRIOR TO RELEASE OF THE WORK. CONTRACTOR TO LOCATE ALL HVAC UNITS, SHUT OFF VALVES, DAMPERS AND ANY OTHER DEVICES OR ELEMENT REQUIRING ACCESS ABOVE ACT CEILINGS. IF ANY ITEMS ARE INSTALLED BY CONTRACTOR, SUBCONTRACTORS OR OWNER HIRED VENDORS, WHETHER OR NOT INDICATED ON THE CONTRACT DOCUMENTS, THAT REQUIRES AN ACCESS PANEL TO BE PLACED IN ANY WALL OR CEILING WITHOUT THE ARCHITECT'S WRITTEN APPROVAL, THE GC WILL BE REQUIRED TO RELOCATE EQUIPMENT AND ACCESS TO THAT EQUIPMENT WITH NO ADDITIONAL COST TO THE OWNER.
- DO NOT CUT MATERIALS OR INSTALL ANY FLOOR, WALL OR CEILING DEVICES IN SURFACES, APART FROM DRYWALL OR ACT, WITHOUT ARCHITECT'S & OWNER'S APPROVAL. ANY SURFACES CUT WITHOUT ARCHITECT'S APPROVAL WILL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER, SHOULD IT BE DEEMED NECESSARY BY OWNER OR ARCHITECT THAT THE DEVICE NEEDS TO BE RELOCATED.
- CONTRACTOR TO SCHEDULE A 'WALL AND CEILING DEVICE BOX WALK' WITH ARCHITECT PRIOR TO THE INSTALLATION OF ANY WIRING OR CONDUIT. AT THAT TIME, WALL & CEILING BOXES FOR ALL FIXTURES, SWITCHES, OUTLETS, FIRE PROTECTION, LIFE SAFETY, THERMOSTAT, CONTROL PANELS, SMOKE DETECTORS, LOW VOLTAGE, SECURITY CAMERAS, FIRE SPRINKLER HEADS, FIRE SPRINKLER RISERS, AND ANY OTHER WALL OR CEILING DEVICES, INCLUDING THOSE PROVIDED & INSTALLED BY OWNER, WILL BE TACKLED UP FOR APPROVAL. ARCHITECT RESERVES THE RIGHT TO RELOCATE ANY DEVICES DURING THIS WALK THROUGH AT NO ADDITIONAL COST TO THE OWNER.
- EMERGENCY LIGHT FIXTURES SHALL BE LIMITED TO RECESSED FIXTURES ONLY. TEST BUTTONS FOR ALL EMERGENCY LIGHT FIXTURES SHALL BE INTEGRAL WITH THE FIXTURE.
- NO REMOTE TEST BUTTONS FOR DECORATIVE FIXTURES WILL BE ACCEPTABLE.
- REFLECTED CEILING PLAN IS INTENDED TO COORDINATE CEILING MOUNTED DEVICES ONLY AND DO NOT INCLUDE ALL FLOOR OR WALL MOUNTED DEVICES. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, LOW VOLTAGE, AND INTERIOR DESIGN (AS SERIES) DRAWINGS FOR ADDITIONAL DEVICE LOCATIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO PERFORMING WORK.
- LOCATE CONTROL JOINTS IN GYPSUM BOARD CEILINGS, SOFFITS, BULKHEADS, AND FASIES EVERY 16" OR AS INDICATED ON DRAWINGS OR AS SPECIFIED AND TO ALIGN WITH THOSE IN WALLS BELOW. VERIFY PROPOSED LAYOUT WITH ARCHITECT PRIOR TO INSTALLATION.
- GC HAS SOLE RESPONSIBILITY TO COORDINATE MECHANICAL, ELECTRICAL, LIGHTING, PLUMBING AND FIRE PROTECTION INSTALLATIONS. LIGHT FIXTURE PLACEMENT TAKES PRECEDENCE OVER ALL OTHER TRADES. GC WILL ALSO BE REQUIRED TO PROPERLY SCHEDULE THE WORK OF ANY TELECOMMUNICATIONS, SECURITY/AUDIO VISUAL WORK.
- GC TO COORDINATE LIGHT FIXTURE DEPTH AND PLACEMENT WITH ALL OTHER ABOVE CEILING WORK PRIOR TO ORDERING OF LIGHT FIXTURES.
- DO NOT SUBSTITUTE MATERIALS, EQUIPMENT, OR METHODS UNLESS SUCH SUBSTITUTIONS HAVE BEEN SPECIFICALLY APPROVED FOR THIS PROJECT BY THE ARCHITECT OR ENGINEER.
- THE ARCHITECTURAL RCP SHALL BE USED TO LOCATE ALL DIFFUSERS AND RETURN GRILLES. HOWEVER, LOCATIONS MUST BE VERIFIED & COORDINATED WITH DUCTWORK ABOVE CEILINGS, REFER TO MECHANICAL DRAWINGS.
- CENTER CEILING GRIDS BETWEEN WALLS / BULKHEADS, UNLESS NOTED OR DIMENSIONED OTHERWISE.
- ALL BULKHEAD DEPTHS ABOVE WALL CABINETS ARE 1'-4" UNLESS NOTED OR DIMENSIONS OTHERWISE.
- AT CEILING DEVICES LOCATED ON EXPOSED CONCRETE IN A NEW CONCRETE POUR, GC TO COORDINATE CONDUIT IN SLAB.
- PANT ALL CONDUITS, DUCTWORK, SUPPORTS, HANGERS ETC THAT WILL REMAIN EXPOSED TO VIEW, MATCH COLOR INDICATED FOR STRUCTURE UNLESS NOTED OTHERWISE.





1 SECOND FLOOR FINISH PLAN
A1.2.4 SCALE: 1/8" = 1'-0"

FINISH LEGEND



FINISH PLAN NOTES

- REFER TO A11 SERIES FOR ALL FINISH SPECIFICATIONS
- GC TO COORDINATE ALL FINAL FINISHES WITH OWNER
- IF ANY FINISHES ARE SUBSTITUTED FROM WHAT IS PORTRAYED IN THE CURRENT SET OF DRAWINGS, GC IS TO PROVIDE A PROPOSED LAYOUT FOR FLOOR FINISHES, WALL FINISHES, CEILING FINISHES, ETC. LAYOUT TO INCLUDE ANY REQUIRED CONTROL JOINTS OR SOFT JOINTS. THIS APPLIES FOR INTERIOR AND EXTERIOR FINISHES. GC TO SUBMIT THIS IN WRITING FOR ARCHITECT'S REVIEW AND APPROVAL PRIOR TO COMMENCING THE WORK.
- REFER TO GEOMETRY PLANS AND STRUCTURAL PLANS FOR ANY SLAB RECESSED THAT WILL BE REQUIRED FOR A THICKER SPECIFIED FINISH MATERIAL.
- FOR ANY ELEVATORS IN THE SCOPE OF WORK, REFER TO ELEVATOR DETAILS FOR FINISH SPECIFICATIONS FOR FLOOR, WALL, AND CLADDING.
- SOFT CONTROL JOINTS ARE REQUIRED AT EXTERIOR TILE EVERY 8'-12" IN EACH DIRECTION. GC TO PROVIDE LAYOUT FOR ARCHITECT'S REVIEW AND APPROVAL PRIOR TO COMMENCING THE WORK.
- SOFT CONTROL JOINTS ARE REQUIRED AT INTERIOR TILE EVERY 20'-25' IN EACH DIRECTION (UNLESS IN DIRECT SUNLIGHT, THEN APPLY AT 8'-12" IN EACH DIRECTION). GC TO PROVIDE LAYOUT FOR ARCHITECT'S REVIEW AND APPROVAL PRIOR TO COMMENCING THE WORK.
- ARCHITECT RESERVES THE RIGHT TO ASK FOR MOCK UPS AT UNIQUE OR CUSTOM CONDITIONS. BELOW ARE THE CURRENT MOCK UPS THAT NEED TO ACCOUNTED FOR. GC TO ACCOUNT AN ALLOWANCE FOR ADDITIONAL MOCK UPS IN PRICING. GC TO SUBMIT A LIST OF MOCKUPS TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO COMMENCING THE WORK.
- AT WALL TILE TRANSITIONS BETWEEN DRYWALL TO TILE, TILE TO A DIFFERENT TILE, OR TILE TO DECORATIVE VENEER, GC TO PROVIDE A SCHLUTER EDGE PROFILE. GC TO SUBMIT TO ARCHITECT/INTERIOR DESIGNER A SCHLUTER PROFILE, FINISH, AND LOCATIONS FOR ARCHITECT/INTERIOR DESIGNER'S APPROVAL PRIOR TO COMMENCING THE WORK.
- IN HIGH TRAFFIC AREAS BOB AREAS, GC TO PROVIDE CORNER GUARDS AT OUTSIDE CORNERS OF WALL PARTITIONS. CORNER GUARDS TO MATCH ADJACENT PAINT COLOR. GC TO SUBMIT A PLAN FOR ARCHITECT'S REVIEW AND APPROVAL FROM TO COMMENCING THE WORK.

SECOND FLOOR FINISH PLAN



A1.2.4

CONSTRUCTION DOCUMENTS

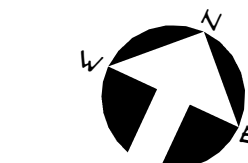
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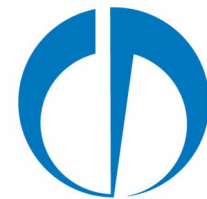
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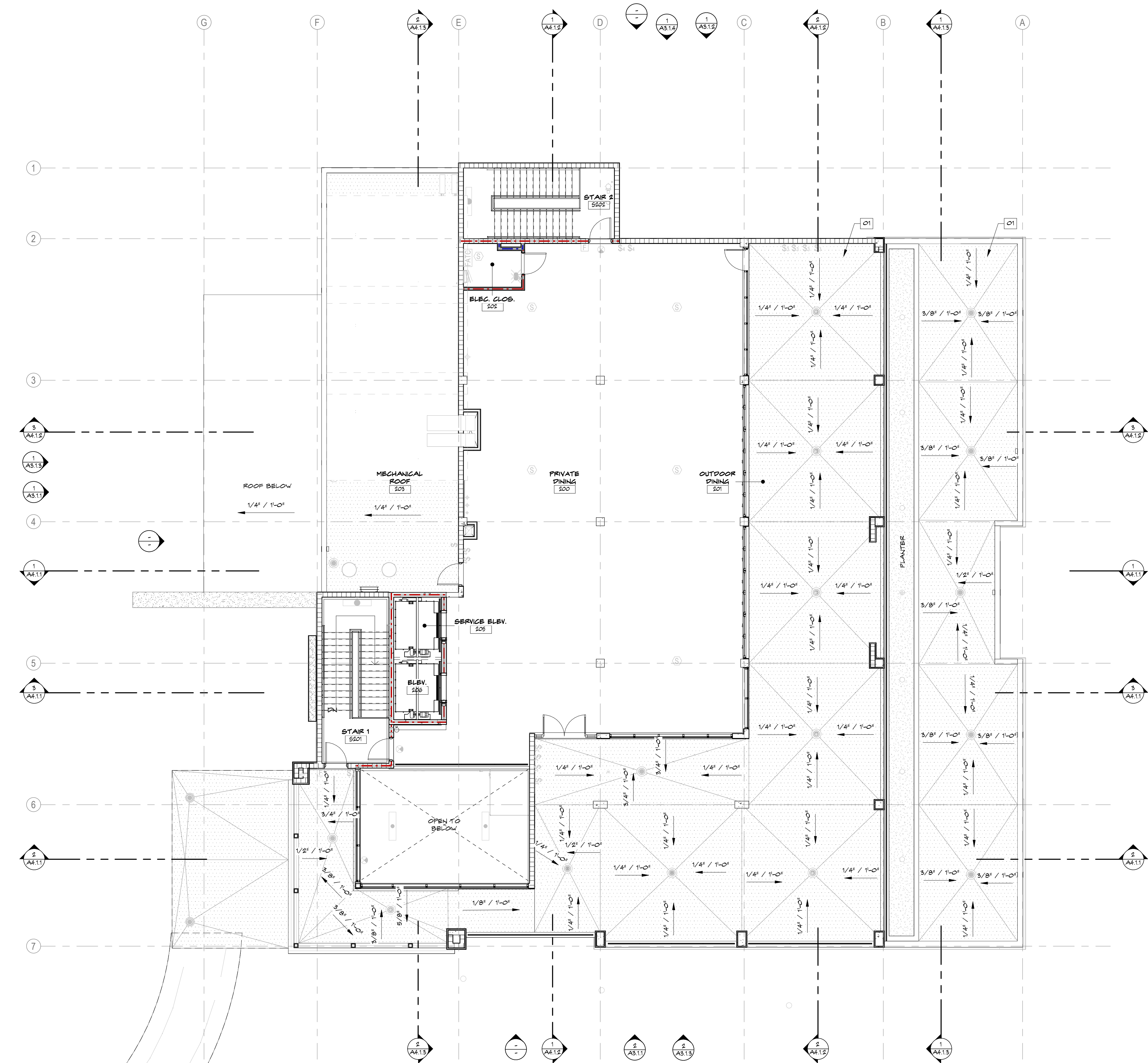
CONSTRUCTION DOCUMENTS



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1 SECOND FLOOR PEDESTAL SYSTEM PLAN
SCALE: 1/8" = 1'-0"

ROOF PLAN NOTES

CONTRACTOR TO COORDINATE ARCHITECTURAL DETAILS WITH MANUFACTURER STANDARD DETAILS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.

REFER TO THE ARCHITECTURAL SHEET METAL SECTION OF THE NRCA ROOFING AND WATERPROOFING MANUAL FOR JOINERY AND SECUREMENT OPTIONS FOR SHEET METAL.

CONTRACTOR TO SUBMIT LOCATIONS OF ANY LIGHTING PROTECTION TESTWELLS TO ARCHITECT FOR REVIEW.

ALL ROOFING & COMPONENTS SHALL BE INSTALLED IN COMPLIANCE WITH ARCHITECT APPROVED SUBMITTAL NOA. ALL ROOFING & COMPONENTS SHALL BE APPROVED BY ROOFING MANUFACTURER FOR COMPLIANCE WITH PROVISIONS OF WARRANTY.

MANUFACTURER SHALL PROVIDE CURRENT VALID MIAMI DADE COUNTY NOA FOR ENTIRE SYSTEM ASSEMBLY MEETING OR EXCEEDING DESIGN WIND LOAD REQUIREMENTS. PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.

ROOF SYSTEM AND INSULATION SHALL BE SLOPED TO DRAIN 1/4" PER FOOT MINIMUM THROUGHOUT ENTIRE SURFACE.

ROOF PLAN LEGEND

- 01 TPO ON TAPERED INSULATION OVER G.I.P CONCRETE
- 02 TPO ON TAPERED INSULATION OVER METAL DECK ON BAR JOIST
- 03 TPO ON SLOPED G.I.P CONCRETE

ROOF SPECIFICATIONS

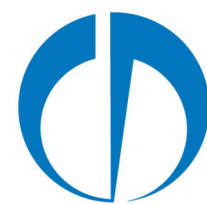
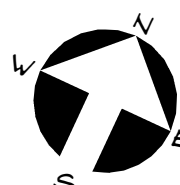
THERMOPLASTIC POLYOLEFIN (TPO ROOFING)

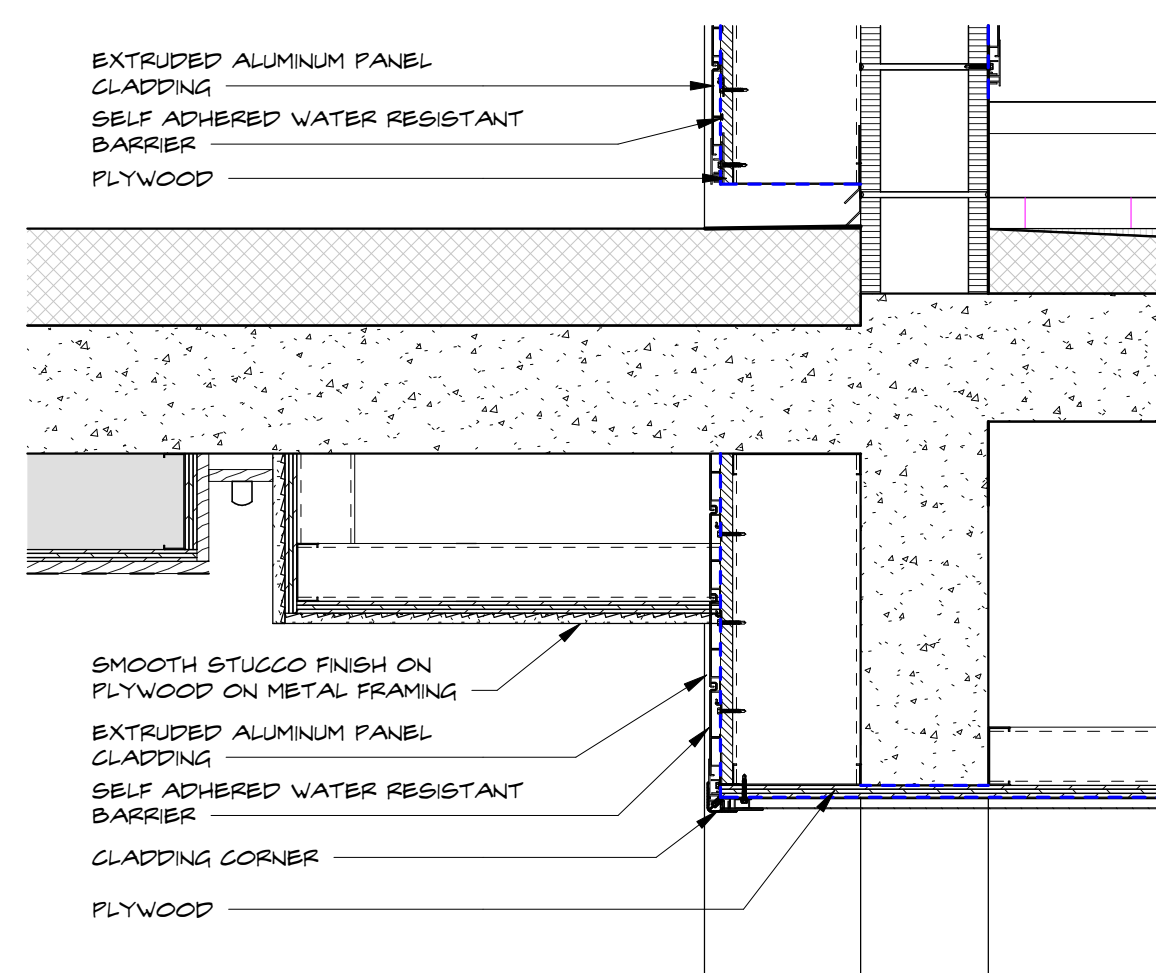
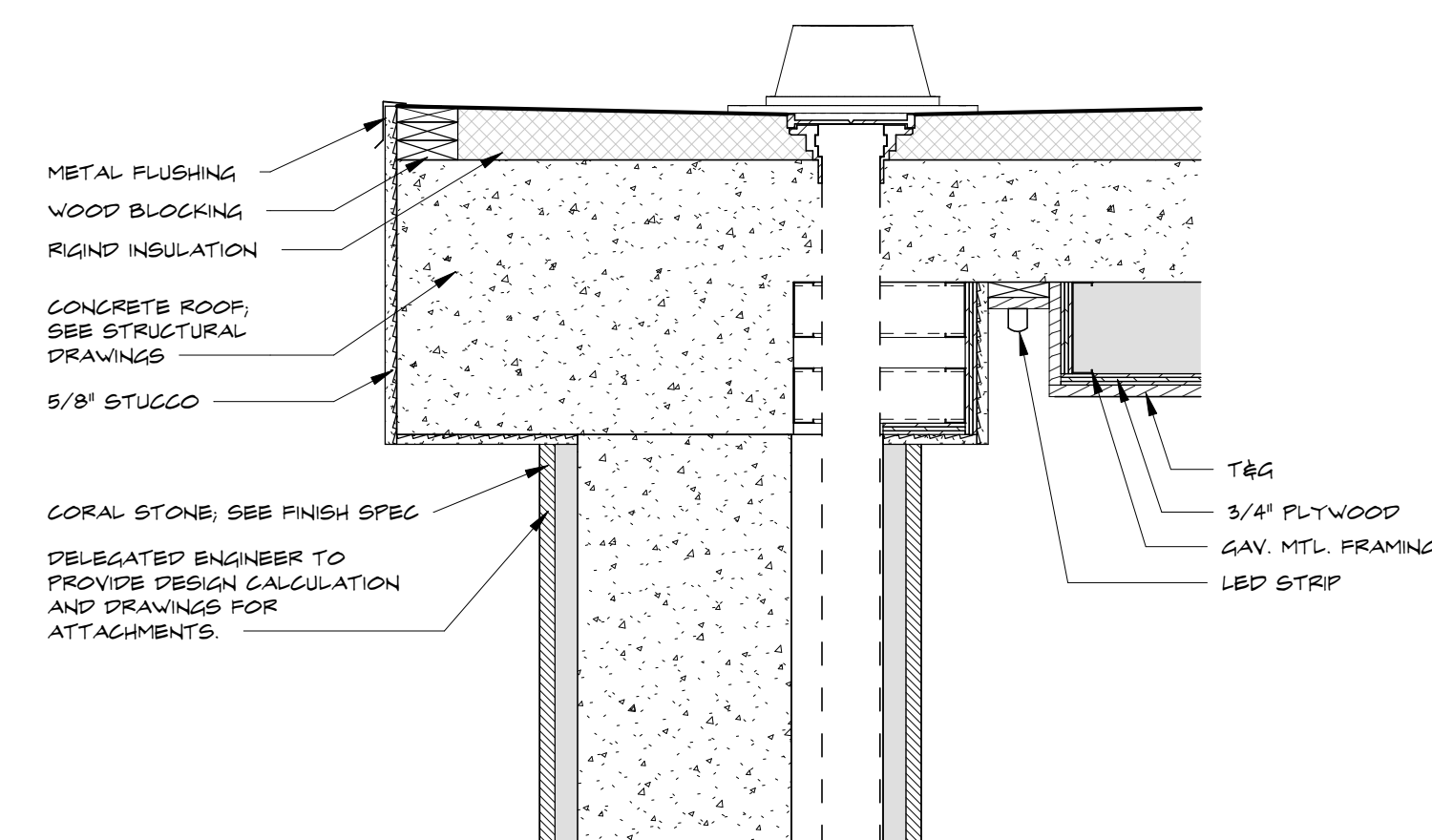
PROVIDE A TPO 60 MIL FLEECE BACK SINGLE-PLY MEMBRANE - FULLY ADHERED SYSTEM OVER TAPERED INSULATION, MIN. R-20, ON STRUCTURAL SLAB OR METAL DECK PER THE STRUCTURAL DRAWINGS.

PRODUCTS - (OR APPROVED EQUAL)

- JOHN MANVILLE TPO 60 ML SINGLE PLY ROOFING MEMBRANE OVER TAPERED INSULATION.
- SEAWAN FIBERTITE - PVC 60 MILS - SINGLE PLY FULLY ADHERED OVER TAPERED INSULATION.
- SOPREMA SENTINEL - PVC SINGLE PLY FULLY ADHERED OVER TAPERED INSULATION.
- SIKA SARNAPL PVC 60 ML SINGLE PLY ROOFING MEMBRANE OVER TAPERED INSULATION.
- GAF EVERGUARD TPO 60 ML SINGLE PLY ROOFING MEMBRANE OVER TAPERED INSULATION.

- NOTES:**
- ROOFING MEMBRANE SHALL MEET ENERGY STAR RATING, FLASHING, AND HIGH REFLECTIVITY REQUIREMENTS AND SHALL ALSO RESIST PONDING.
 - WORK SHALL BE PERFORMED BY INSTALLER CERTIFIED BY MANUFACTURER AS AN APPROVED APPLICATOR MANUFACTURERS STANDARD PRE-GLAZED METAL AND STANDARD MEMBRANE SUBSIES SHALL BE PROVIDED SYSTEM SHALL BE PROVIDED WITH A MINIMUM 20YR WARRANTY FROM THE MANUFACTURER AND A FIVE-YEAR GUARANTEE FROM THE ROOFING INSTALLER GUARANTEEING WORKMANSHIP AND INSTALLATION.
 - WALK PADS ARE REQUIRED PER THE PLAN AND AROUND ALL MECHANICAL EQUIPMENT. ADD ANY ADDITIONAL WALKIADS TO COMPLY WITH SELECTED MANUFACTURER RECOMMENDATIONS.
 - REFER TO STRUCTURAL DRAWINGS FOR REQUIRED DESIGN PRESSURES OF ROOFING SYSTEM. GC TO SUBMIT NOA FOR ARCHITECT AND ENGINEER REVIEW.
 - ROOFING SYSTEM TO PROVIDE A TOTAL R-VALUE OF R-20. GC TO SUBMIT R VALUE FOR ARCHITECT AND ENGINEER REVIEW.
 - GC TO COORDINATE SUPPORTS REQUIRED FOR EXTERIOR BUILDING CLEANING AS NECESSARY, UNLESS NOTED OTHERWISE. GC TO SUBMIT A PLAN FOR ARCHITECTS REVIEW AND APPROVAL.
 - ALL FLASHING, COUNTER FLASHING & COPING AND DRIP EDGE TO BE CONSISTENT COLOR SPECIFIED.



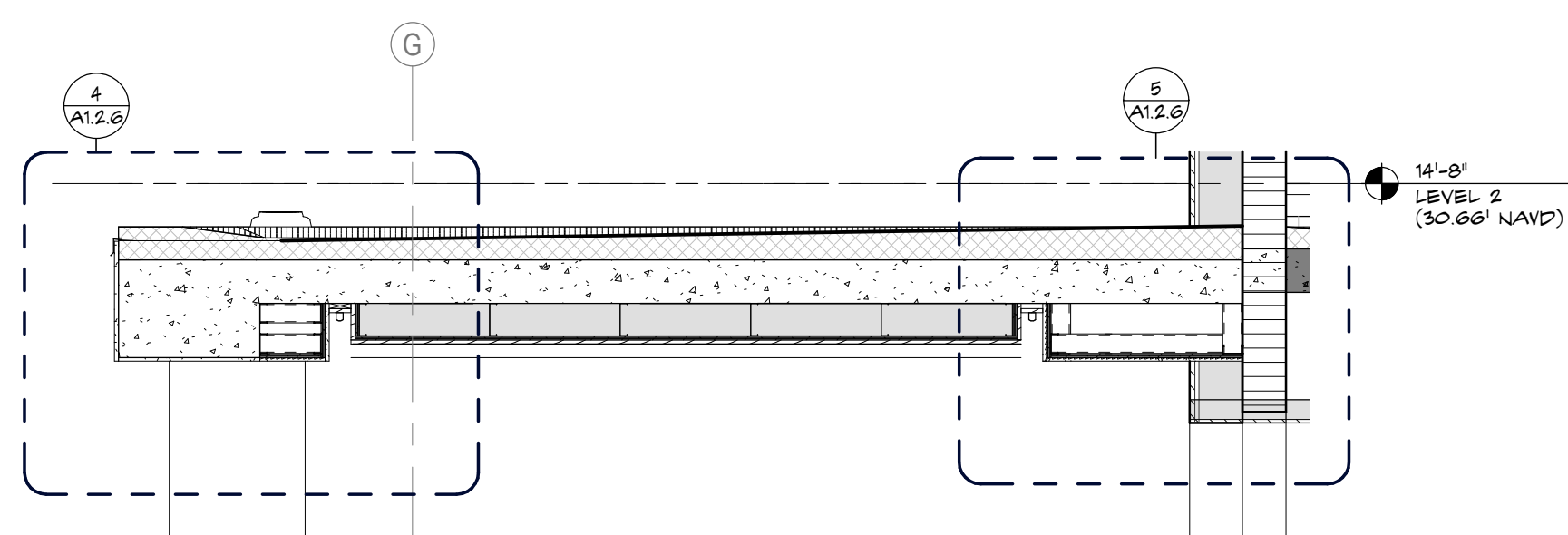


6
A1.2.6

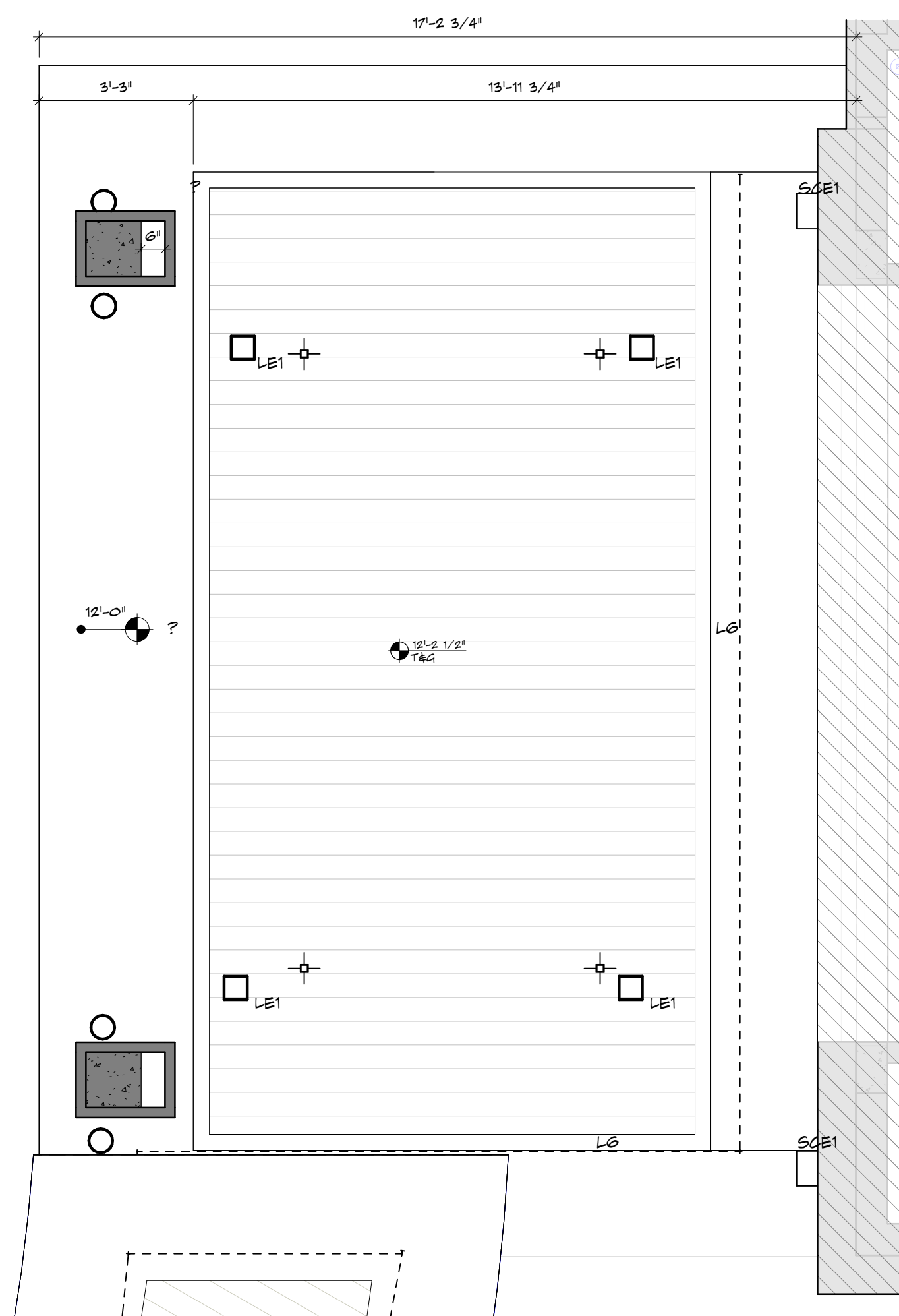
AWNING SECTION DETAIL THROUGH COLUMN

SCALE: 1" = 1'-0"

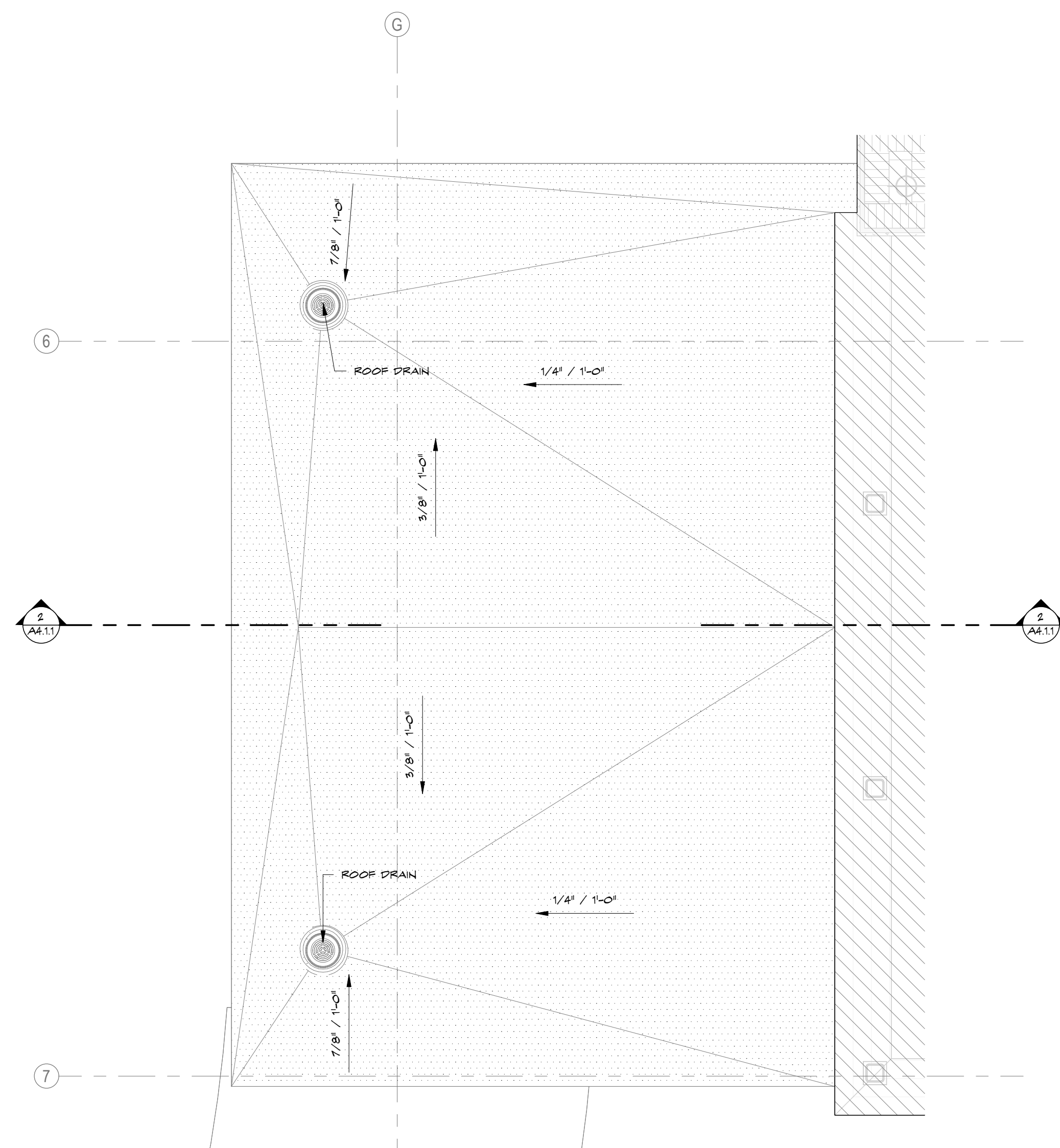
5 **AWNING SECTION DETAIL @ EXTERIOR WALL**
A1.2.6 SCALE: 1" = 1'-0"



AWNING - SECTION
SCALE: 3/8" = 1'-0"



2 AWNING - REFLECTED CEILING PLAN
A1.2.6 SCALE: 3/8" = 1'-0"

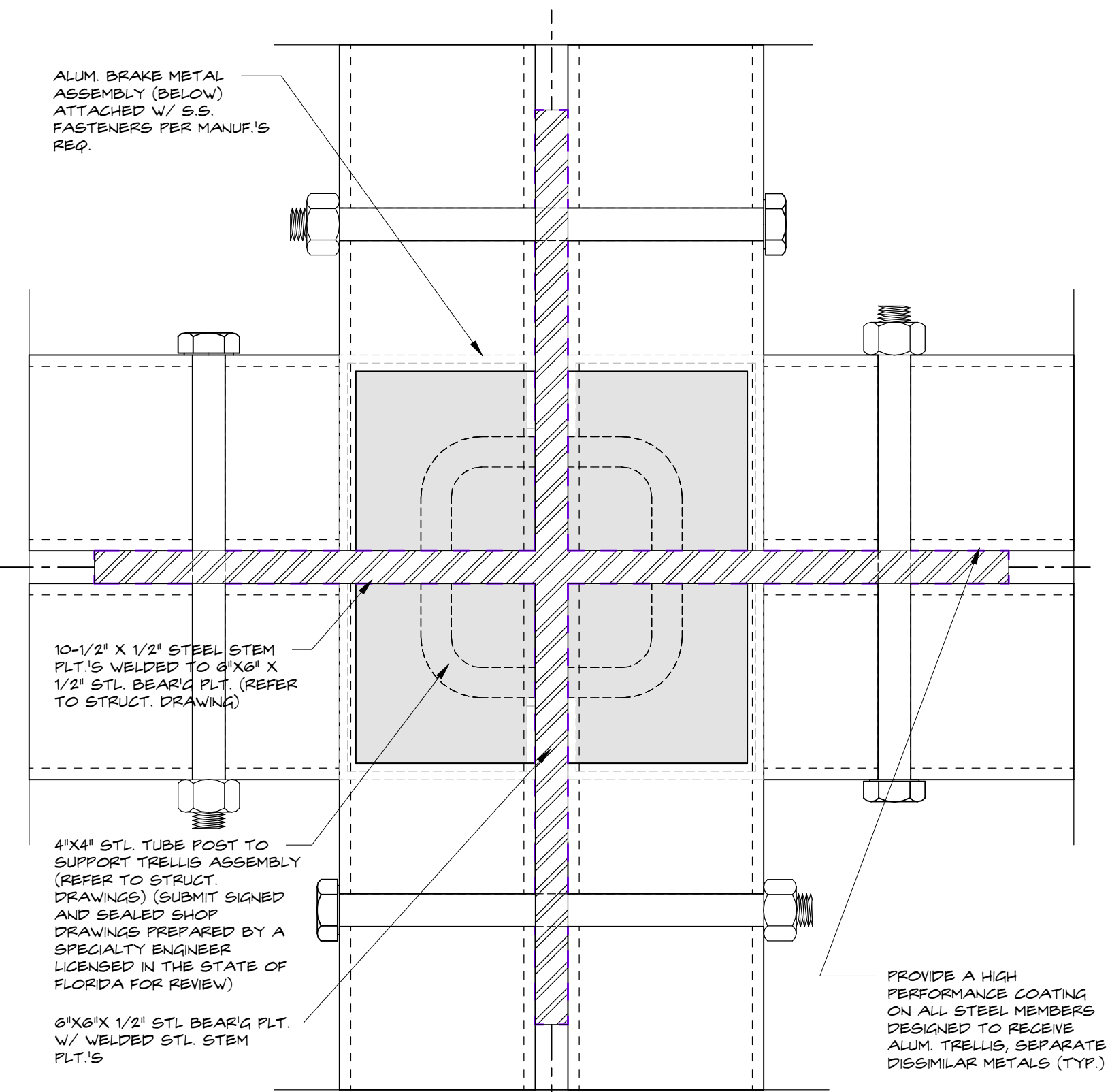


AWNING ROOF PLAN
SCALE: 3/8" = 1'-0"

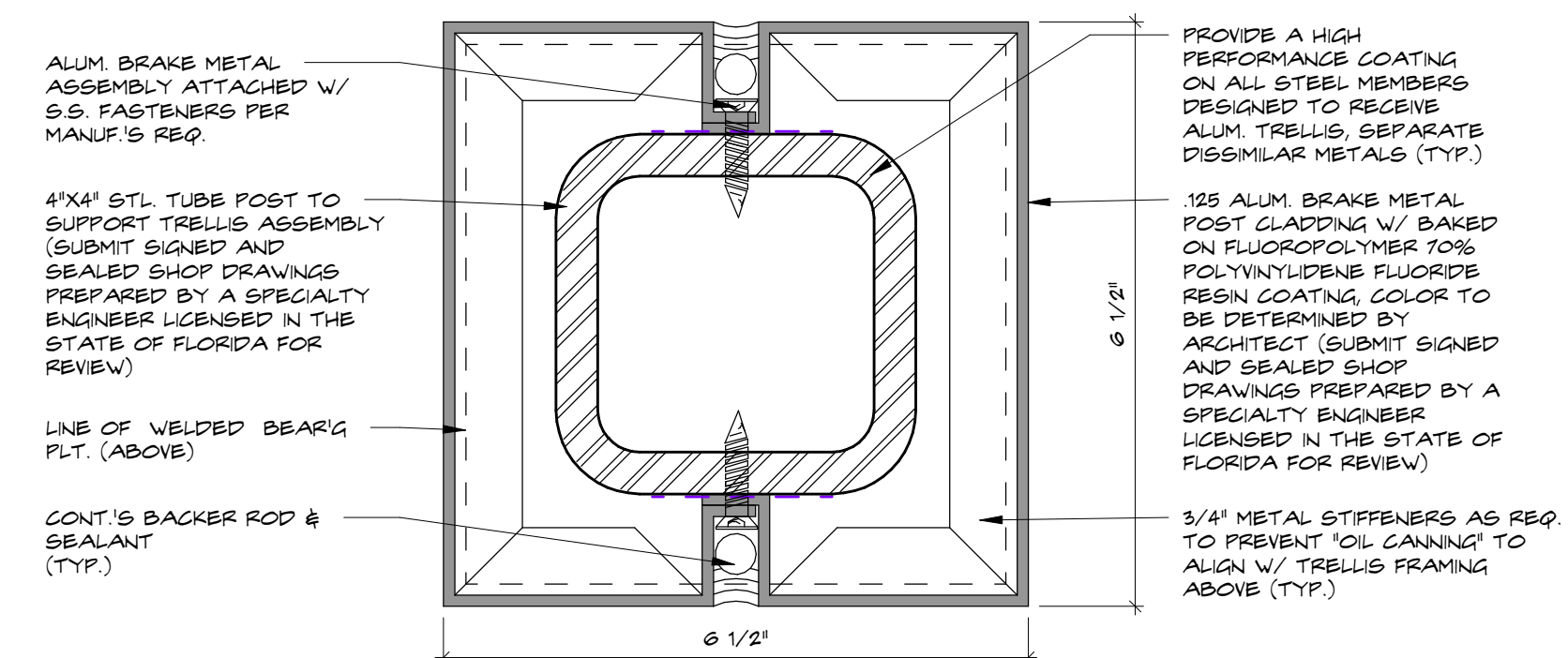
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5/15/2026 4:32:00 PM

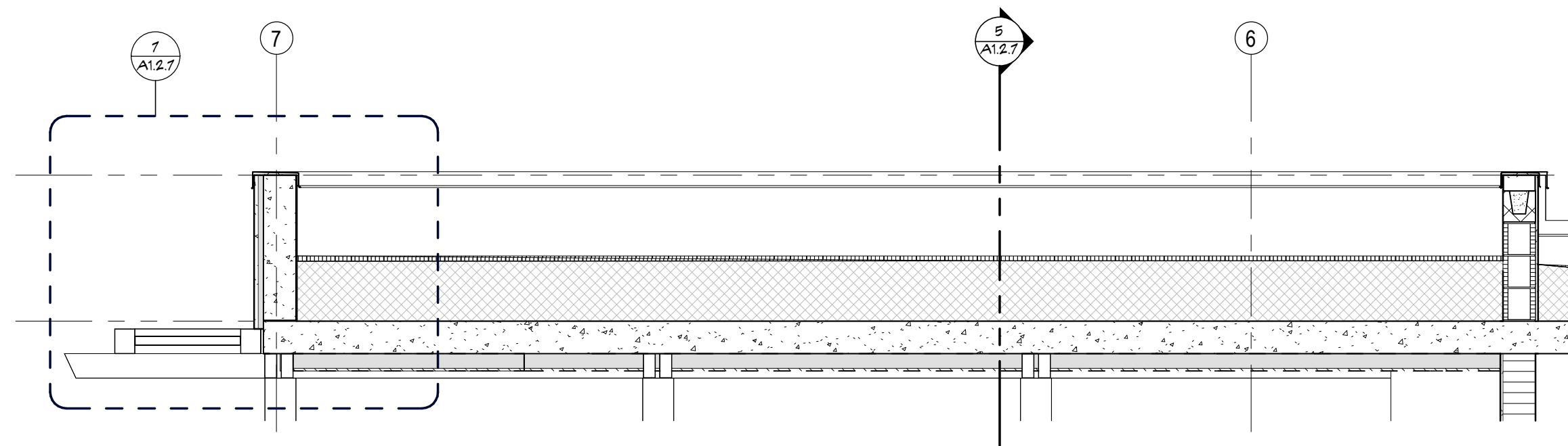
8 TRELLIS SECTION DETAIL @ POST
SCALE: 1 1/2" = 1'-0"



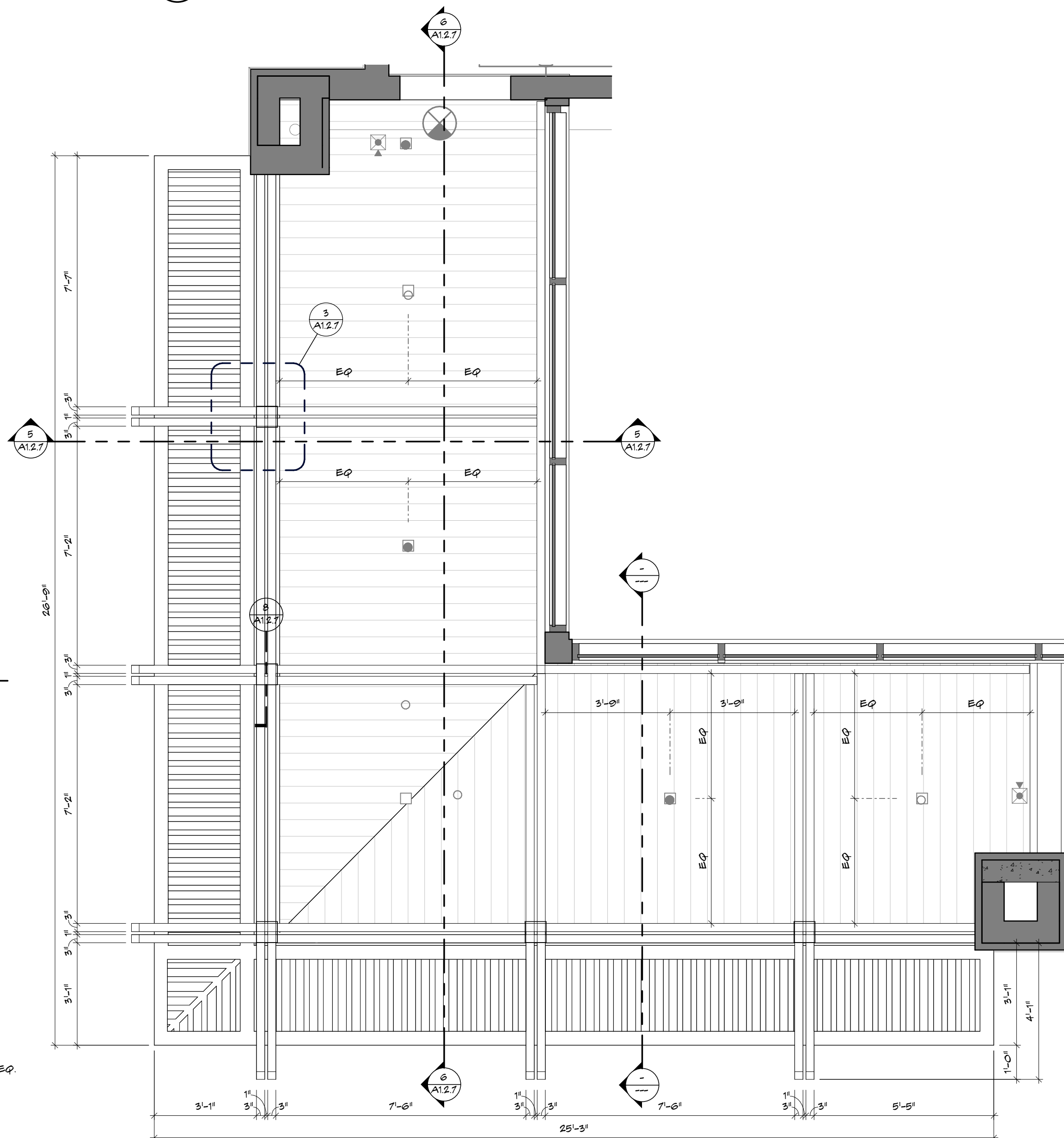
4 TYP. TRELLIS CONNECTION PLAN DETAIL
SCALE: 6" = 1'-0"

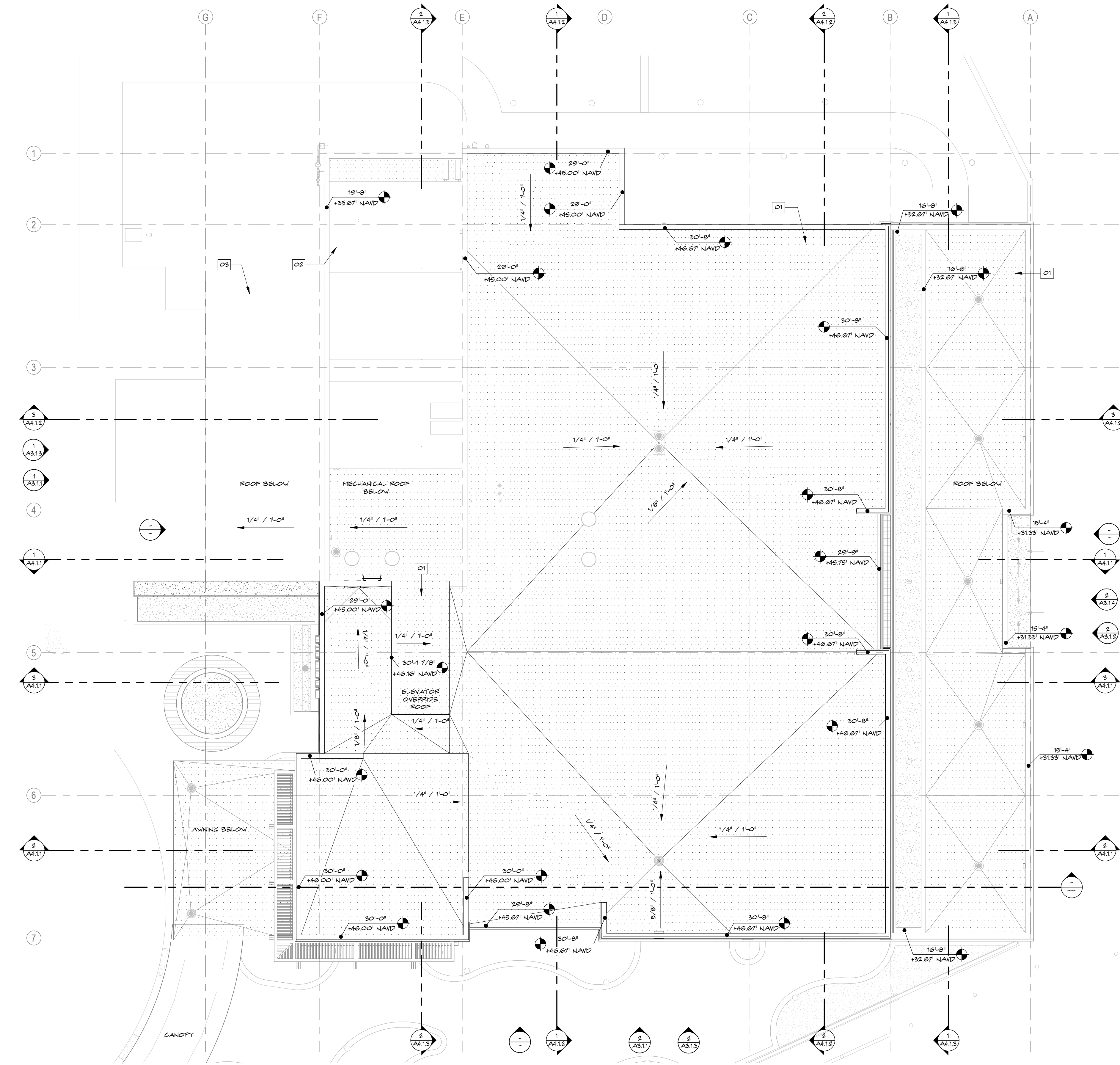


3 TYP. TRELLIS POST CLADDING PLAN DETAIL
SCALE: 6" = 1'-0"



6 AWNING 2 - SECTION 2
SCALE: 3/8" = 1'-0"





1
A2.0.1
ROOF PLAN
SCALE: 1/8" = 1'-0"

ROOF PLAN NOTES

CONTRACTOR TO COORDINATE ARCHITECTURAL DETAILS WITH MANUFACTURER STANDARD DETAILS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.

REFER TO THE ARCHITECTURAL SHEET METAL SECTION OF THE NRCA ROOFING AND WATERPROOFING MANUAL FOR JOINERY AND SECUREMENT OPTIONS FOR SHEET METAL.

CONTRACTOR TO SUBMIT LOCATIONS OF ANY LIGHTING PROTECTION 'TESTWELLS' TO ARCHITECT FOR REVIEW.

ALL ROOFING & COMPONENTS SHALL BE INSTALLED IN COMPLIANCE WITH ARCHITECT APPROVED SUBMITTAL NOA. ALL ROOFING & COMPONENTS SHALL BE APPROVED BY ROOFING MANUFACTURER FOR COMPLIANCE WITH PROVISIONS OF WARRANTY.

MANUFACTURER SHALL PROVIDE CURRENT VALID MIAMI DADE COUNTY NOA FOR ENTIRE SYSTEM ASSEMBLY MEETING OR EXCEEDING DESIGN WIND LOAD REQUIREMENTS. PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.

ROOF SYSTEM AND INSULATION SHALL BE SLOPED TO DRAIN 1/4" PER FOOT MINIMUM THROUGHOUT ENTIRE SURFACE.

ROOF PLAN LEGEND

- 01 TPO ON TAPERED INSULATION OVER G.I.P CONCRETE
- 02 TPO ON TAPERED INSULATION OVER METAL DECK ON BAR JOIST
- 03 TPO ON SLOPED G.I.P CONCRETE

ROOF SPECIFICATIONS

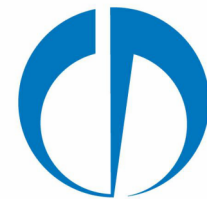
THERMOPLASTIC POLYOLEFIN (TPO ROOFING)

PROVIDE A TPO 60 MIL FLEECE BACK SINGLE-PLY MEMBRANE - FULLY ADHERED SYSTEM OVER TAPERED INSULATION, MIN. R-20, ON STRUCTURAL SLAB OR METAL DECK PER THE STRUCTURAL DRAWINGS.

PRODUCTS - (OR APPROVED EQUAL)

- JOHN MANVILLE TPO 60 MIL SINGLE PLY ROOFING MEMBRANE OVER TAPERED INSULATION.
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- SOPREMA SENTINEL - PVC SINGLE PLY FULLY ADHERED OVER TAPERED INSULATION.
- SIKA SARNAFIL PVC 60 MIL SINGLE PLY ROOFING MEMBRANE OVER TAPERED INSULATION.
- GAF EVERGUARD TPO 60 MIL SINGLE PLY ROOFING MEMBRANE OVER TAPERED INSULATION.

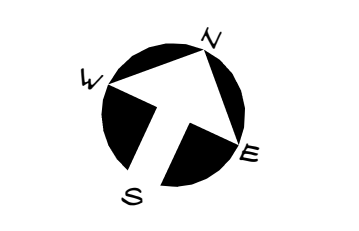
- NOTES:**
- ROOFING MEMBRANE SHALL MEET ENERGY STAR RATING, FLASHING, AND HIGH REFLECTIVITY REQUIREMENTS AND SHALL ALSO RESIST PONDING.
 - WORK SHALL BE PERFORMED BY INSTALLER CERTIFIED BY MANUFACTURER AS AN APPROVED APPLICATOR. MANUFACTURERS STANDARD PRE-CLAPPED METAL AND STANDARD MEMBRANE SUBSIES SHALL BE PROVIDED. SYSTEM SHALL BE PROVIDED WITH A MINIMUM 20-YEAR WARRANTY FROM THE MANUFACTURER AND A FIVE-YEAR GUARANTEE FROM THE ROOFING INSTALLER. GUARANTEEING WORKMANSHIP AND INSTALLATION.
 - WALK PADS ARE REQUIRED PER THE PLAN AND AROUND ALL MECHANICAL EQUIPMENT. ADD ANY ADDITIONAL WALKPADS TO COMPLY WITH SELECTED MANUFACTURER RECOMMENDATIONS.
 - REFER TO STRUCTURAL DRAWINGS FOR REQUIRED DESIGN PRESSURES OF ROOFING SYSTEM. GC TO SUBMIT NOA FOR ARCHITECT AND ENGINEER REVIEW.
 - ROOFING SYSTEM TO PROVIDE A TOTAL R-VALUE OF R-20. GC TO SUBMIT R VALUE FOR ARCHITECT AND ENGINEER REVIEW.
 - GC TO COORDINATE SUPPORTS REQUIRED FOR EXTERIOR BUILDING CLEANING AS NECESSARY, UNLESS NOTED OTHERWISE. GC TO SUBMIT A PLAN FOR ARCHITECTS REVIEW AND APPROVAL.
 - ALL FLASHING, COUNTER FLASHING & COPING AND DRIP EDGE TO BE CONSISTENT COLOR SPECIFIED.

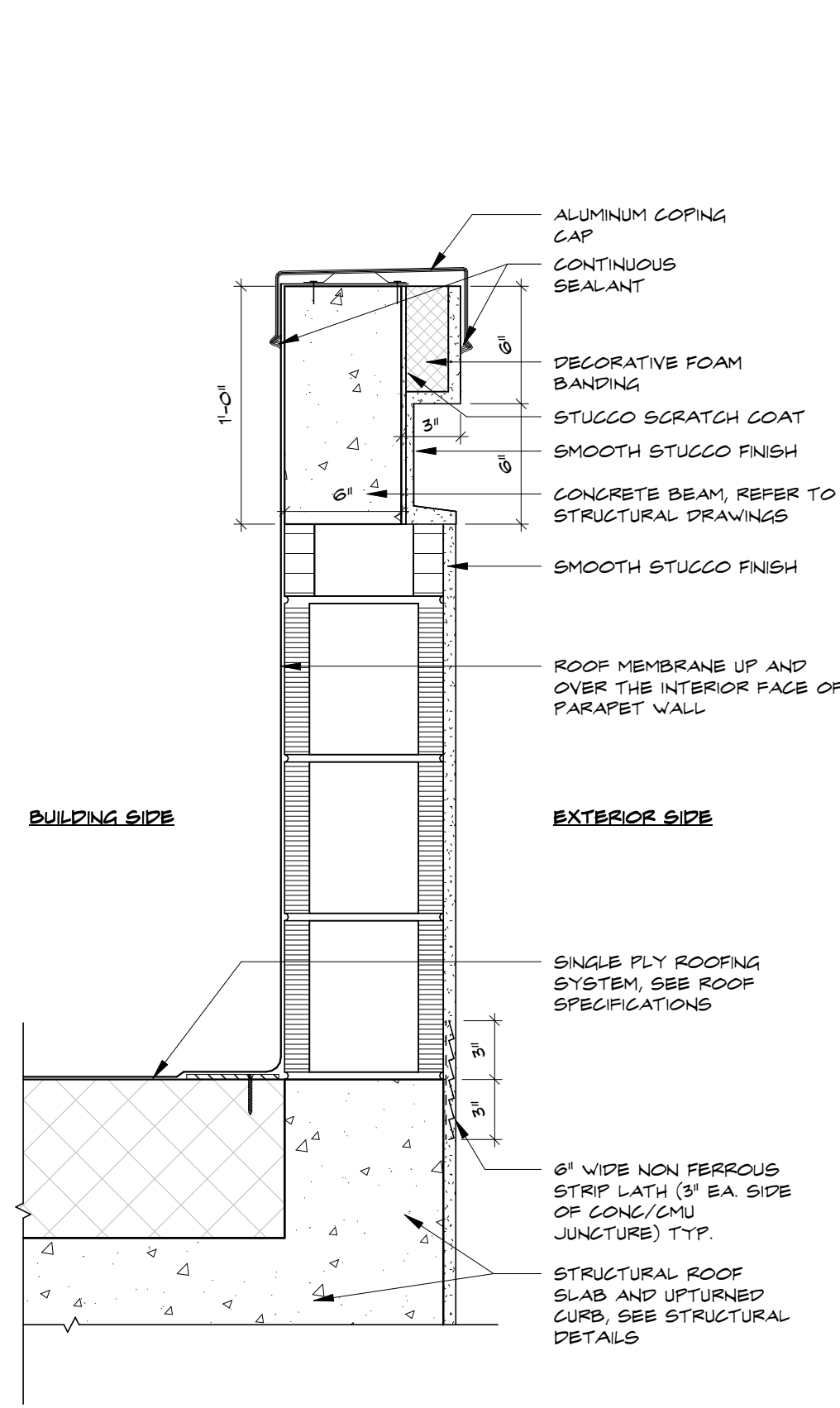


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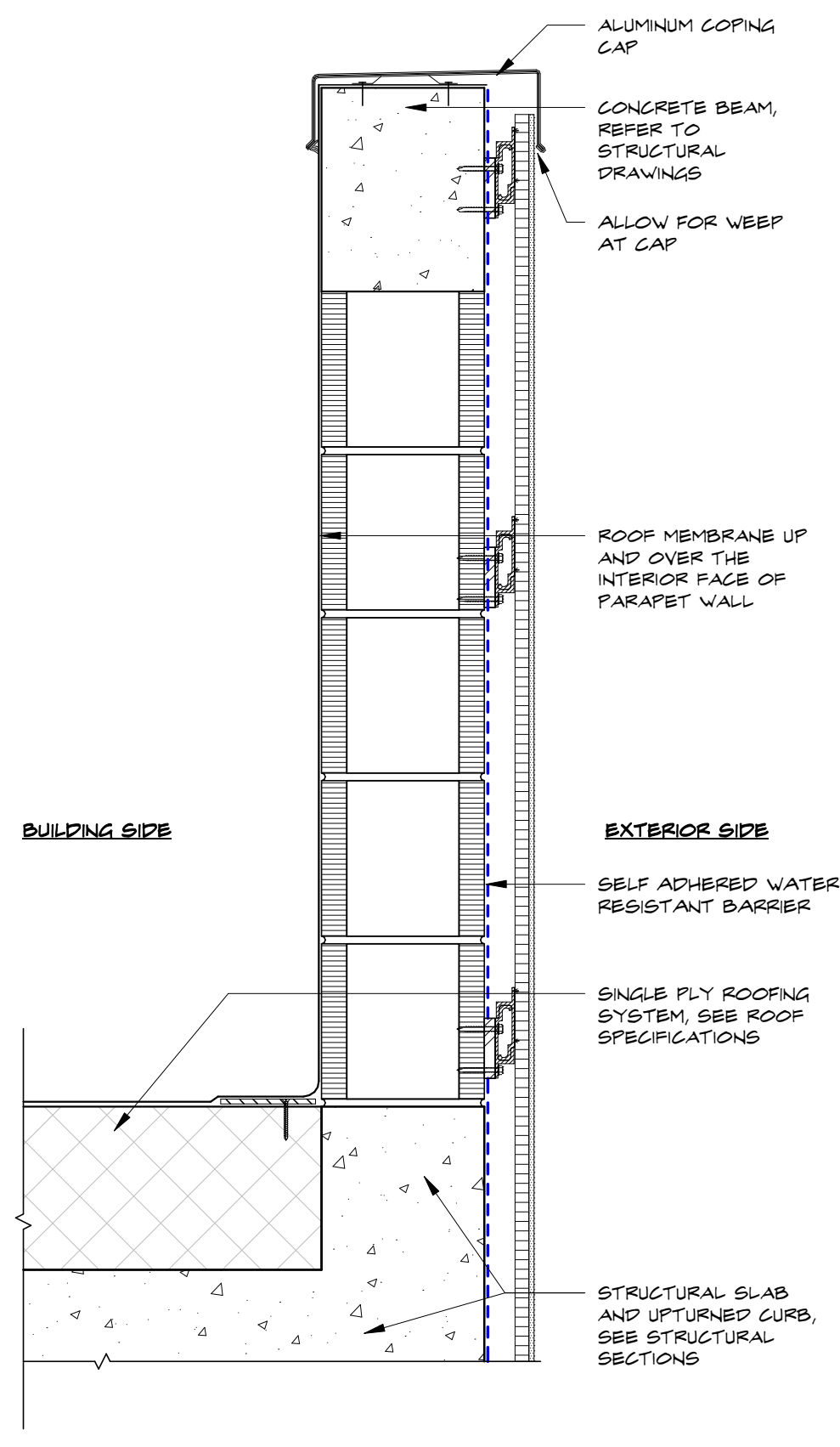
Revisions:

Project no: 25009
Date: 05-15-2026
Drawn by: CH, SH
Project Manager: CG

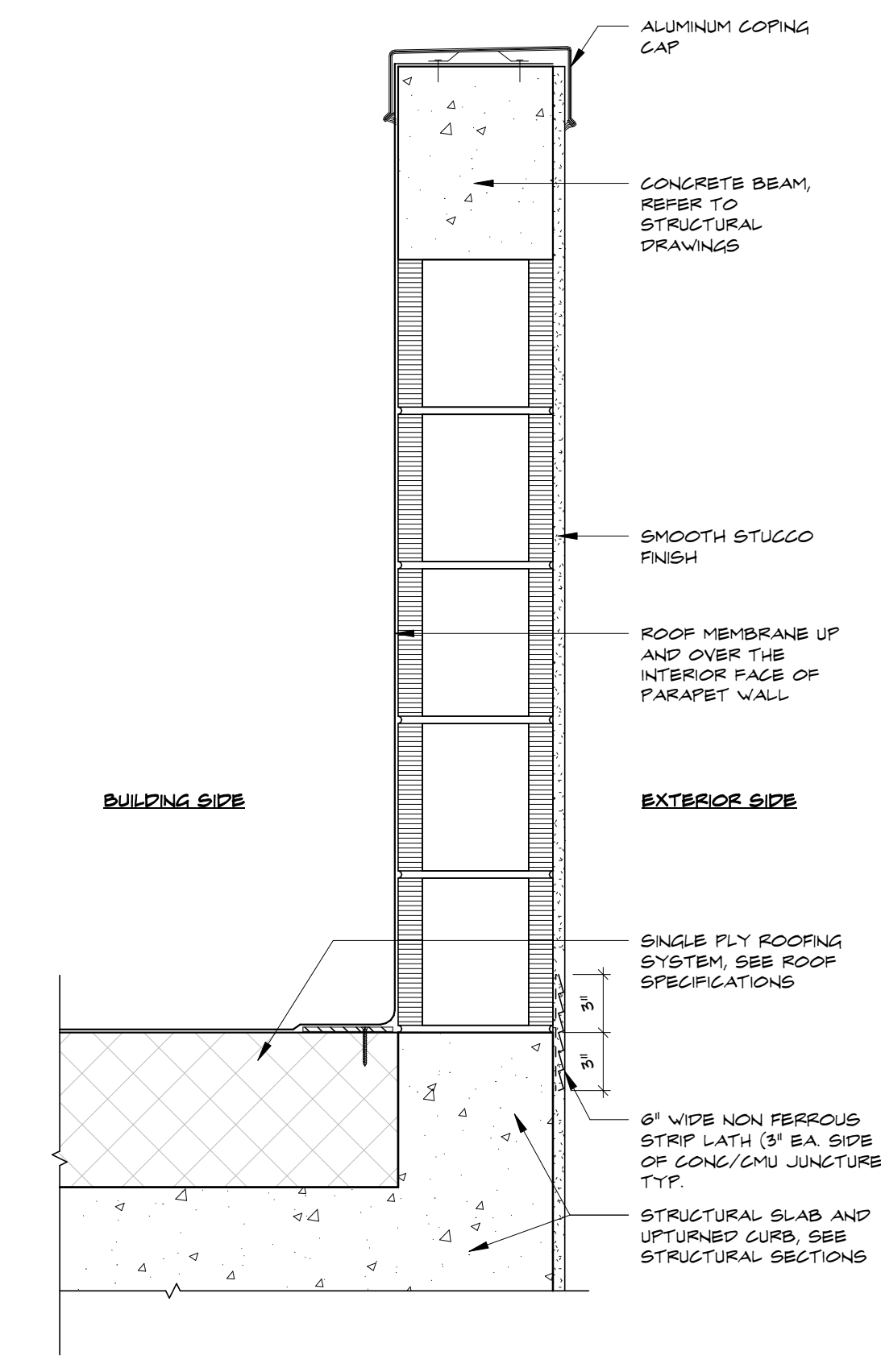




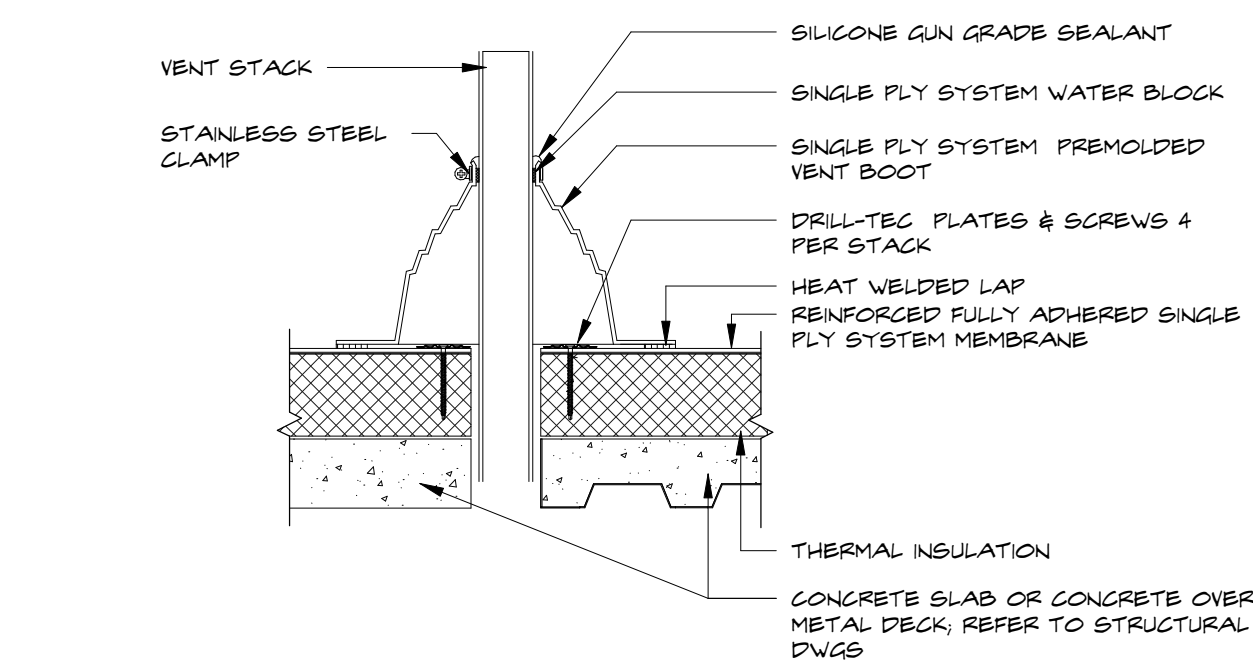
11 PARAPET DETAIL
SCALE: 1 1/2" = 1'-0"



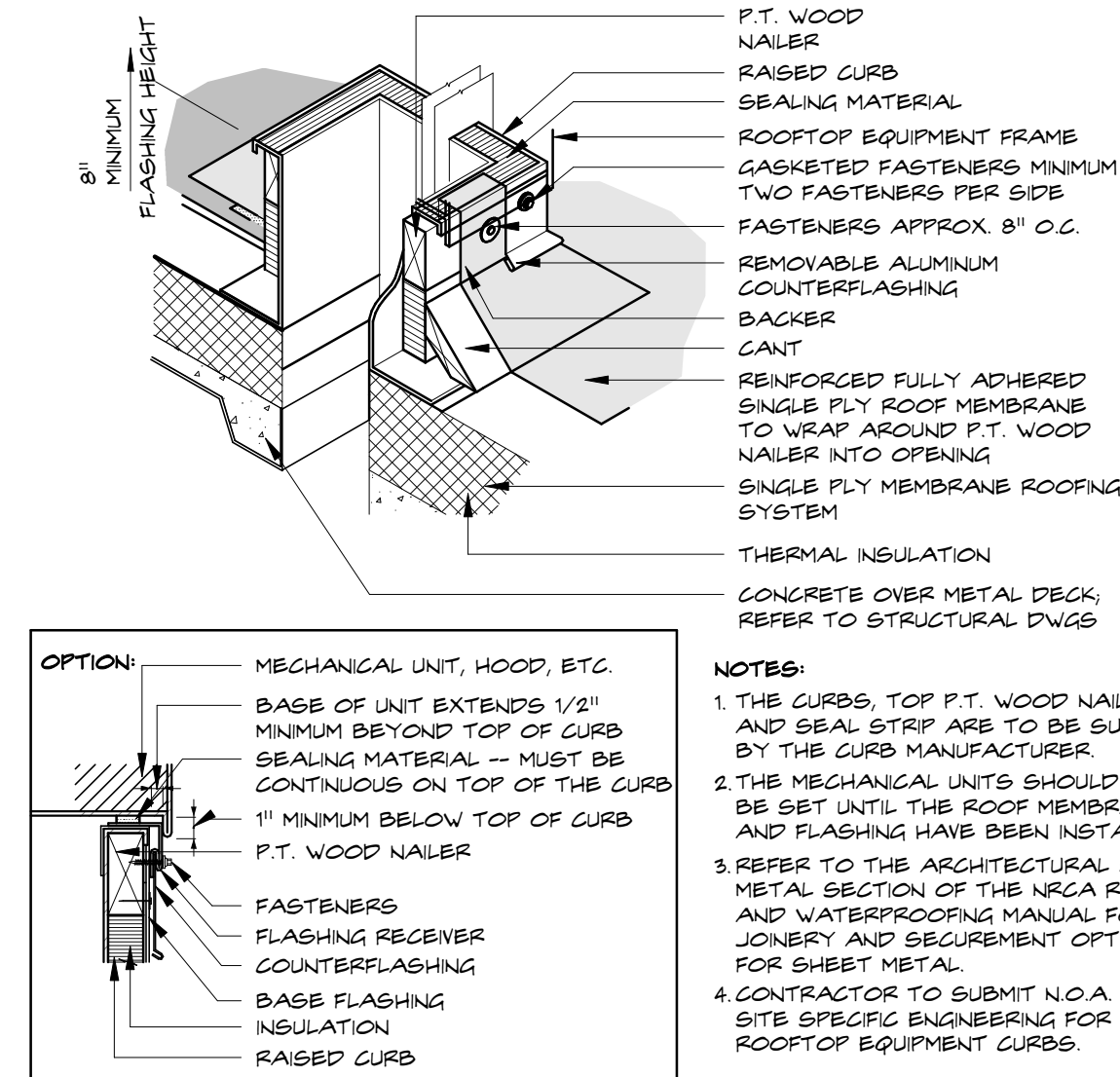
10 PARAPET DETAIL
SCALE: 1 1/2" = 1'-0"



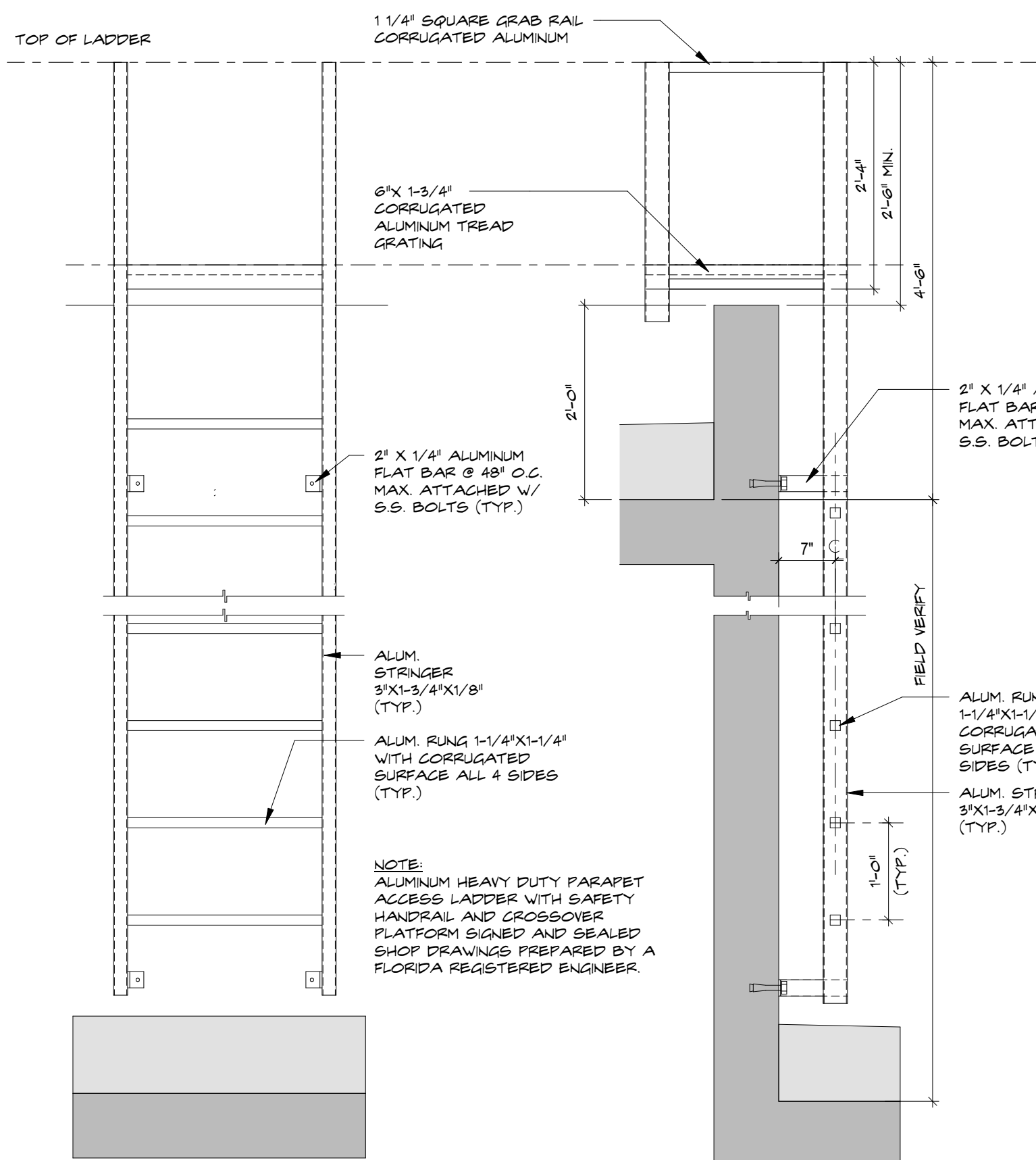
9 PARAPET DETAIL
SCALE: 1 1/2" = 1'-0"



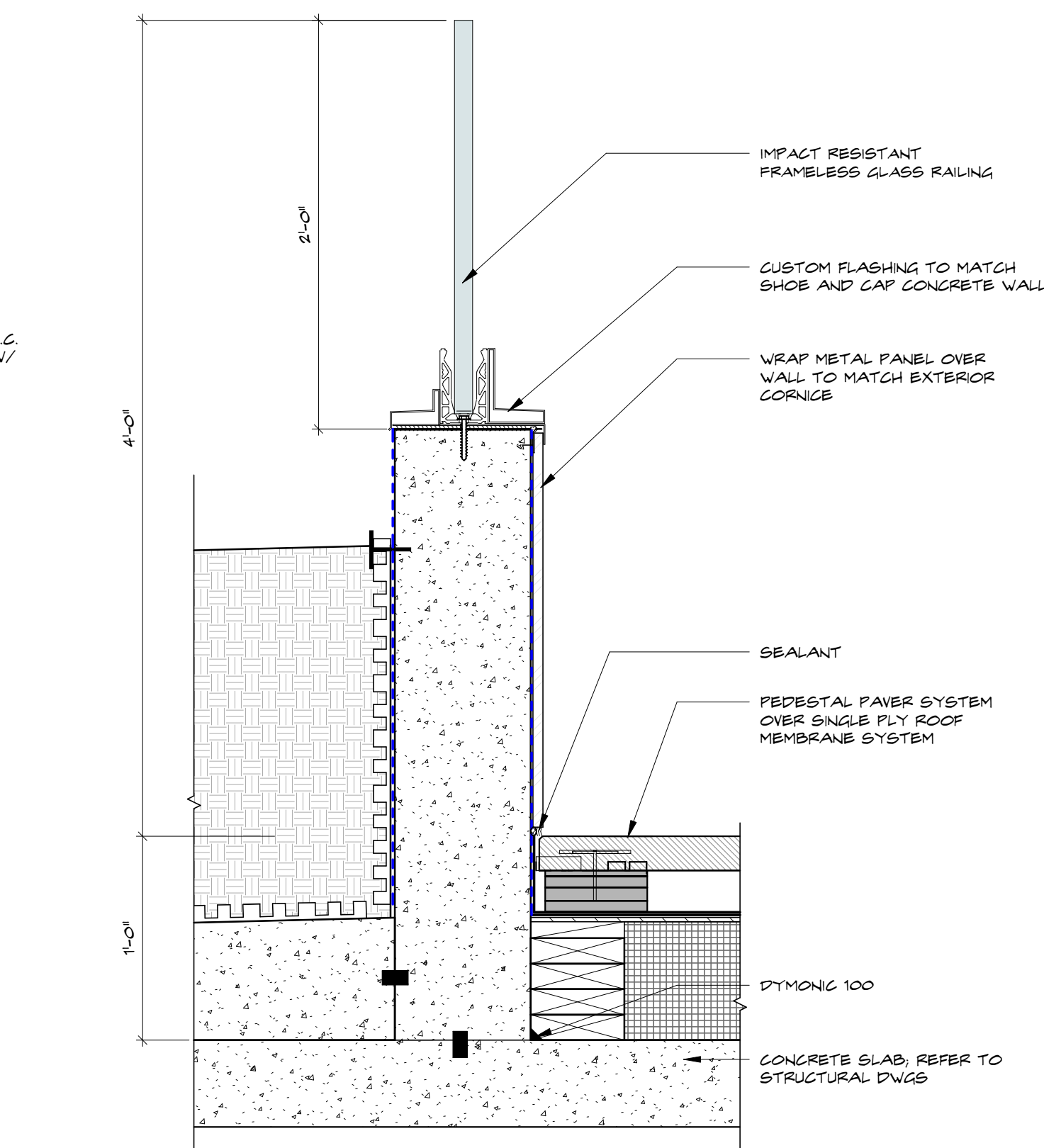
6 ROOF VENT BOOT FLASHING
SCALE: 1" = 1'-0"



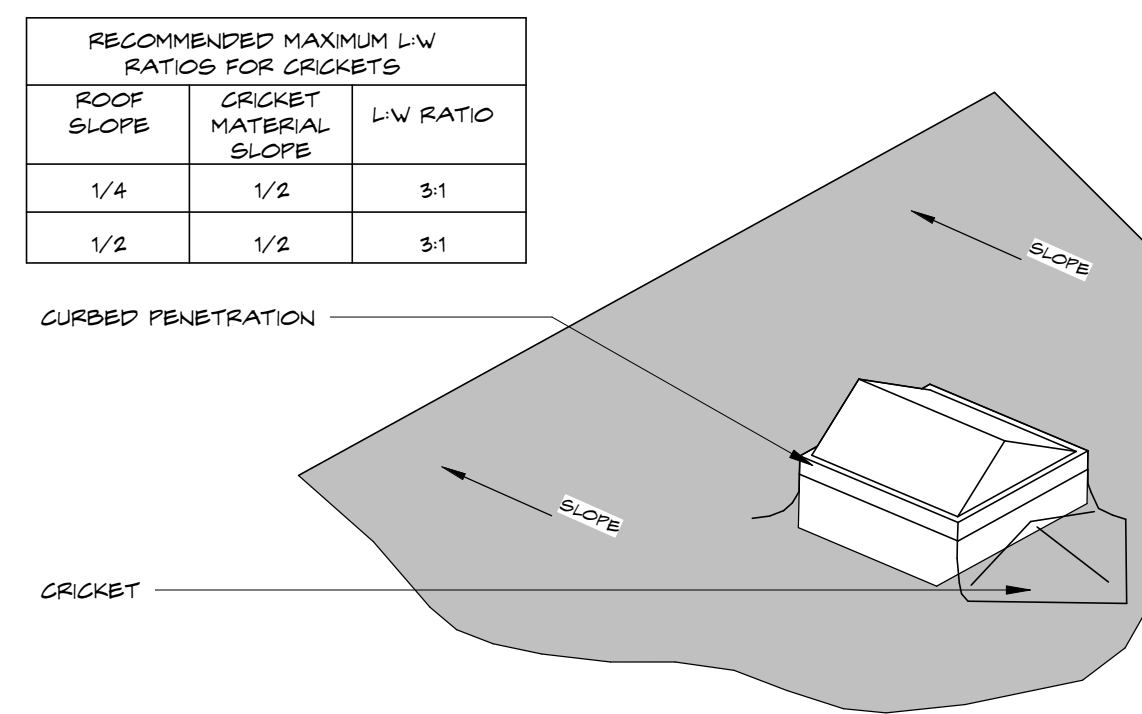
3 PRE-FABRICATED CURB
SCALE: 1 1/2" = 1'-0"



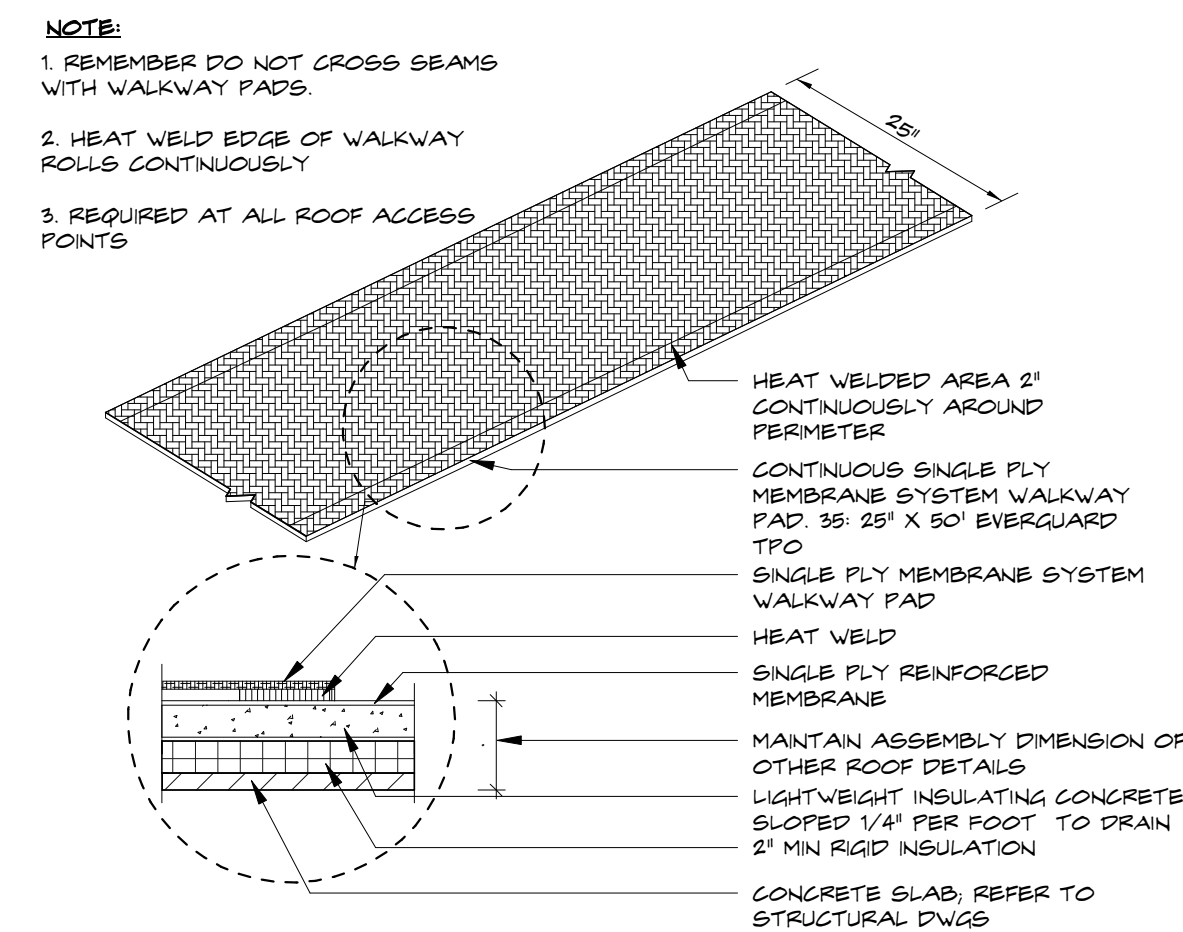
8 ROOF ACCESS LADDER
SCALE: 3/4" = 1'-0"



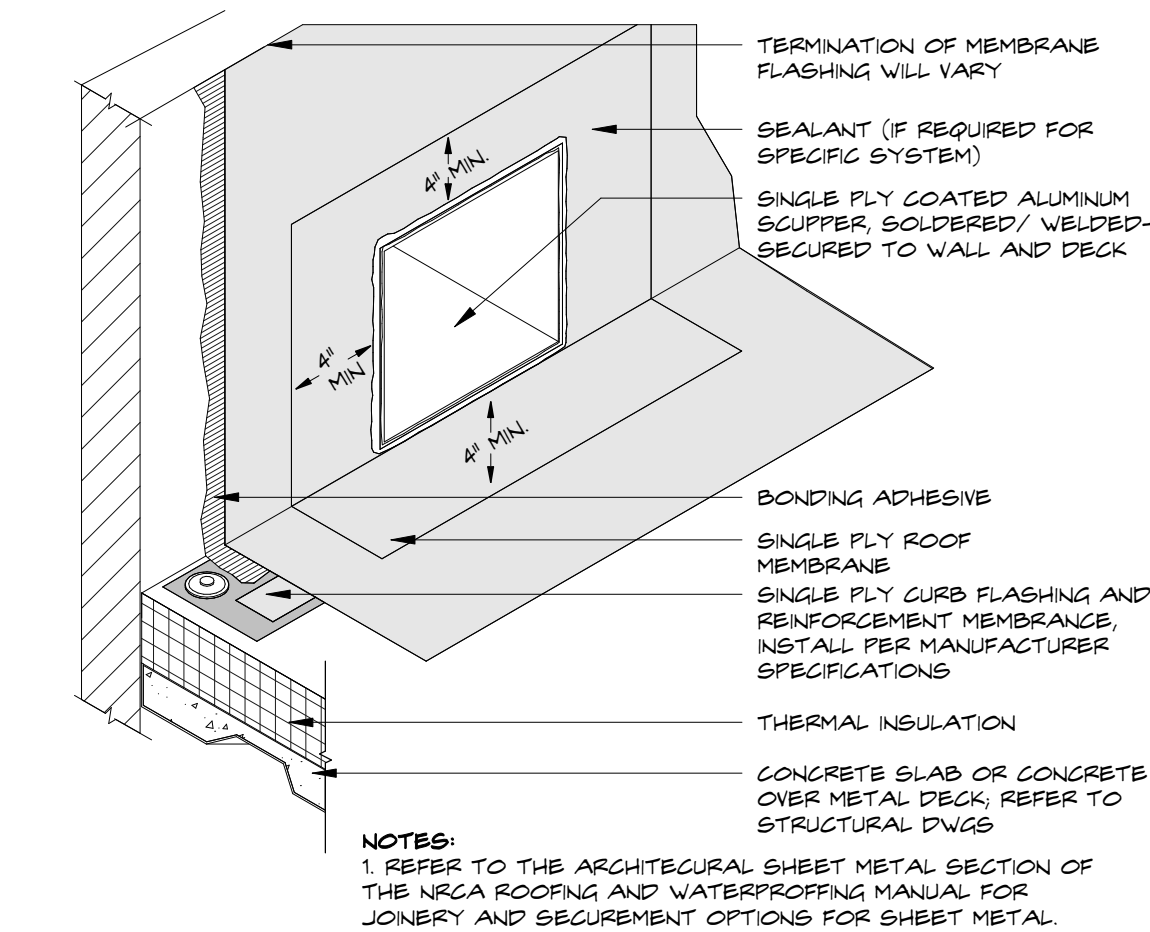
7 ROOF CURB DETAIL - PLANTER TO PEDESTAL PAVER FLOORING
SCALE: 1 1/2" = 1'-0"



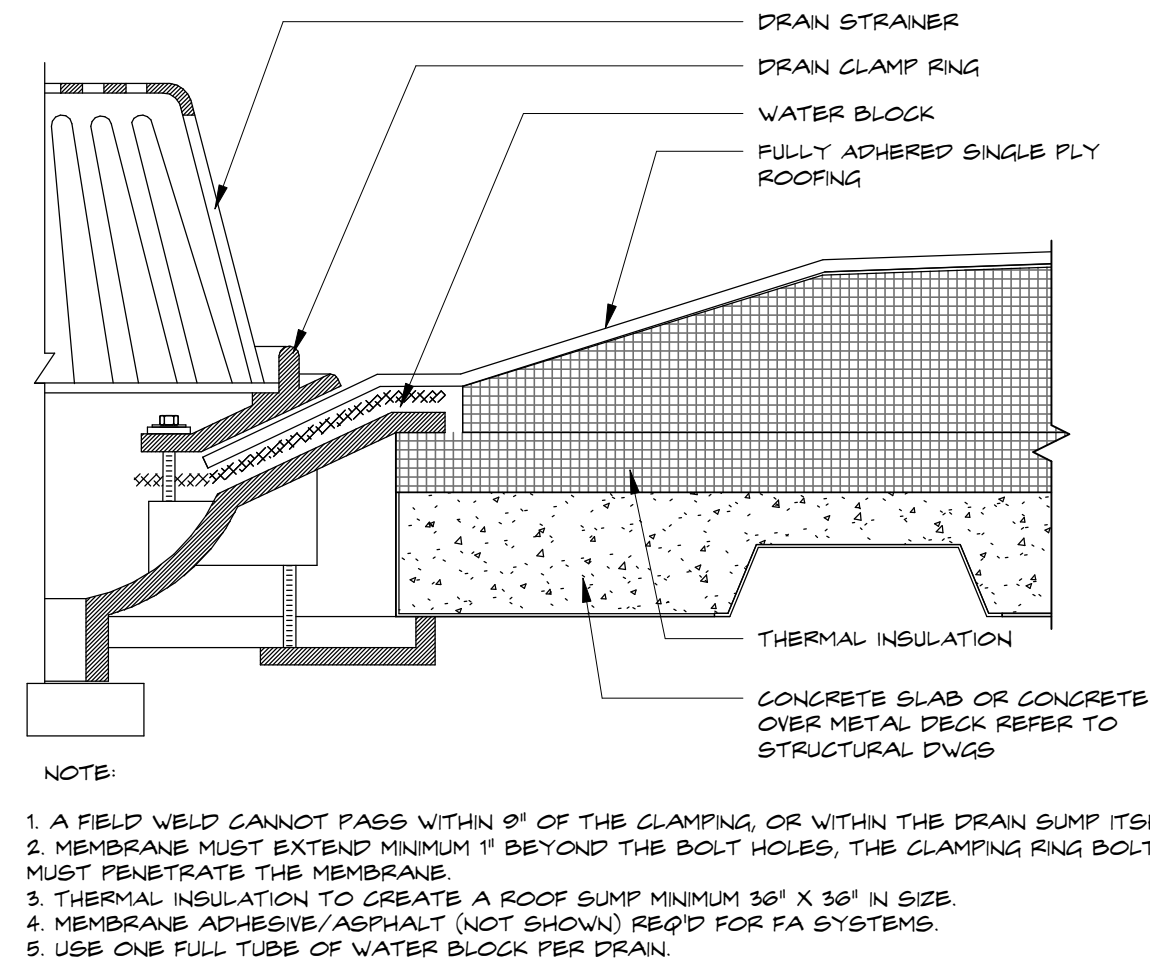
5 ROOF CRICKET DIAGRAM
N.T.S.



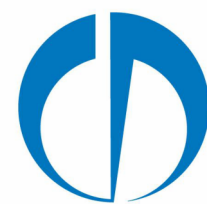
4 ROOF-WALKPAD SYSTEM
SCALE: 1" = 1'-0"



2 THRU WALL SCUPPER DETAIL
SCALE: 1" = 1'-0"



1 ROOF DRAIN DETAIL
SCALE: 3" = 1'-0"



New Construction for:
FISHERMAN'S WHARF
RESTAURANT BUILDING
43 FISHERMANS WAY, JUPITER, FL 33477

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Revisions:

Project no: 25009
Date: 05-15-2026
Drawn by: CH, SH
Project Manager: CG

A3.1.1

CONSTRUCTION
DOCUMENTS

EXTERIOR ELEVATIONS

MATERIAL AND COLOR LEGEND

	PT-1B	EXTERIOR WALLS, SMOOTH STUCCO, COLOR: BENJAMIN MOORE SWISS COFFEE (SW6070). REFER TO SHEET A11.1.1 FOR SPECIFICATIONS
	ST-1B	STONE CLADDING - COLOR: SHELLS REEF BEIGE; REFER TO SHEET A11.1.1 FOR SPECIFICATIONS
	ST-2B	STONE CLADDING - TERRAZZO PANELS, COLOR: CREMA CAMEL; REFER TO SHEET A11.1.1 FOR SPECIFICATIONS
	MTL-1B	EXTRUDED ALUMINUM CLADDING, 6" HORIZONTAL BUTT JOINT ON WALLS. REFER TO SHEET A11.1.1 FOR SPECIFICATIONS
	MTL-2B	ALUMINUM ARCHITECTURAL LOUVER, COLOR MATCH MTL-1B. REFER TO SHEET A11.1.1 FOR MATERIALS TO MATCH
	GL-1B	IMPACT RATED SPANDREL GLASS, COLOR: GREY
	GL-2B	IMPACT RATED GLAZING, COLOR: CLEAR
	GLR-1B	IMPACT RATED GLASS RAILING, COLOR: CLEAR
	ALUM-1B	EXTRUDED ALUMINUM COLUMN AND BEAM COVERS, COLOR: MATCH MTL-1B
	ALUM-2B	CABLE RAILING ALUMINUM, COLOR: BRONZE
	ALUM-3B	ALUMINUM AWNING, COLOR: MATCH MTL-1B
	ALUM-4B	ALUMINUM FRAME WINDOWS AND DOORS, COLOR: BRONZE

ELEVATION KEYNOTES

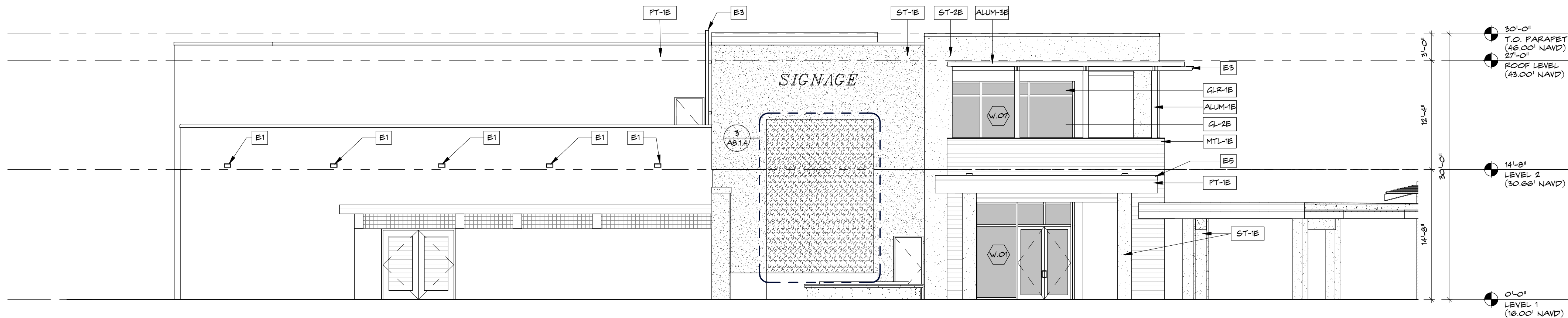
- E1 OVERFLOW SCUPPER. REFER TO SHEET 2/A.X.X.X
- E2 ARCHITECTURAL LOUVERS; REFER TO SHEET A03.1
- E3 ROOF ACCESS LADDER
- E4 BOAT DOCK
- E5 COVER DROP OFF; REFER TO SHEET A2.0.1
- E6 ALUM. AWNING; REFER TO SHEET A2.0.2
- E7 IMPACT RATED ALL GLASS RAILING SYSTEM WITH BOTTOM ALUMINUM SHOE; REFER TO SHEET 3/A.X.X.X

ELEVATION NOTES

- REFER TO ROOF PLAN & BUILDING SECTIONS FOR ALL TOP OF WALL & TOP OF ROOF DECK ELEVATIONS.
- WALL SCONCE LOCATION SHOWN ON EXTERIOR ELEVATIONS. REFER TO ELECTRICAL AND LANDSCAPE PLANS FOR STEP LIGHTS, WELL LIGHTS AND LANDSCAPE LIGHTING.
- ALL EXTERIOR DOOR & WINDOWS SHALL BE INSTALLED PER THEIR APPROVED NOA OR FLORIDA PRODUCT APPROVAL.
- SUBMIT SHOP DRAWINGS AND SCHEDULES FOR REVIEW BY ARCHITECT AND STRUCTURAL ENGINEER. SHOP DRAWINGS TO INCLUDE PLANS, ELEVATIONS, SECTIONS, HARDWARE, ACCESSORIES, SCREENS, OPERATIONAL CLEARANCES AND DETAILS OF INSTALLATION, INCLUDING ANCHORS, FLASHING, WATERPROOFING AND SEALANT INSTALLATION.
- FIELD VERIFY ALL OPENINGS PRIOR TO FABRICATION. GC SHALL COORDINATE ALL OPENINGS FOR PROPER INSTALLATION OF WINDOW SYSTEM AND DOOR ASSEMBLIES.
- IDENTIFICATION - EACH PANE OF GLASS SHALL BEAR THE MANUFACTURER'S MARK DESIGNATING THE TYPE AND THICKNESS OF THE GLASS OR GLAZING MATERIAL IN ACCORDANCE WITH THE FBC-SECTION 2403.1
- REFER TO STRUCTURAL DRAWINGS FOR PROJECTED WIND LOADS.
- ALUMINUM WINDOWS, STOREFRONTS AND CURTAIN WALLS SHALL INCLUDE ANCHORAGE THAT ALLOW FOR THERMAL MOVEMENT RESULTING FROM THE MAXIMUM RANGE IN AMBIENT AND SURFACE TEMPERATURES BY PREVENTING BUCKLING, FAILURE OF JOINTS, SEALANTS, OVERSTRESSING OF COMPONENTS, OPENINGS OF JOINTS AND OTHER DETRIMENTAL EFFECTS. BASES ENGINEERING CALCULATIONS ON SURFACE TEMPERATURE OF MATERIAL DUE TO BOTH, SOLAR HEAT GAIN AND NIGHTTIME-SKY HEAT LOSS.
- GC TO PROVIDE STUCCO CONTROL JOINT LAYOUTS THAT DELINEATE AREAS NOT MORE THAN 144 SQ. FT. UNLESS NOTED OTHERWISE IN THE ELEVATIONS. GC TO SUBMIT A DRAWING FORMAT FOR THE ARCHITECT'S REVIEW AND APPROVAL PRIOR TO COMMENCING THE WORK.
- CONTRACTOR TO PROVIDE STUCCO CONTROL JOINT AT THE BOTTOM OF EACH SLAB AS WELL AS WHERE INDICATED ON ELEVATION.
- SEE WATERPROOFING NOTES IN A4 SERIES.
- REFER TO FINISH SCHEDULE FOR ADDITIONAL FINISH INFORMATION.
- ALL EXTERIOR LOUVERS TO MATCH PAINT COLOR OR MATERIAL OF ADJACENT WALL, UNLESS NOTED OTHERWISE.
- EXTERIOR DETAILS CAN BE FOUND IN THE A03 SERIES. NOT ALL INSTANCES OF THESE DETAILS ARE CALLED OUT IN EVERY ELEVATION. GC TO REFER TO A03 SERIES FOR DETAILS. REQUEST AN RFI IN WRITING TO THE ARCHITECT WITH ANY DISCREPANCIES.
- CONTRACTOR TO PROVIDE MOCK UP ON SITE OF EACH DIFFERENT WALL CONDITION. ALSO PROVIDE SAMPLES OF ALL MATERIALS IN SPECIFIED FINISH & COLOR MOCK UP SIZE BY 8" X 16".
 - A. FULL SIZE OF ANY PANELS OR CUSTOM DECORATIVE ITEMS
 - B. ALL PAINT COLORS



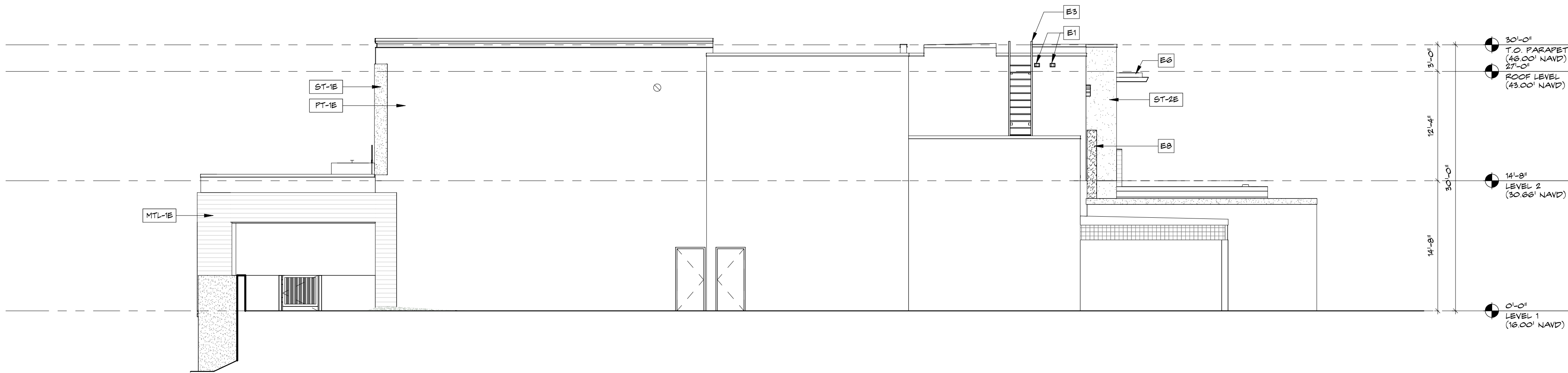
2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
A3.1.2 SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION
A3.1.2 SCALE: 1/8" = 1'-0"

MATERIAL AND COLOR LEGEND

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	ST-1B	STONE CLADDING - COLOR: SHELLS REEF BEIGE; REFER TO SHEET A11.1.1 FOR SPECIFICATIONS
	ST-2B	STONE CLADDING - TERRAZZO PANELS, COLOR: CREMA CASEL; REFER TO SHEET A11.1.1 FOR SPECIFICATIONS
	MTL-1B	EXTRUDED ALUMINUM CLADDING, 6" HORIZONTAL BUTT JOINT ON WALLS. REFER TO SHEET A11.1.1 FOR SPECIFICATIONS
	MTL-2B	ALUMINUM ARCHITECTURAL LOUVER, COLOR MATCH MTL-1B. REFER TO SHEET A11.1.1 FOR MATERIALS TO MATCH
	GL-1B	IMPACT RATED SPANDREL GLASS, COLOR: GREY
	GL-2B	IMPACT RATED GLAZING, COLOR: CLEAR
	GL-3B	IMPACT RATED GLASS RAILING, COLOR: CLEAR
	ALUM-1B	EXTRUDED ALUMINUM COLUMN AND BEAM COVERS, COLOR: MATCH MTL-1B
	ALUM-2B	CABLE RAILING ALUMINUM, COLOR: BRONZE

ELEVATION KEYNOTES

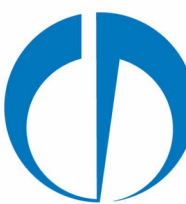
- ALUM-3B ALUMINUM AWNING, COLOR MATCH MTL-1B
- E1 OVERFLOW SCUPPER. REFER TO SHEET 2/A.X.X.X
 - ALUM-4B ALUMINUM FRAME WINDOWS AND DOORS, COLOR: BRONZE
 - E2 ARCHITECTURAL LOUVERS, REFER TO SHEET A8.2.1
 - E3 ROOF ACCESS LADDER
 - E4 BOAT DOCK
 - E5 COVER DROP OFF, REFER TO SHEET A2.0.1
 - E6 ALUM. AWNING, REFER TO SHEET A2.0.2
 - E7 IMPACT RATED ALL GLASS RAILING SYSTEM WITH BOTTOM ALUMINUM SHOE, REFER TO SHEET 5/A.X.X.X
 - E8 GREEN WALL, REFER TO SHEET A8.1.4

ELEVATION NOTES

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- REFER TO FINISH SCHEDULE FOR ADDITIONAL FINISH INFORMATION
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- CONTRACTOR TO PROVIDE MOCK UP ON SITE OF EACH DIFFERENT WALL CONDITION. ALSO PROVIDE SAMPLES OF ALL MATERIALS IN SPECIFIED FINISH & COLOR. MOCK UP SIZE BY 8' X 16'
 - A. FULL SIZE OF ANY PANELS OR CUSTOM DECORATIVE ITEMS
 - B. ALL PAINT COLORS

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Architecture • Interior Design
Keith M. Spina # A073419

New Construction for:
FISHERMAN'S WHARF
RESTAURANT BUILDING
43 FISHERMANS WAY, JUPITER, FL 33477

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Revisions:

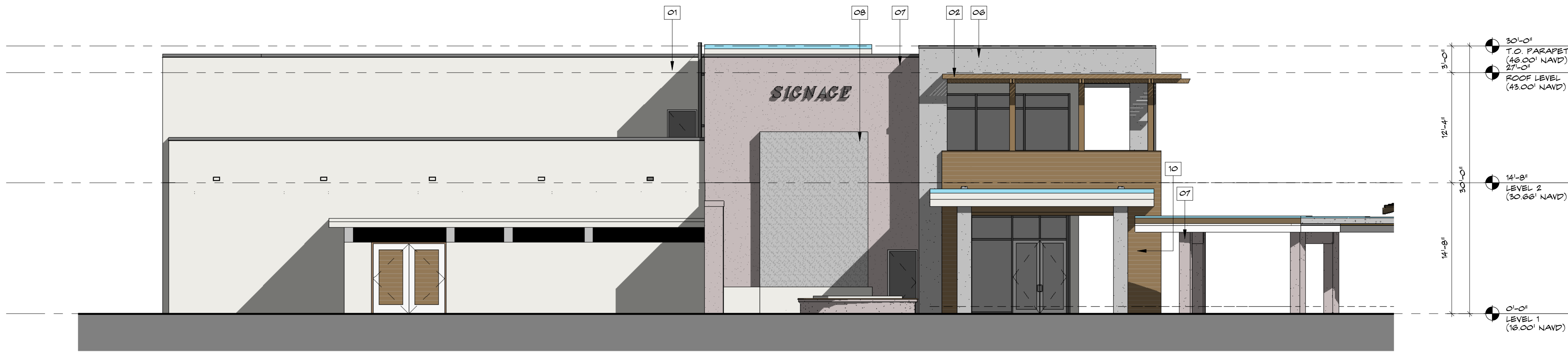
Project no: 25009
Date: 05-15-2026
Drawn by: CH, SH
Project Manager: CG

EXTERIOR ELEVATIONS

A3.1.2
CONSTRUCTION
DOCUMENTS



2 SOUTH ELEVATION - COLORED
A3.1.3 SCALE: 1/8" = 1'-0"

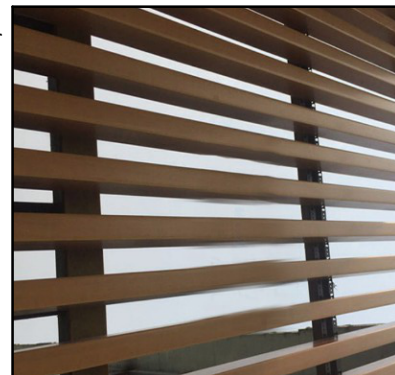


1 WEST ELEVATION - COLORED
A3.1.3 SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS



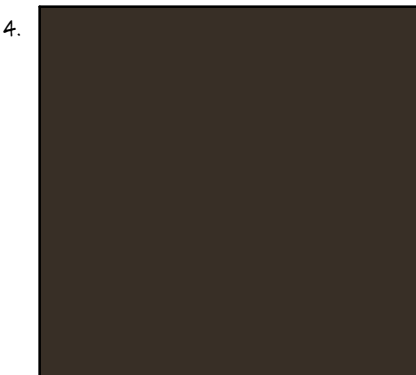
1. EXTERIOR WALLS: SMOOTH STUCCO
COLOR: BENJAMIN MOORE
SWISS COFFEE
(OC-45)



2. ALUMINUM ARCHITECTURAL
LOUVER
COLOR: WOOD LOOKING



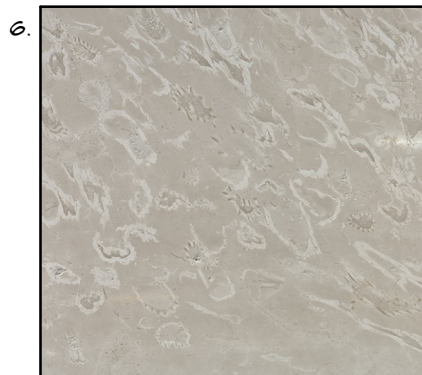
3. CLADDING
TAG WOOD LOOKING ALUMINUM
CLAD



4. ALUMINUM WINDOWS AND
DOORS
COLOR: BRONZE



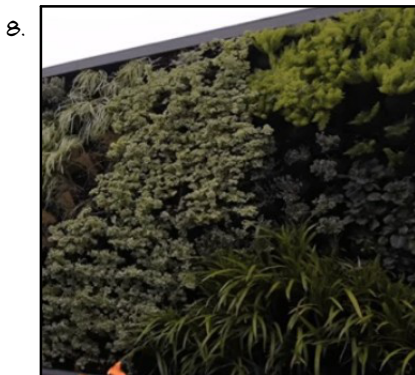
5. GLASS RAILING



6. HONEY COMB SYSTEM W/ STONE
FINISH



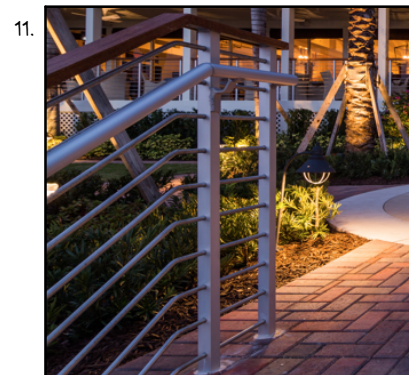
7. STONE SHELL REEF STONE



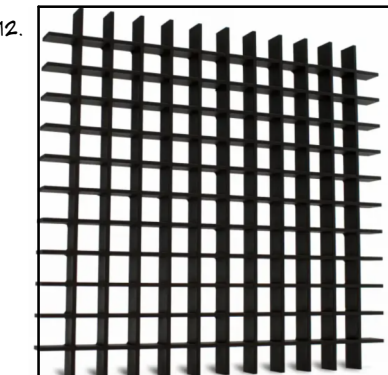
8. WALL MOUNTED GREEN WALL
SYSTEM



10. EXTERIOR SCONCES
ALUMINUM
COLOR: LED BLACK



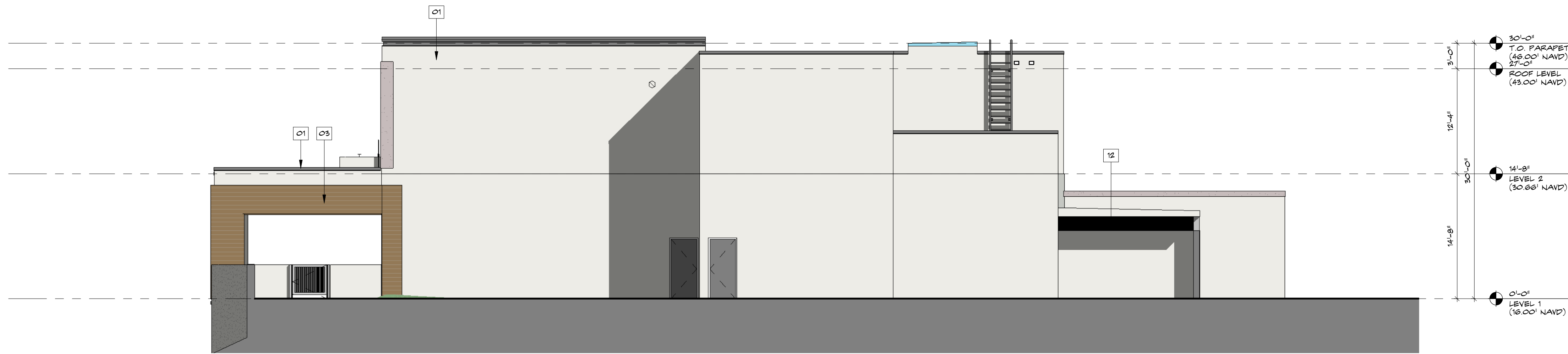
11. RAILING
ALUMINUM
COLOR: GRAY



12. EGG CRATE GRILLE

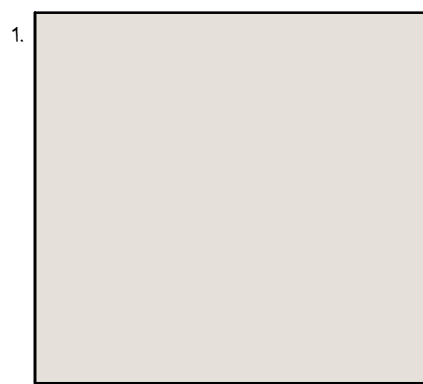


2 EAST ELEVATION - COLORED
A3.1.4 SCALE: 1/8" = 1'-0"

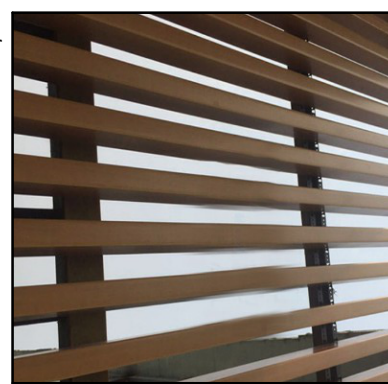


1 NORTH ELEVATION - COLORED
A3.1.4 SCALE: 1/8" = 1'-0"

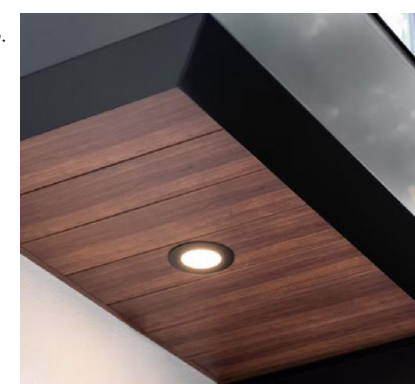
EXTERIOR MATERIALS



1. EXTERIOR WALLS: SMOOTH STUCCO
COLOR: BENJAMIN MOORE
SWISS COFFEE
(OC-45)



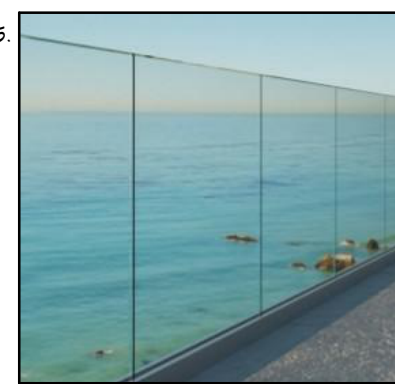
2. ALUMINUM ARCHITECTURAL
LOUVER
COLOR: WOOD LOOKING



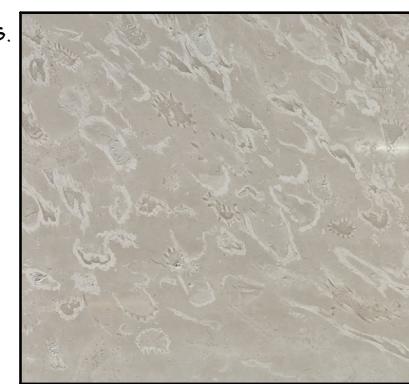
3. GLADDING
T&G WOOD LOOKING ALUMINUM
CLAD



4. ALUMINUM WINDOWS AND
DOORS
COLOR: BRONZE



5. GLASS RAILING



6. HONEY COMB SYSTEM W/ STONE
FINISH



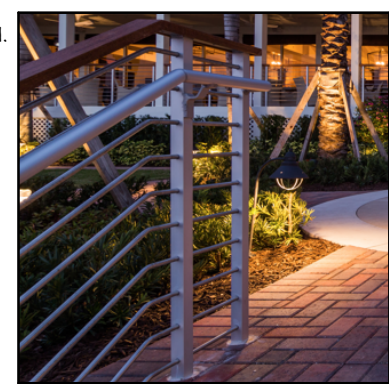
7. STONE SHELL REEF STONE



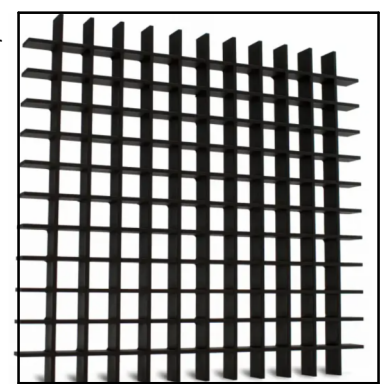
8. WALL MOUNTED GREEN WALL
SYSTEM



10. EXTERIOR SCONCES
ALUMINUM
COLOR: LED BLACK



11. RAILING
ALUMINUM
COLOR: GRAY

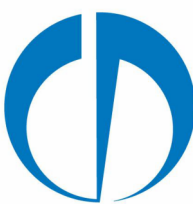


12. EGG CRATE GRILLE

EXTERIOR ELEVATIONS - COLOR

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SPINAOROURKE
+ PARTNERS



Architecture • Interior Design
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Revisions:

Project no: 25009
Date: 05-15-2026
Drawn by: CH, SH
Project Manager: CG

A3.1.4

CONSTRUCTION
DOCUMENTS

WATERPROOFING SPECIFICATIONS

PROVIDE THE FOLLOWING WHETHER OR NOT DEPICTED IN DRAWINGS, E.G. TO SELECT FROM THE LIST OF PRODUCTS FOR FINAL APPROVAL FROM ARCHITECT.

BELOW GRADE WATERPROOFING SYSTEM

PRODUCTS - (OR APPROVED EQUAL)

- A. TREMCO TREMPROOF AMPHIBIA BELOW GRADE WATERPROOFING MEMBRANE (20-YEAR LABOR AND MATERIAL WARRANTY)
- B. CETCO ULTRASEAL BELOW GRADE WATERPROOFING MEMBRANE

NOTES:

- WATERPROOFING MEMBRANE IS TO BE BROUGHT TO GRADE LEVEL OR UNDER SLAB AND BE TIED WITH VAPOR BARRIER (AS REQUIRED)
- WATER STOPS ARE TO BE PROVIDED AT ALL NON-MOVING CONSTRUCTION JOINTS FROM THE SELECTED MANUFACTURER AT COLD JOINTS.
- THE SUBGRADE SHOULD BE PREPARED BY EITHER COMPACTING THE ORIGINAL EARTH, COMPACTING A GRANULAR BASE (TYPICALLY NO. 57 STONE, OR AN AVERAGE PARTICLE SIZE OF 3/4"), OR BY INSTALLING A MUD SLAB, MEETING A MINIMUM MODIFIED 88% PROCTOR DENSITY PER THE ENGINEER'S DESIGN. ALWAYS REFER TO THE GEOTECHNICAL REPORT FOR SUBSURFACE SOIL RECOMMENDATIONS AND CONFIRM THOSE REQUIREMENTS COMPLY WITH THE WATERPROOFING MANUFACTURER'S GUIDELINES.
- ALL PENETRATIONS SHALL BE SECURED PRIOR TO DETAILING. MULTIPLE PENETRATIONS SHALL BE SPACED A MINIMUM OF 8" PART TO ALLOW FOR PROPER DETAILING. IF 8" SPACING IS NOT AVAILABLE, CONTACT THE WATERPROOFING MANUFACTURER FOR A JOB-SPECIFIC RECOMMENDATION.

ELEVATOR PIT INTERIOR

- PRODUCTS - (OR APPROVED EQUAL)
 - A. TREMCO PERMAQUIK 200 2 CRYSTALLINE CEMENTITIOUS WATERPROOFING (2 COATS)
 - B. XYPEX CONCENTRATE + MODIFIED CRYSTALLINE CEMENTITIOUS WATERPROOFING (2 COATS)
 - C. PENETRON CRYSTALLINE CEMENTITIOUS WATERPROOFING (2 COATS)

VAPOR BARRIER

- PRODUCTS - (OR APPROVED EQUAL)
 - A. STEGO WRAP - 15 MIL VAPOR BARRIER SYSTEM
 - B. VIBER II 15 MILS VAPOR BARRIER
 - C. W R MEADOWS PERMINATOR 15 MILS

GENERAL NOTES:

- INSTALL VAPOR BARRIER IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND ASTM E1643.
- SEAL VAPOR BARRIER TO THE ENTIRE SLAB PERIMETER USING APPROVED TAPE PER MANUFACTURER'S INSTRUCTIONS. SEAL VAPOR BARRIER TO THE ENTIRE PERIMETER WALL OR FOOTING/GRADE BEAM WITH DOUBLE SIDED TAPE, OR BOTH TERM BAR AND TAPE, PER MANUFACTURER'S INSTRUCTIONS. ENSURE THE CONCRETE IS CLEAN AND DRY PRIOR TO ADHERING TAPE.
- OVERLAP JOINTS 6 INCHES AND SEAL WITH MANUFACTURER'S SEAM TAPE.
- SEAL ALL PENETRATIONS (INCLUDING PIPES) PER MANUFACTURER'S INSTRUCTION

PLANTERS

THE PLANTER WATERPROOFING SYSTEM WILL CONSIST OF A HOT APPLIED WATERPROOFING MEMBRANE WITH PROTECTION COURSE, DRAINAGE MAT AND ROOF BARRIER AT THE FLOOR AND WALLS OVER THE STRUCTURAL SLAB TO RECEIVE A STRUCTURAL TOPPING SLAB MUST HAVE A COMPRESSIVE STRENGTH OF 2500 PSI AND SLOPED TO DRAINS AT 1/4" X 1 FT. CONCRETE TOPPING MUST BE STRUCTURALLY DESIGNED TO MINIMIZE CRACKING.

PRODUCTS - (OR APPROVED EQUAL)

- A. TREMCO TREMPROOF 6100 HOT APPLIED WATERPROOFING MEMBRANE (20-YEAR LABOR AND MATERIAL WARRANTY)
- B. SOPREMA COLPHENE H HOT FLUID APPLIED WATERPROOFING MEMBRANE (20-YEAR LABOR AND MATERIAL WARRANTY)
- C. HENRY 750-II HOT APPLIED WATERPROOFING MEMBRANE (20-YEAR LABOR AND MATERIAL WARRANTY)

GENERAL NOTES:

- PLANTER DRAINS TO BE CAST-IRON TYPE AND SET AT OR BELOW THE WATERPROOFING LEVEL TO ALLOW PROPER ADEQUATE DRAINAGE.

BOILER ROOM

TO CONTAIN ANY SMALL SPILLS, LEAKS OR CHEMICAL WITHIN THESE ROOMS, AN EPOXY COATING OR A FLUID-APPLIED WATERPROOFING MEMBRANE IS RECOMMENDED FOR THE ENTIRE FLOOR AND CONTINUED 8" UP ONTO THE SURROUNDING WALLS.

- PRODUCTS - (OR APPROVED EQUAL)
 - A. EUCUID CHEMICAL EUCOPOXY TUF COAT

GENERAL NOTES:

- SLAB IS RECOMMENDED TO HAVE POSITIVE SLOPE AND FLOOR DRAINS (CAST-IRON)
- FLOORING EPOXY COATING REQUIRES A CONCRETE SURFACE PROFILE CSP OF (2-3).
- A GOVE BEAD OF A COMPATIBLE POLYURETHANE SEALANT AT THE DECK-TO-WALL TRANSITION AND ALL CRACKS MUST BE INFILLED PRIOR TO INSTALLATION OF THE EPOXY SYSTEM.

ETEROOW,CANOPY AND ELEVATOR ROOF

A URETHANE BASED WATERPROOFING PEDESTRIAN TRAFFIC COATING SYSTEM THAT SERVES AS PROTECTION TO THE CONCRETE. THIS PRODUCT IS NOT A CLEAR COATING BUT IS PIGMENTED WITH LIMITED COLORS.

PRODUCTS - (OR APPROVED EQUAL)

- A. TREMCO VULKEM 350NF/351/351 FLUID APPLIED PEDESTRIAN WATERPROOFING (10-YEAR WARRANTY)
- B. SOPREMA ALSAN TRAFFIX PU 211/411/411 FLUID APPLIED PEDESTRIAN WATERPROOFING (10-YEAR WARRANTY)

GENERAL NOTES:

- A GOVE BEAD OF A COMPATIBLE POLYURETHANE SEALANT AT THE DECK-TO-WALL TRANSITION AND ALL CRACKS MUST BE INFILLED PRIOR TO INSTALLATION OF THE WATERPROOFING SYSTEM.
- WATERPROOFING TO BE SANDED TO REFSAL AS PER MANUFACTURER INSTRUCTIONS AT AREAS RECEIVING STUCCO.
- WATERPROOFING COATING REQUIRES A CONCRETE SURFACE PROFILE CSP OF (2-4).

RETAINING WALLS

PRODUCTS:

- A. TREMCO TREMPROOF 350CC COLD APPLIED WATERPROOFING WITH HDPE-20 (STANDARD 10-YEAR WARRANTY) IF RETAINING IS CMU BLOCK, IT MUST BE PARGED WITH A CEMENTITIOUS WATERPROOFING SUCH AS EUCUID TAMOSEAL BEFORE THE WATERPROOFING APPLICATION.
- B. HENRY CM 100 COLD APPLIED WATERPROOFING 90 VET MILS (10-YEAR WARRANTY)
- C. SOPREMA'S COLPHENE LM BARR COLD APPLIED WATERPROOFING 90 VET MILS.

GENERAL NOTES:

- PGE RECOMMENDS TREATING CONCRETE AT THE NEGATIVE SIDE OF THE SOIL WITH CEMENTITIOUS WATERPROOFING SUCH AS EUCUID TAMOSEAL IF STUCCO IS ANTENDED TO BE INSTALLED. THE CONTRACTOR MUST FOLLOW THE GUIDELINES FOR DIRECT APPLIED STUCCO OVER TAMOSEAL.

COVERED DELIVERY / TRASH ROOM

WALLS TO BE COATED WITH EPOXY PAINT UP TO 48" A.F.F. APPLY A NONSKID WATERPROOFING SYSTEM ONLY AFTER 28 DAYS ON CONCRETE CURING SHOULD THIS BE APPLIED. PROVIDE PRIMER PER MANUFACTURER RECOMMENDATIONS.

PRODUCTS - (OR APPROVED EQUAL)

- WALL PRODUCTS
 - 2 COAT BM COROTECH-POLYIMIDE HS EPOXY COATING
 - 2 COAT SH VM PROTECTIVE & MARINE TILE-GLAD HS EPOXY COATING
- FLOORING PRODUCTS
 - EUCUID CHEMICAL EUCOPOXY TUF COAT
 - EUCUID CHEMISTOP WB HEAVY-DUTY SILANE/SILOXANE WATER REPELLENT

GENERAL NOTES:

- FLOORING EPOXY COATING REQUIRES A CONCRETE SURFACE PROFILE OF (2-5)

ROOFING SYSTEM - FLAT ROOF SINGLE PLY

PROVIDE A PVC, KEE OR TPO 60-MIL FLEECE BACK SINGLE-PLY MEMBRANE - FULLY ADHERED SYSTEM OVER LWIC / TAPEED INSULATION ON A STRUCTURAL CONCRETE DECK.

ROOFING MEMBRANE RATING: MEET ENERGY STAR RATING, FLASHING, AND HIGH REFLECTIVITY REQUIREMENTS AND SHALL ALSO RESIST FONDING.

WORK SHALL BE PERFORMED BY INSTALLER CERTIFIED BY THE MANUFACTURER AS AN APPROVED APPLICATOR. MANUFACTURER'S STANDARD PRE-GLAZED METAL AND STANDARD MEMBRANE SLEEVES SHALL BE PROVIDED. SYSTEM SHALL BE PROVIDED WITH A MINIMUM 20-YEAR WARRANTY FROM THE MANUFACTURER AND A FIVE-YEAR GUARANTEE FROM THE ROOFING INSTALLER GUARANTEEING WORKMANSHIP AND INSTALLATION.

WALK PADS ARE RECOMMENDED AROUND ALL MECHANICAL EQUIPMENT AND AS RECOMMENDED BY MANUFACTURER.

PRODUCT APPROVAL - NOA IS REQUIRED FOR BOTH THE ROOFING SYSTEM AND SELECTED INSULATION CONFIGURATION IN COMPLIANCE WITH THE FLORIDA BUILDING CODE.

PRODUCTS -

- A. SOPREMA SENTINEL PVC 60 MILS SINGLE PLY FLEECE BACK MEMBRANE (20-YEAR WARRANTY)
- B. SEAMIAN FIBERITTE - PVC 60 MILS - SINGLE PLY FLEECE BACK MEMBRANE (20-YEAR WARRANTY)
- C. VERSICO TPO 60 MILS SINGLE PLY FLEECE BACKED ROOFING MEMBRANE (20-YEAR WARRANTY)
- D. Sika SARNAFIL PVC 60 MIL SINGLE PLY FLEECE BACK MEMBRANE (20-YEAR WARRANTY)

STUCCO SYSTEM

INSTALLATION SHOULD BE OF PREMIXED STUCCO BAG COMPLYING WITH ASTM C-926 STANDARD. STUCCO THICKNESS FOR VERTICAL AND HORIZONTAL APPLICATION IS TO BE AS SPECIFIED IN TABLE 4 OF ASTM C926.

HIGH-SUCTION BASES SUCH AS CONCRETE MASONRY UNITS (CMU) SHALL BE EVENLY VETTED WITH CLEAN WATER PRIOR TO STUCCO APPLICATION. LOW-SUCTION SOLID BASES SUCH AS CONCRETE OR SMOOTH BRICK SHALL NOT BE DAMPENED WITH WATER.

STUCCO COATS THAT HAVE BECOME DRY SHALL BE EVENLY DAMPENED WITH WATER PRIOR TO APPLYING SUBSEQUENT COATS TO OBTAIN A UNIFORM SUCTION.

SUFFICIENT TIME BETWEEN COATS MUST BE PERMITTED TO ALLOW EACH COAT TO CURE AND DEVELOP ENOUGH RIGIDITY TO RESIST CRACKING AND OTHER PHYSICAL DAMAGES WHEN THE NEXT COAT IS APPLIED. THE CURING TIME OF STUCCO WILL DEPEND ON CLIMATE AND JOB-SITE CONDITIONS.

CONTROL JOINTS:

- INSTALL CONTROL JOINTS AS REQUIRED BY ASTM C1083. ARCHITECT TO SELECT CONTROL JOINT LOCATIONS TO DELINEATE CEMENT PLASTER AREAS OF 144 SQ/FT MAXIMUM FOR WALLS AND 100 SQ/FT MAXIMUM FOR HORIZONTAL INSTALLATION THAT IS CEILINGS, CURVES, OR ANGLE-TYPE STRUCTURES. CONTROL JOINTS MUST ALSO BE PROVIDED TO LIMIT MAXIMUM STUCCO PANEL DIMENSION OF 18 FT IN EITHER DIRECTION, OR A MAXIMUM LENGTH-TO-WIDTH RATIO OF 2-1/2 TO 1.
- SOLID PLASTER BASES ARE EXEMPT FROM THESE CRITERIA.

DISSIMILAR BASE MATERIALS RECEIVING PLASTER:

- A TWO-PIECE EXPANSION JOINT, CASING BEADS BACK-TO-BACK, OR PREMANUFACTURED CONTROL EXPANSION JOINT MEMBRANE SHALL BE INSTALLED.
- THE JUNCTURE SHALL BE COVERED WITH A 6-IN. WIDE STRIP OF PVC, SELF-FURRING PLASTER BASE EXTENDING 3 IN ON EITHER SIDE OF THE JUNCTURE.
- WHERE ONE OF THE BASES IS METAL PLASTER BASE, SELF-FURRING METAL PLASTER BASE SHALL BE EXTENDED 4 IN. ONTO THE ADJUTING BASE.
- PROVIDE BEAUTY BEAD / V-GROOVE FOR PROPER APPLICATION OF SEALANTS BETWEEN DISSIMILAR MATERIALS SUCH AS WALL PENETRATIONS, VENTS OR LOUVERS, ROOFING FLASHINGS, AND STUCCO.
- A GROOVE OR CUP PLASTER ONLY SHALL NOT BE CONSIDERED A CONTROL OR EXPANSION JOINT TO RELIEVE STRESSES.

BONDING AGENT:

- WHERE STUCCO IS APPLIED OVER CONCRETE SECTION APPLY A NON-RE-EMULSIFYING BONDING AGENT AS PER ASTM C932. THE BONDING AGENT MUST NOT BE INSTALLED OVER THE ALLOWED TIME PER MANUFACTURER REQUIREMENTS. BEFORE APPLYING STUCCO, IF A BONDING AGENT IS APPLIED OVER THE ALLOTTED TIME, AREAS MUST BE RECOATED AS PER THE MANUFACTURER'S SPECIFICATION.
- BONDING COMPOUNDS OR AGENTS MAY BE PRE-APPLIED TO A SURFACE TO RECEIVE PLASTER IN THIS USAGE IT IS NOT CONSIDERED AN ADHESIVE BONDING COMPOUNDS THAT ARE INTRINSICALLY MIXED WITH PLASTER PRIOR TO ITS APPLICATION ARE CONSIDERED ADMIXTURES, WHERE EXTERIOR EXPOSURE AND CYCLE WETTING ARE ANTICIPATED, THE RE-EMULSIFICATION CAPABILITY OF THE BONDING MUST BE CONSIDERED. BONDING AGENTS ARE ONLY AS GOOD AS THE MATERIAL SURFACE TO WHICH THEY ARE APPLIED; THEREFORE, FORM RELEASE MATERIALS MUST BE REMOVED FROM CONCRETE OR BE COMPATIBLE WITH THE BONDING MATERIAL USED. BONDING AGENTS IN PLASTER MIXES MAY INCREASE THE COHESIVE PROPERTIES OF THE PLASTER. BONDING AGENTS, WHERE USED, SHOULD MEET THE REQUIREMENTS OF SPECIFICATIONS C831 FOR INTERIOR PLASTERING OR SPECIFICATION C932 FOR EXTERIOR PLASTERING.

LATHING ACCESSORIES:

- INSTALLATION OF STUCCO ACCESSORIES TO BE IN ACCORDANCE WITH ASTM C1083 AND MANUFACTURER SPECIFICATION. ALL JOINTS AT ABUTMENTS, CORNERS, AND ENDS ARE TO BE SEALED PRIOR TO STUCCO APPLICATION.
- A COMBINATION OF MECHANICAL ATTACHMENTS AND ADHESION IS RECOMMENDED FOR THE INSTALLATION OF ACCESSORIES.

FRAME SHEATHED WALL ASSEMBLIES:

- WHERE STUCCO IS APPLIED OVER FRAME SHEATHED WALLS, SHALL INCLUDE A WATER-RESISTIVE VAPOR PERMEABLE BARRIER, ASPHALT FELT PAPER, AND METAL LATH FOLLOWING THE PROVISIONS OF THE FBC, ASTM C926 & ASTM C1083.
- AIR AND WEATHER BARRIER MEMBRANES TO HAVE CONTINUOUS FLASHINGS AT WINDOW OPENINGS AND METAL FLASHINGS THAT ARE PART OF THE EXTERIOR GLAZING ASSEMBLIES.

WATER RESISTIVE BARRIER OVER EXTERIOR SHEATHING (IF APPLICABLE):

- TREMCO EXOAIR 230 VAPOR PERMEABLE FLUID APPLIED MEMBRANE
- SOPREMA SOPRASEAL LM VAPOR PERMEABLE FLUID APPLIED MEMBRANE
- HENRY AIRBLOC 17 MR VAPOR PERMEABLE FLUID APPLIED MEMBRANE.

PRODUCTS - (OR APPROVED EQUAL)

- STUCCO:
 - AMERMIX SBF 100
 - STO POWERNALL EXTRASEAL
 - STO QUICK GOLD (SOFFITS & DROP CEILINGS)

BONDING AGENT:

- LANBERT ACRYLBOND
- LANBERT LAMBERT
- LANCO CB 1000

STUCCO ACCESSORIES: (IF APPLICABLE)

- INTU-GOFP
- CLARK DIETRICH

WINDOW FLASHING

EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL SHALL INCLUDE FLASHING AS DESCRIBED IN SECTION 1405.2 IN THE FBC. THE EXTERIOR WALL ENVELOPE SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO PREVENT THE ACCUMULATION OF WATER WITHIN THE WALL ASSEMBLY BY PROVIDING A WATER-RESISTIVE BARRIER BEHIND THE EXTERIOR VENEER, AS DESCRIBED IN SECTION 1405.2 FBC AND A MEANS OF DRAINAGE WATER THAT ENTERS THE ASSEMBLY TO THE EXTERIOR PROTECTION AGAINST CONDENSATION IN THE EXTERIOR WALL ASSEMBLY SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 1405.3 FBC.

PRODUCTS - (OR APPROVED EQUAL)

- TREMCO VULKEM 350NF/EPOXY PRIMER (WINDOW FLASHING)
- TREMCO PRYMOG 100 (WINDOW FLASHING)
- EUCUID TAMOSEAL CEMENTITIOUS (WHEN WOOD BUCKS ARE NOT PROVIDED)

PRIMARY SEALANT (GLAZING-TO-STRUCTURE JOINTS) SHALL BE SILICONE SEALANT WITH BACKER ROD INSTALLED PRIOR TO STUCCO. FOLLOW MANUFACTURER REQUIREMENTS FOR SURFACE PREPARATION, TOOLING, AND LIMITATIONS. EXTERIOR PERIMETER SILICONE SEALANT SHALL COMPLY WITH ITS APPLICABLE FLORIDA PRODUCT APPROVAL. / NOA SECONDARY SEALANT AT V-GROOVE JOINTS (GLAZING-TO-STUCCO) SHALL BE COMPATIBLE WITH PRIMARY SEALANT AND COLOR SELECTED BY ARCHITECT/OWNER. COORDINATE SEALANT MANUFACTURER FIELD ADHESION TEST PRIOR TO SEALANT INSTALLATION TO CONFIRM PRIMER AND SUBSTRATE PREPARATION REQUIREMENTS. PROVIDE COMPATIBILITY AND STAINING TEST CONFIRMATION FOR ALL SEALANTS IN CONTACT WITH APPLICABLE SUBSTRATES/MATERIALS. USE ONLY APPROVED SILICONE SEALANTS, INSTALL PER WRITTEN INSTRUCTIONS PER MANUFACTURER. SUBMIT SEALANT MANUFACTURER WRITTEN REVIEW/APPROVAL OF SEALANT DETAILS IN SHOP DRAWINGS FOR WARRANTY PURPOSES, INCLUDING PROPOSED WARRANTY DURATION/COVERAGE FOR EACH SEALANT TYPE.

EXTERIOR BUILDING COATING SYSTEM (AREAS TO RECEIVE PAINT)

THE EXTERIOR BUILDING WALLS SHALL BE COATED WITH A HIGH-BUILD, BREATHABLE ACRYLIC FINISH THAT IS RESISTANT TO WIND-DRIVEN RAIN, ALLOWING VAPOR TO ESCAPE WHILE PREVENTING ISSUES SUCH AS PEELING, BLISTERING, AND MOISTURE ENTRAPMENT. THIS COATING MUST PROVIDE EXCELLENT UV RESISTANCE, REDUCE COLOR FADING, AND ENSURE LONG-LASTING DURABILITY IN HARSH ENVIRONMENTAL CONDITIONS. FOR CEILING SURFACES, PROVIDE A HIGH-PERFORMANCE, 100% ACRYLIC PAINT THAT OFFERS ENHANCED MOISTURE RESISTANCE, EXCELLENT ADHESION, UV STABILITY, AND SUPERIOR DURABILITY. BOTH WALL AND CEILING COATINGS MUST BE PRODUCTS THAT ARE BACKED BY A 10-YEAR WARRANTY.

PRODUCTS - WALL APPLICATIONS (OR APPROVED EQUAL):

- A. SHERWIN-WILLIAMS LOXON XP WATERPROOFING MASONRY COATING. APPLY TWO COATS OVER ONE COAT OF LOXON CONCRETE AND MASONRY PRIMER.

PRODUCTS - WALL APPLICATIONS (OR APPROVED EQUAL):

- A. SHERWIN-WILLIAMS LATITUDE EXTERIOR ACRYLIC PAINT. APPLY TWO COATS OVER PRIMED STUCCO USING LOXON CONCRETE & MASONRY PRIMER.

AIR AND WEATHER BARRIER (BEHIND EXTERIOR FACADE SYSTEM)

TO AVOID TRAPPED MOISTURE VAPOR FROM CAUSING CONDENSATION WITHIN THE WALL CAVITY LEADING TO STRUCTURAL DETERIORATION AND SHORTENED STRUCTURE LIFE IT IS RECOMMENDED THE USE OF A PERMEABLE AIR BARRIER MEMBRANE MITIGATES AIR INFILTRATION/EXFILTRATION AND WATER PENETRATION WHILE REMAINING PERMEABLE TO THE PASSAGE OF WATER VAPOR. THIS PRODUCT IS TO BE APPLIED UNDER THE EXTERIOR CLADDING / WALL SYSTEM.

PRODUCTS -

- A. TREMCO'S EXOAIR 230 FLUID-APPLIED SYNTHETIC PERMEABLE AIR BARRIER MEMBRANE
- B. SOPREMA SOPRASEAL LM 204 UV AIR AND WATER-RESISTIVE BARRIER.

GENERAL NOTE:

- ALL CLADDING ANCHOR PENETRATIONS TO BE PRE-DRILLED, CLEANED AND FILLED WITH SEALANT. ALL ANCHORS HEAD TO BE CAPPED IN SEALANT TO PROTECT AGAINST WATER INFILTRATION AND CORROSION.

EXTERIOR STONE / TILE APPLICATION / WATERPROOFING SYSTEM FOR EXTERIOR WALLS

USE POLYMER-MODIFIED OR EPOXY MORTAR WHEN INSTALLING EXTERIOR TILES AND STONES. THESE ADVANCED MORTARS HELP MINIMIZE THE RISK OF EFFLORESCENCE, ENSURING A DURABLE AND AESTHETICALLY PLEASING FINISH. ALL TILE AND STONE INSTALLATIONS MUST COMPLY WITH THE FOLLOWING STANDARDS AND GUIDELINES: FLORIDA BUILDING CODE (FBC) TILE COUNCIL OF NORTH AMERICA (TCNA) GUIDELINES TILE MANUFACTURERS ASSOCIATION (TMA) REQUIREMENTS

PRODUCTS - (OR MANUFACTURER APPROVED EQUAL)

- A. LATICRETE HYDRO BAN XP WATERPROOFING MEMBRANE
- B. LATICRETE LATAPONTI, MULTIMAX LITE, OR MANUFACTURER RECOMMENDED BASED ON TILE OR STONE FORMAT (TILE SETTING MATERIAL).
- C. LATICRETE SPECTRALOCK 1 PREMIXED GROUT
- D. LATICRETE LATASIL SEALANT (CHANGE OF PLANES).

GENERAL NOTE:

- ADHERED MASONRY VENEER SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF FBC AND TMA. ADHERED VENEER UNITS SHALL NOT EXCEED 2 5/8" IN IN SPECIFIED THICKNESS, 36IN. IN ANY FACE DIMENSION, NOR MORE THAN 5 FTS IN TOTAL FACE AREA, AND SHALL NOT WEIGH MORE THAN 15 LBS.
- TILES/STONE MOVEMENT JOINTS ARE RECOMMENDED TO BE COORDINATED FOLLOWING TCNA BUILT GUIDELINES.
- TILE CONTRACTOR TO PROVIDE SEALANT JOINTS AT ALL INTERSECTIONS, CHANGE OF PLANES, AROUND PENETRATIONS SUCH AS PIPES, DISSIMILAR WALL FINISHES OR BACKING MATERIALS, ETC.
- INCLUDE SETTING MATERIALS AND SEALANTS FROM LATICRETE (COMPLETE EXTERIOR WALL ASSEMBLY COMPONENTS).

PARAPET WALL CAPS

FOR AREAS TO RECEIVE A METAL COPPING

PROVIDE METAL COPPING EXTENDED 2" MIN ON HORIZONTAL FACES OVER ALL WALL CAPS - ALL JOINTS ARE TO BE PROPERLY SEALED WITH A STRUCTURAL SEALANT SUCH AS DOWSIL 790 - WALL CAPS ARE TO BE PAINTED TO MATCH ADJACENT PAINT COLOR. METAL GAUGE TO BE 26 MN. PROVIDE COUNTER FLASHINGS ATTACHED TO THE SUBSTRATE.

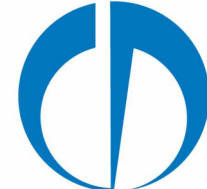
OVER STUCCO APPLICATIONS

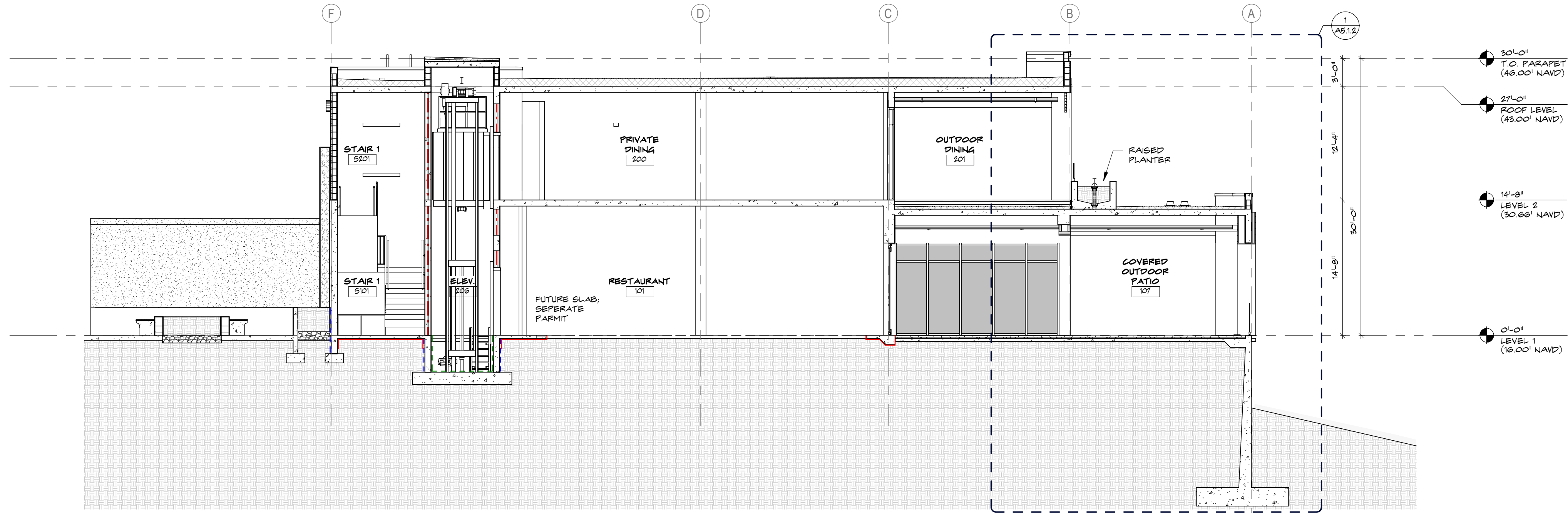
PROVIDE A WATERPROOFING PRODUCT ON TOP OF THE WALL CAP/TOP AND ON THE INTERIOR FACE OF THE PARAPET WALLS TO MEET THE ROOF MEMBRANE TERMINATION.

PRODUCTS

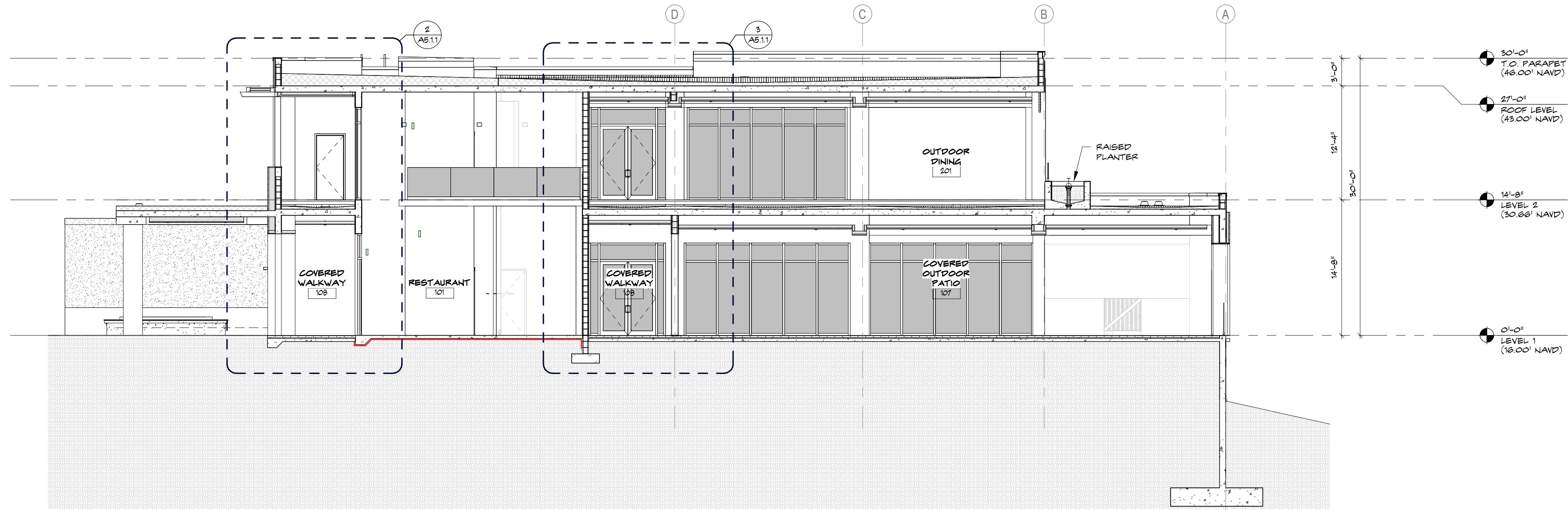
- SV CONPLEX FLEXIBLE CONCRETE WATERPROOFER - (2) COATS OVER STUCCO APPLICATION
- SHERWIN WILLIAM LOXON XP - (2) COATS OVER STUCCO APPLICATION

Revisions:

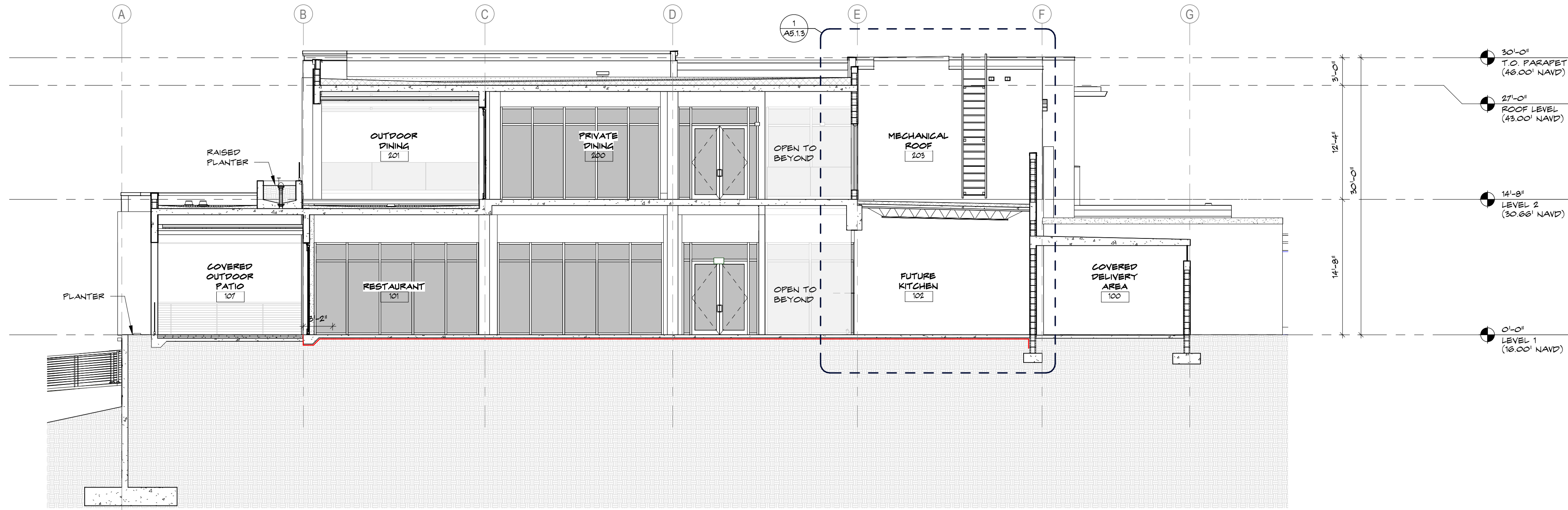




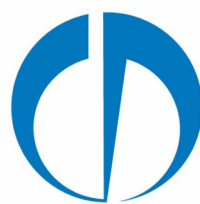
3 BUILDING SECTION
A4.1.1 SCALE: 1/8" = 1'-0"

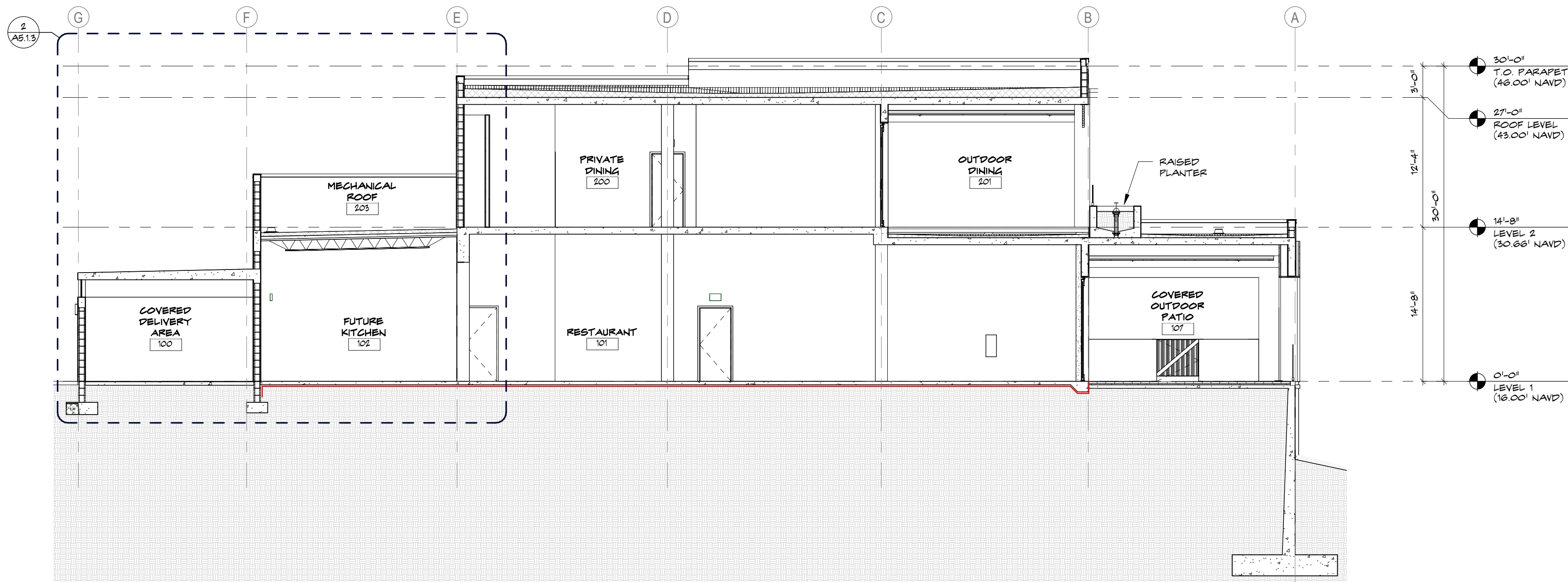


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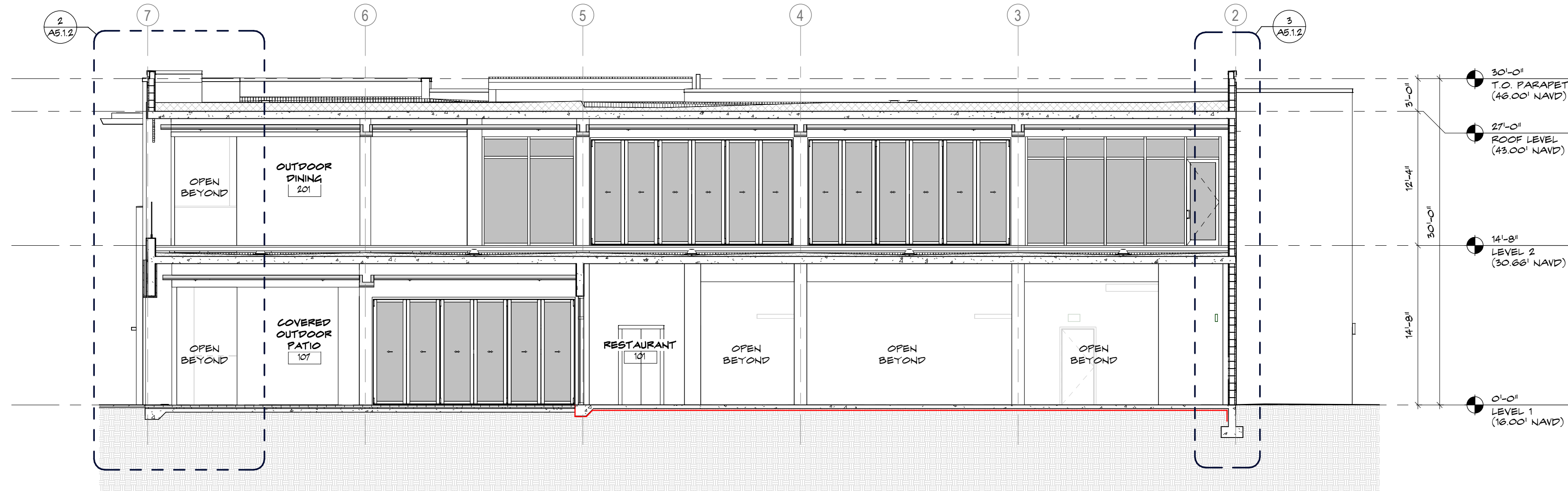


1 BUILDING SECTION
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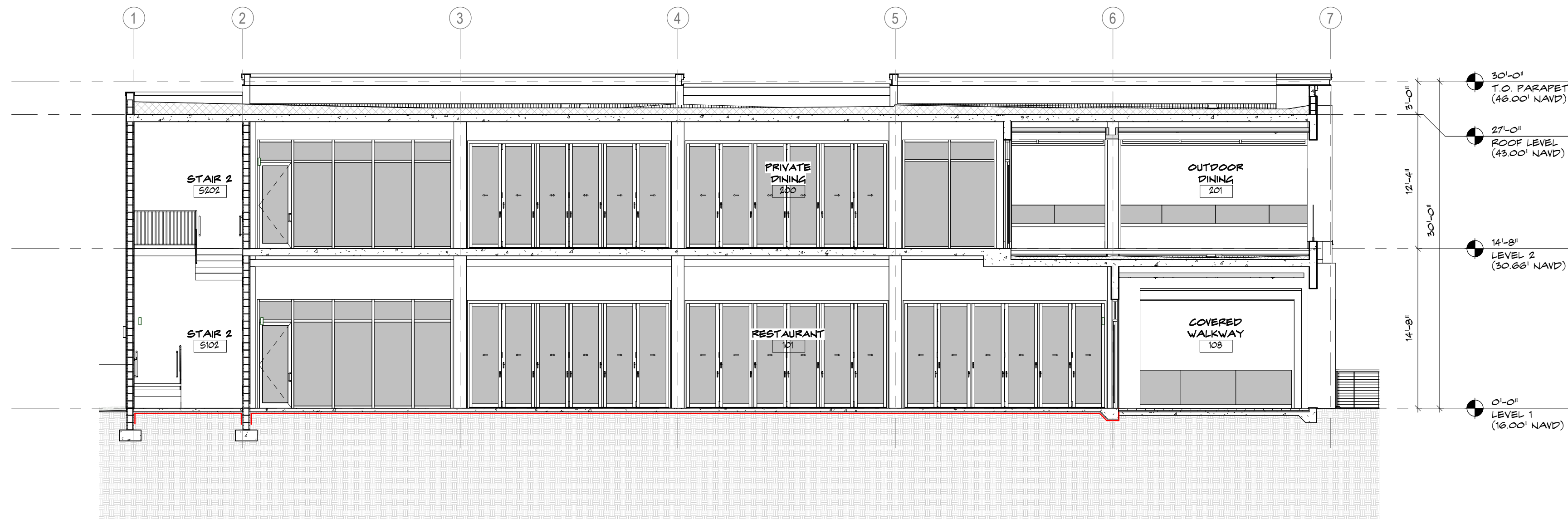




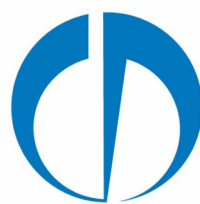
3 BUILDING SECTION
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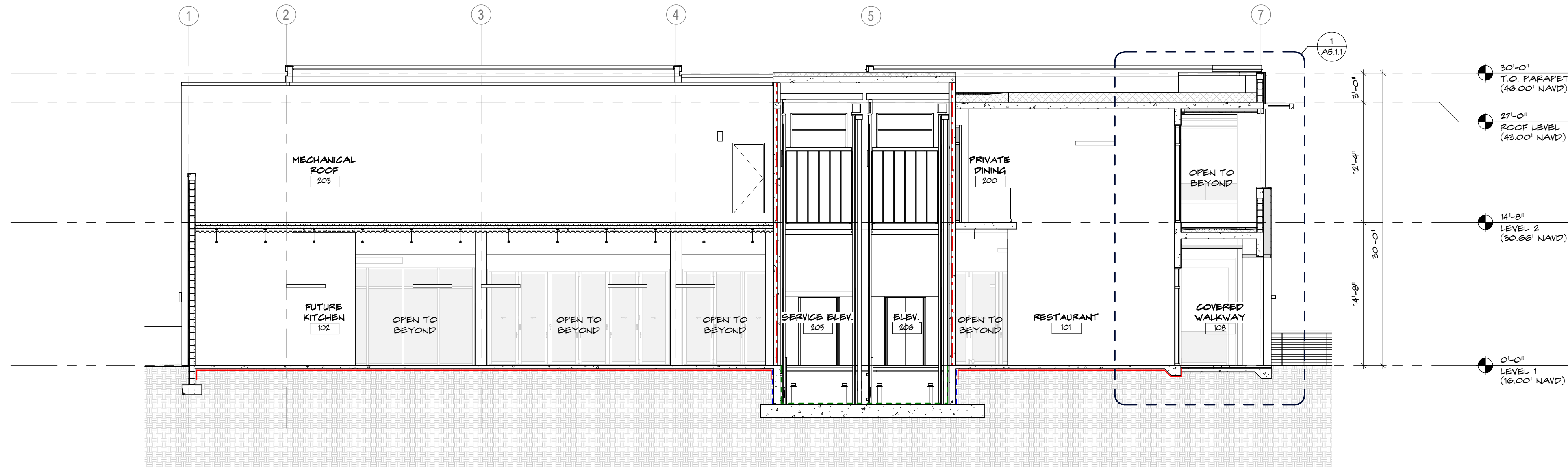


2 BUILDING SECTION
SCALE: 1/8" = 1'-0"



1 BUILDING SECTION
SCALE: 1/8" = 1'-0"

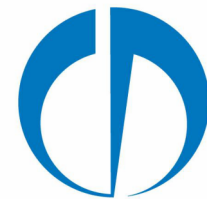




2 BUILDING SECTION
SCALE: 1/8" = 1'-0"



1 BUILDING SECTION
SCALE: 1/8" = 1'-0"



SPINAOROURKE
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New Construction for:
FISHERMAN'S WHARF
RESTAURANT BUILDING
43 FISHERMANS WAY, JUPITER, FL 33477

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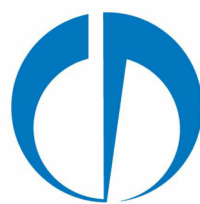
Revisions:

Project no: 25009
Date: 05-15-2026
Drawn by: CH, SH
Project Manager: CG

BUILDING SECTIONS

A4.1.3

CONSTRUCTION
DOCUMENTS



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RESTAURANT BUILDING
43 FISHERMANS WAY, JUPITER, FL 33477

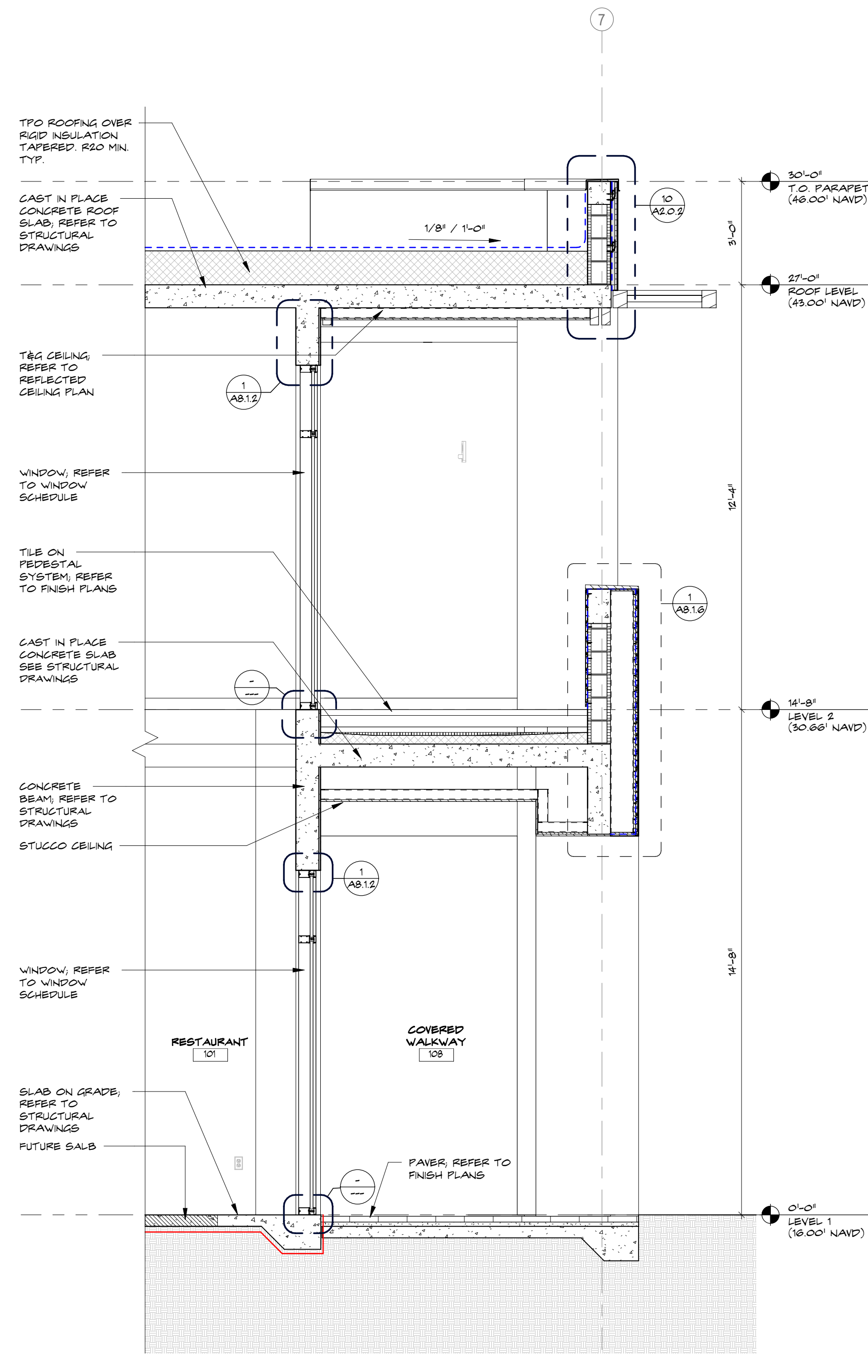
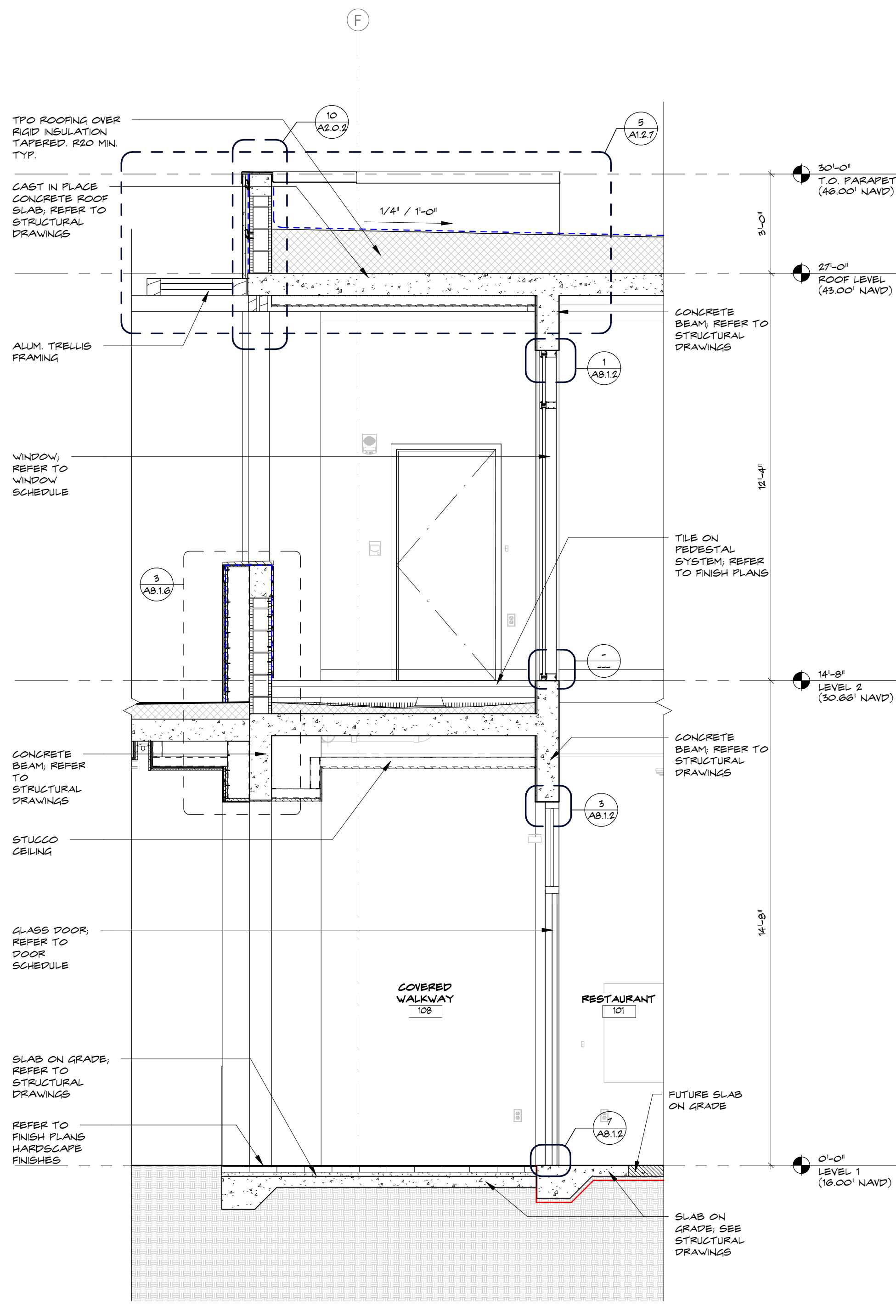
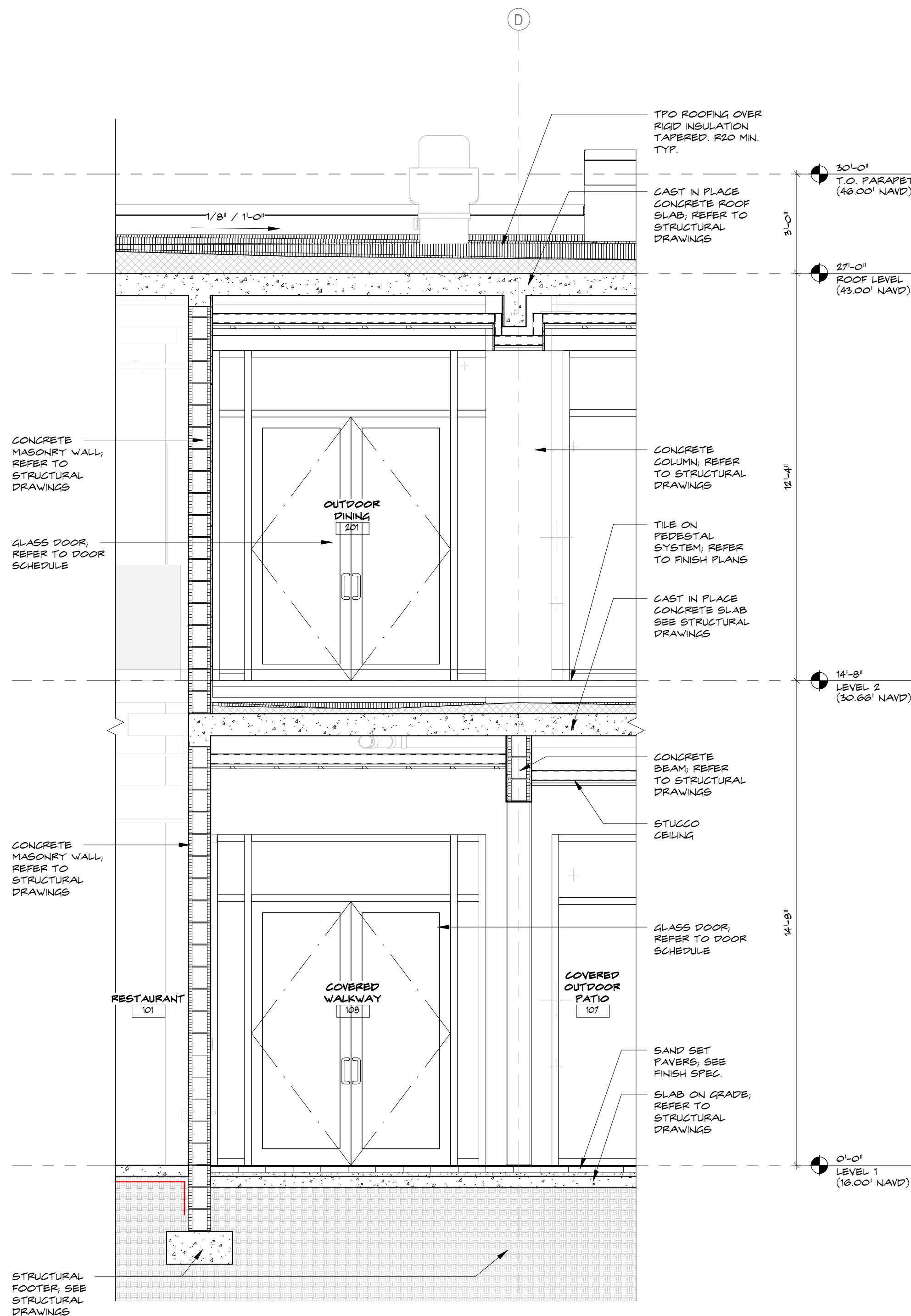
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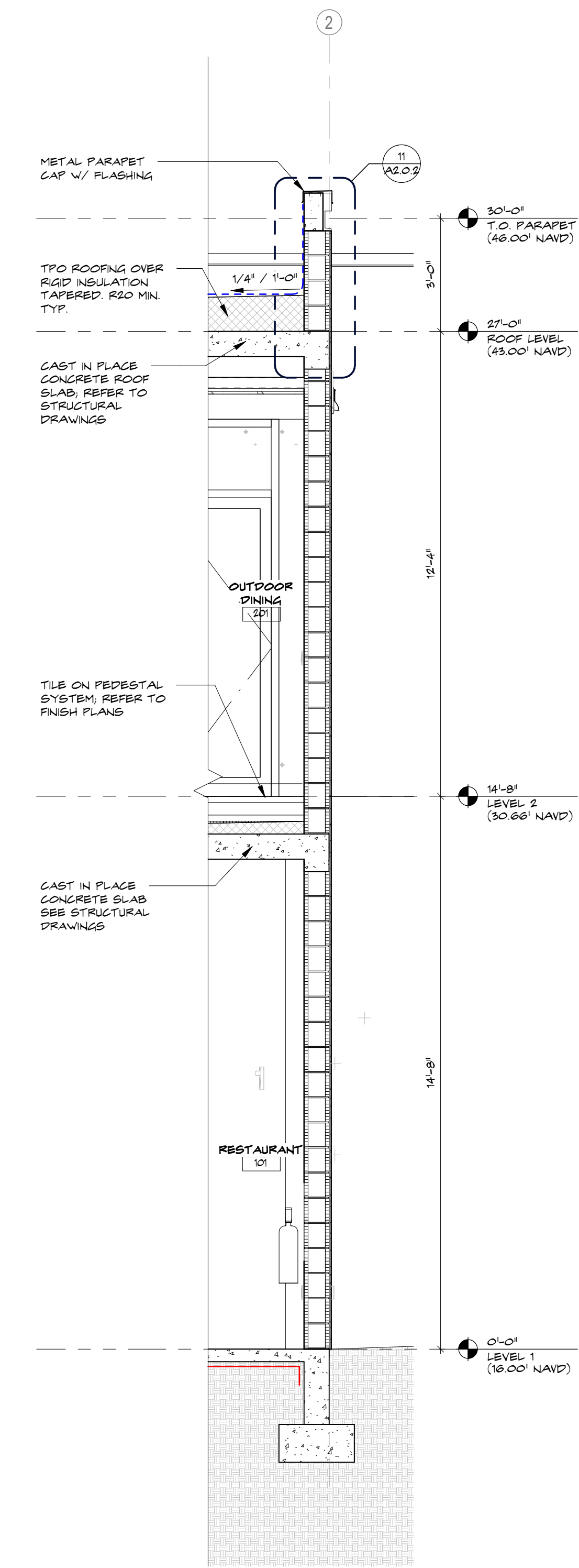
Revisions:

Project no: 25009
Date: 05-15-2026
Drawn by: CH, SH
Project Manager: CG

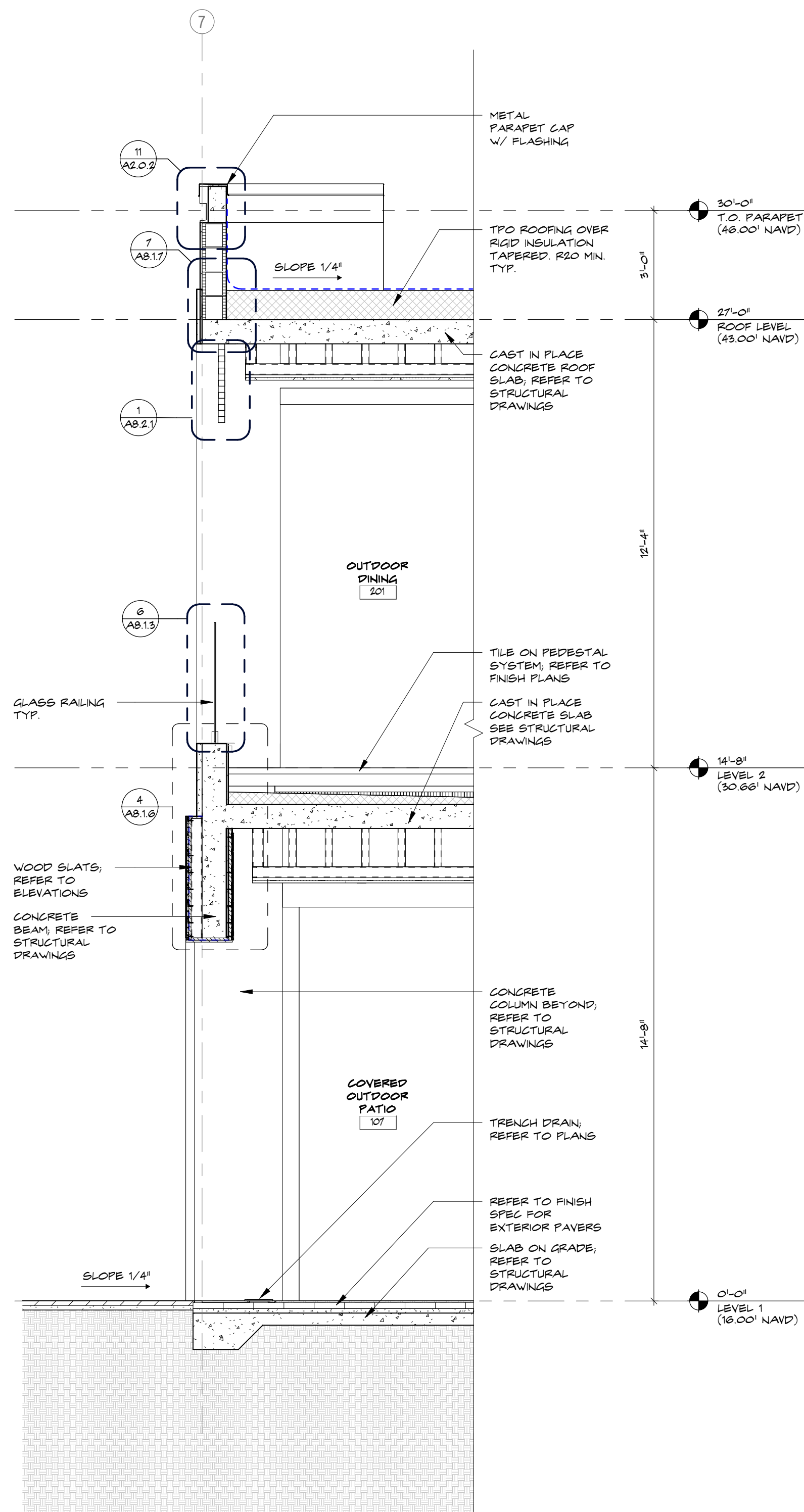
A5.1.1
CONSTRUCTION
DOCUMENTS

WALL SECTIONS

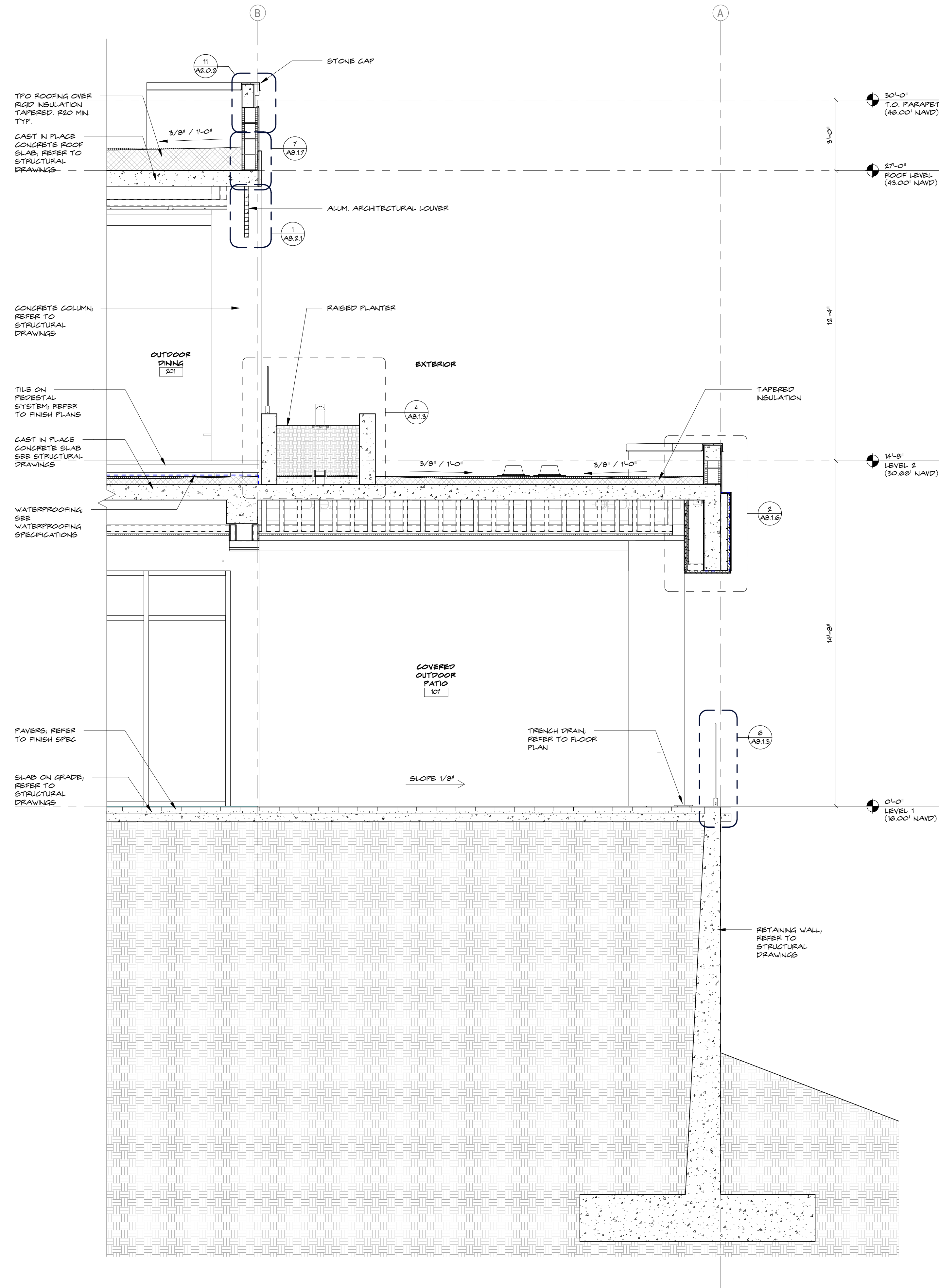




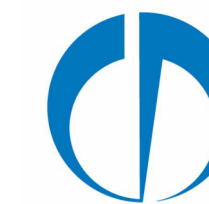
3 WALL SECTION
A5.1.2 SCALE: 3/8" = 1'-0"



2 WALL SECTION
A5.1.2 SCALE: 3/8" = 1'-0"



1 WALL SECTION
A5.1.2 SCALE: 3/8" = 1'-0"



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Kath M. Spina #A0134159

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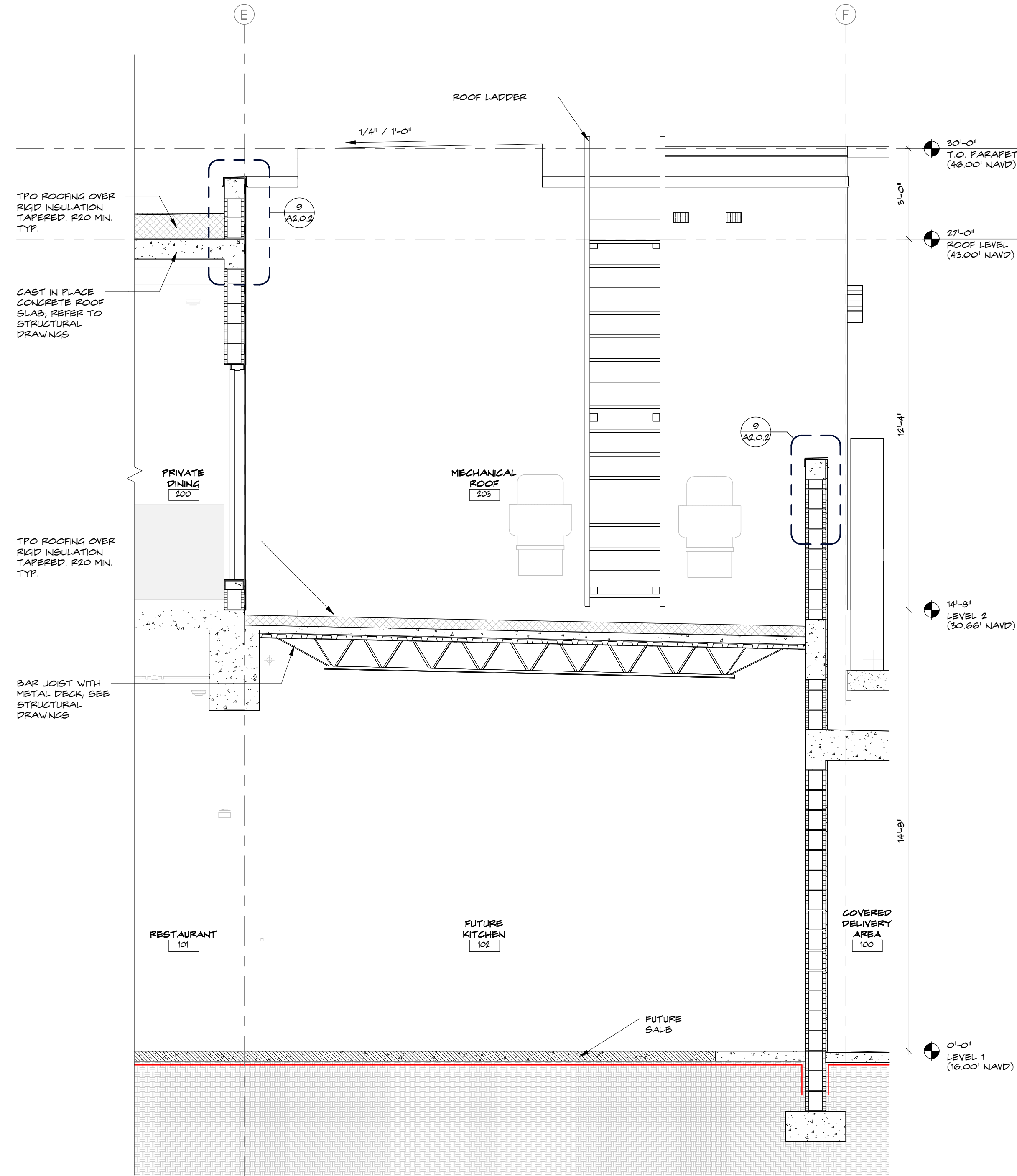
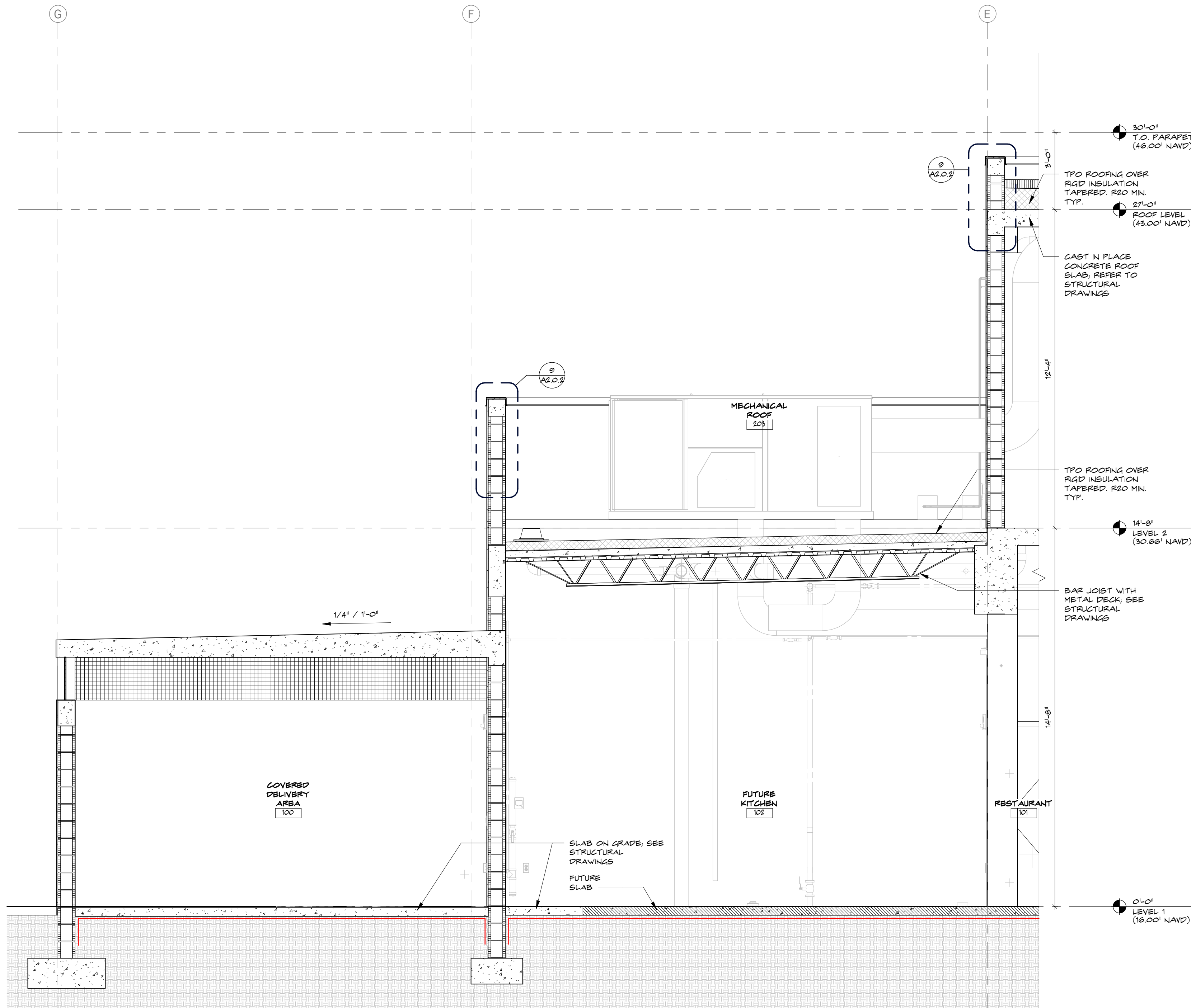
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Revisions:

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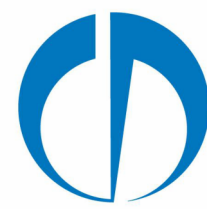
A5.1.2
CONSTRUCTION DOCUMENTS

WALL SECTIONS



2 WALL SECTION
SCALE: 3/8" = 1'-0"

1 WALL SECTION
SCALE: 3/8" = 1'-0"



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Architecture • Interior Design
Keith M. Spina #A0134179

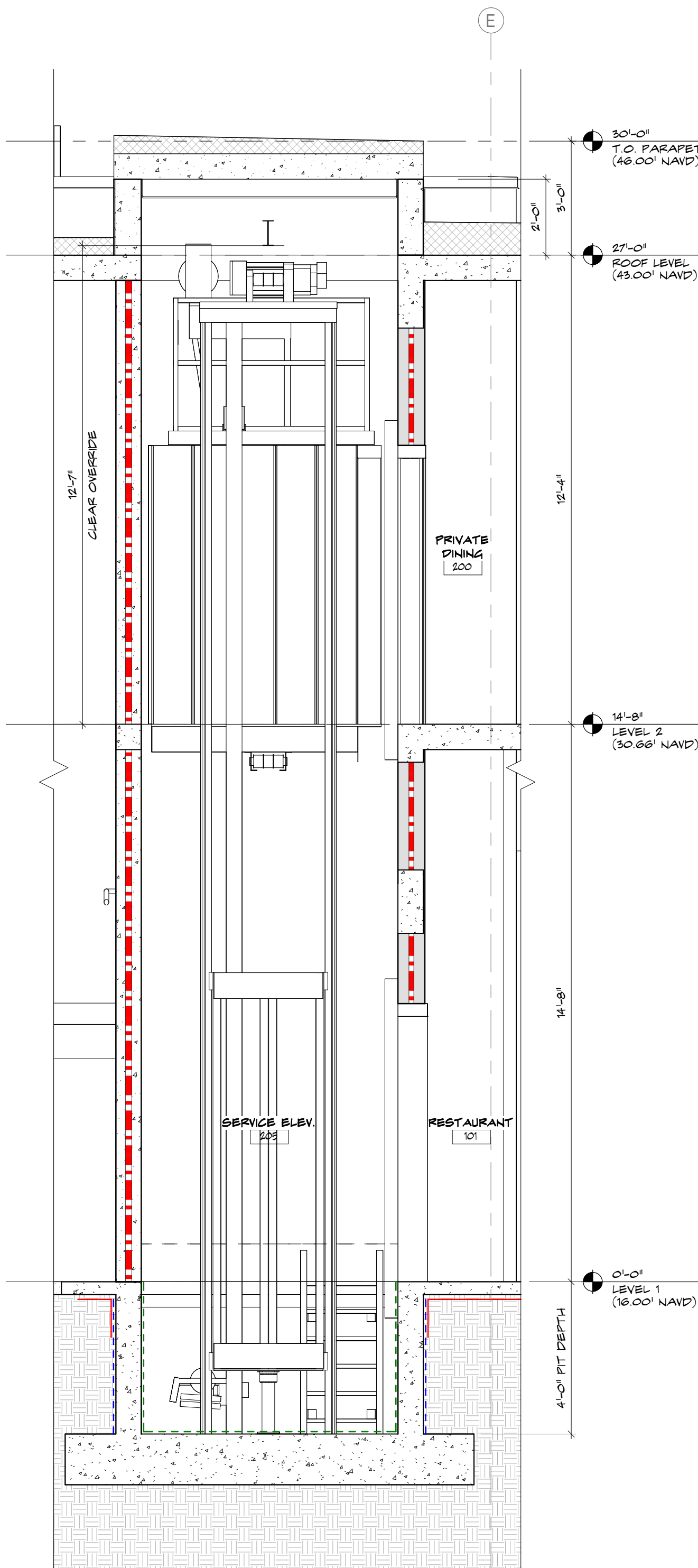
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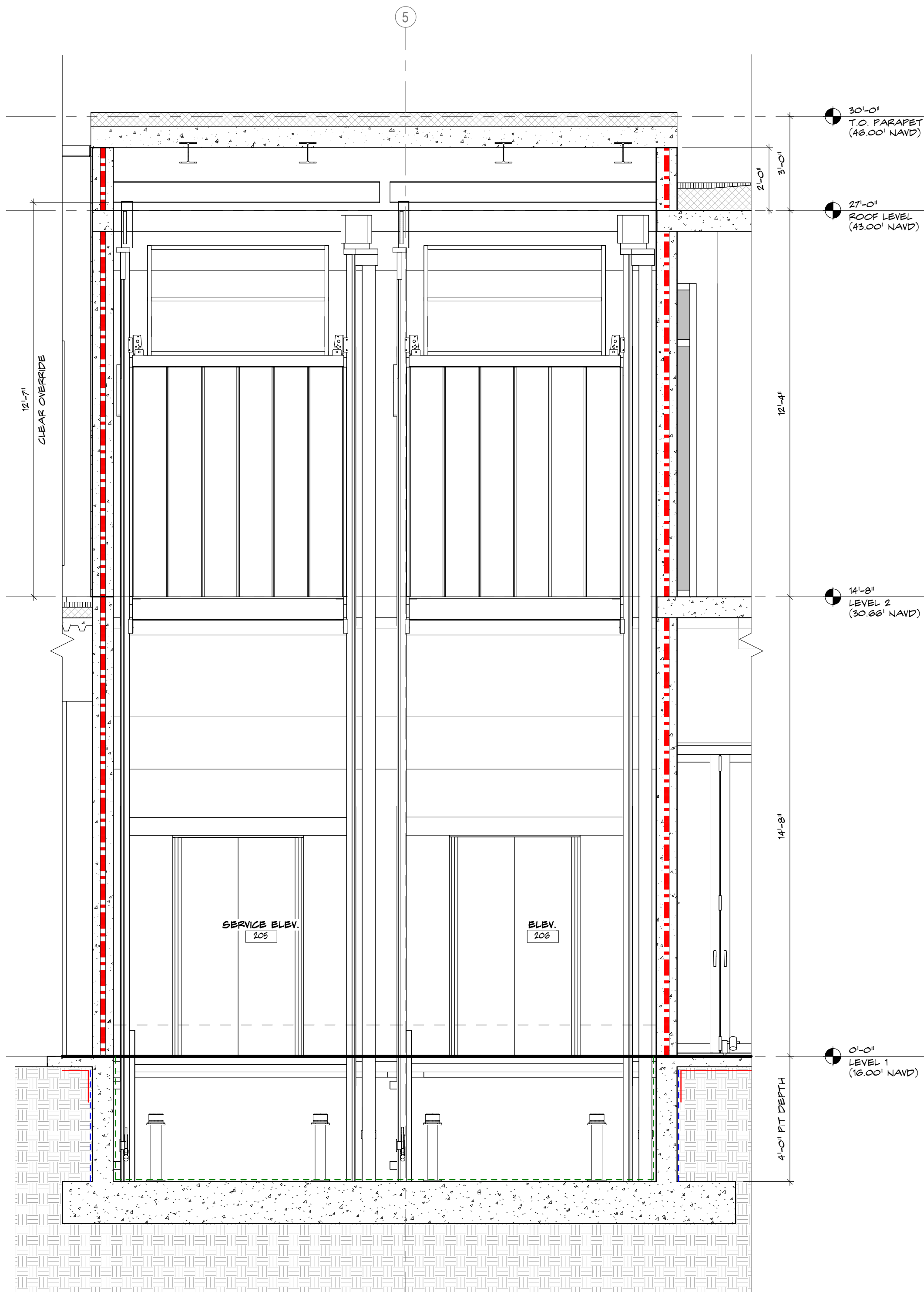
Revisions:

Project no: 25009
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Project Manager: CG

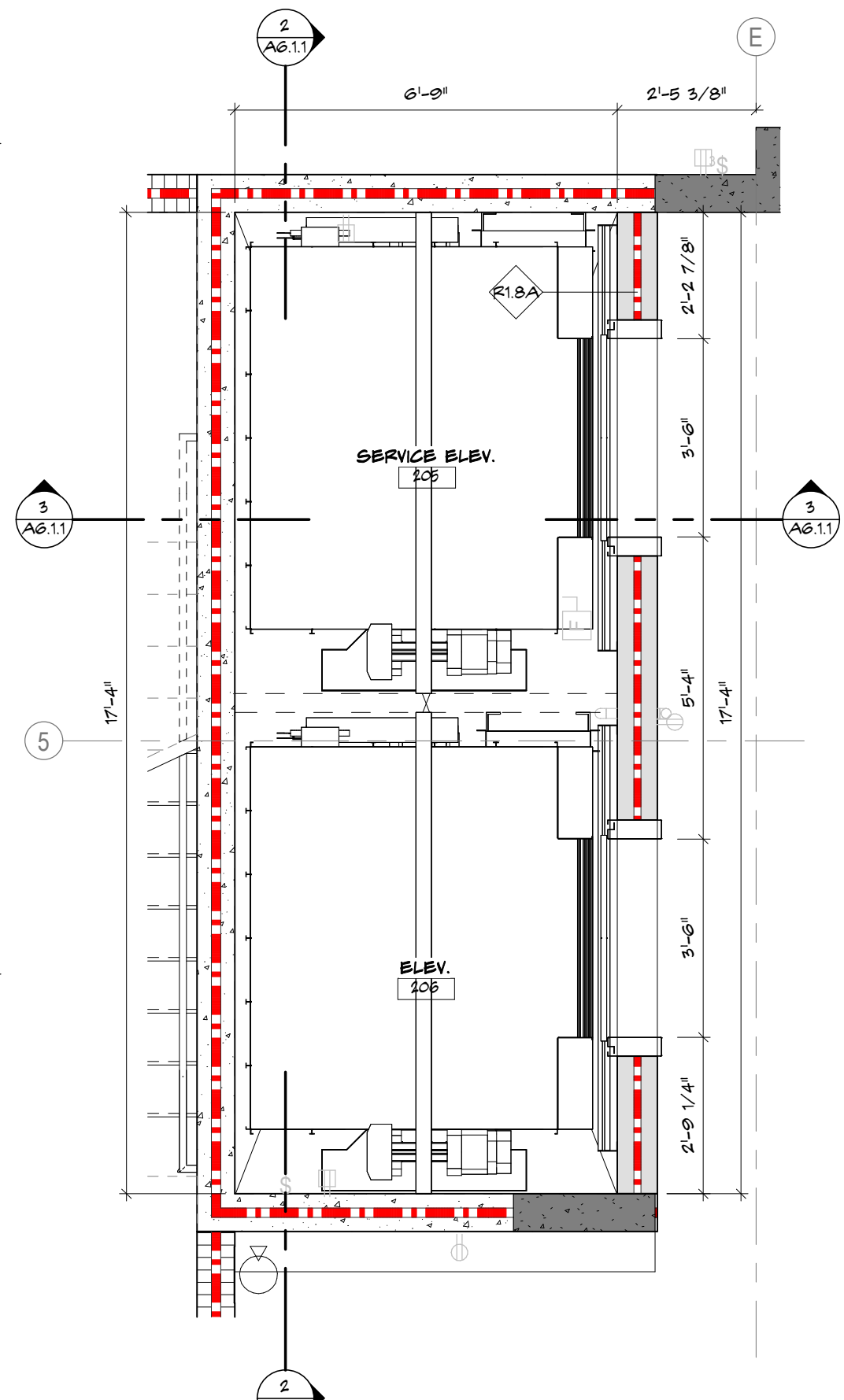
A5.1.3
CONSTRUCTION
DOCUMENTS



3 ELEVATOR SECTION
A6.1.1 SCALE: 3/8" = 1'-0"



2 ELEVATOR SECTION
A6.1.1 SCALE: 3/8" = 1'-0"



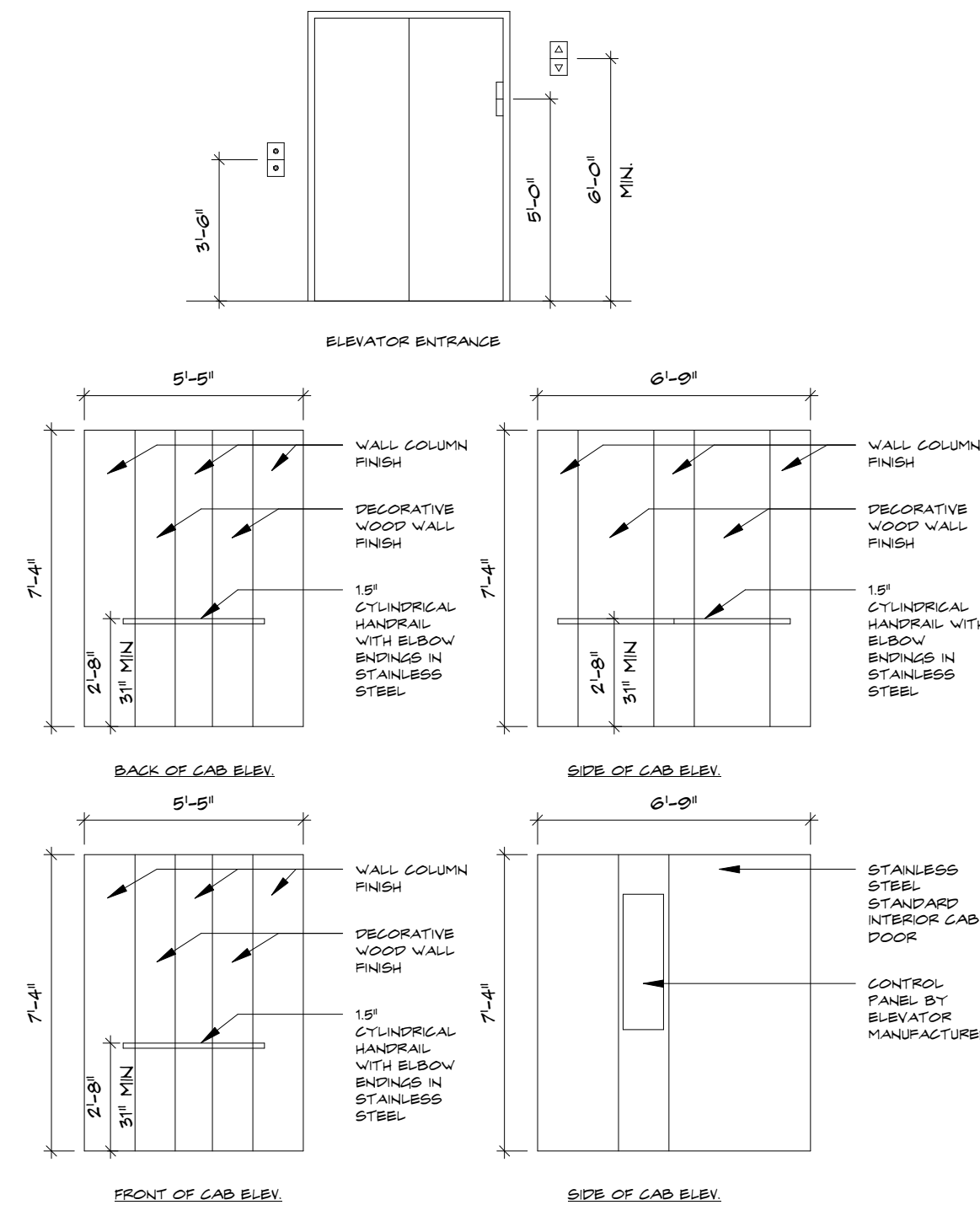
1 ENLARGED ELEVATOR PLAN
A6.1.1 SCALE: 3/8" = 1'-0"

WALL LEGEND	
	TYPICAL METAL STUD PARTITION, REFER TO PARTITION TYPES
	TYPICAL CMU, REFER TO STRUCTURAL DRAWINGS
	TYPICAL 1-HR CMU, REFER TO STRUCTURAL DRAWINGS
	TYPICAL 1-HR CONCRETE WALL, REFER TO STRUCTURAL DRAWINGS

GENERAL ELEVATOR NOTES

- THE ELEVATORS (INCLUDING CABS, CAB FINISHES, DOORS, FITS, PIT ACCESS, LADDERS, ENCLOSURES, CONTROL ROOMS, ETC.) SHALL COMPLY WITH THE MOST STRINGENT REQUIREMENTS OF THE CODES AND ANY OTHER REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION.
- THE ELEVATORS SHALL ALSO COMPLY WITH ALL APPLICABLE ACCESSIBILITY REQUIREMENTS INCLUDING:
 - 2012 EDITION OF ADA ACCESSIBILITY GUIDELINES, SECTION 407
 - 2003 EDITION OF ICC/ANSI A117.1, AMERICAN NATIONAL STANDARD, ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES, SECTION 407, ETC
- FOR ELEVATOR FITS, SUMP PUMPS, AND SUMP PUMP FITS:
 - COMPLY WITH THE REQUIREMENTS OF ASME A17.1, SECTIONS 2.2 AND 3.2
 - PROVIDE SERVICE ACCESS BELOW EACH INDIVIDUAL ELEVATOR CAB INTO THE PIT AND BELOW IT.
 - COMPLY WITH THE REQUIREMENTS OF ASME A17.1, SECTIONS 2.2.4 AND 3.2.4 AND OSHA REGULATIONS (STANDARDS - 29 CFR) LADDERS - 1926.1053.
- ELEVATOR HOISTWAY AND HOISTWAY ENCLOSURES SHALL COMPLY WITH THE REQUIREMENTS OF ASME A17.1, SECTIONS 2.1 AND 3.1, AND WITH NFPA 80, CHAPTER 14.
- ELEVATOR CAB ENCLOSURES, CAB DOORS, AND CAB ILLUMINATION SHALL COMPLY WITH THE REQUIREMENTS OF ASME A17.1, SECTIONS 2.14 AND 3.14, AND WITH NFPA 80, CHAPTER 14.
- THE ELEVATORS SHALL ALSO COMPLY WITH THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY SHOULD HE DISCOVER ANY CONFLICTS BETWEEN THE DRAWINGS, SPECIFICATIONS, CODE REQUIREMENTS, ETC.
- CLEAR AND PLUMB HOIST WAY WITH VARIATIONS NOT EXCEEDING 1/2" AT ANY POINT.
- CONTINUOUS ANGLE SUPPORT SHALL BE PROVIDED UNDER THE ENTRANCE SILL FOR THE ENTIRE WIDTH OF THE HOISTWAY, WITH RECESSES 2" BELOW FINISHED FLOOR AND NOT MORE THAN 1" FROM THE PLUMB LINE FOR THE SILL NOSE, WITH GROUTING UNDER THE SILL AFTER INSTALLATION, UNLESS OTHERWISE REQUIRED BY ELEVATOR MANUFACTURER.
- ANY RECESSES, BLOCKOUTS AND CUTOUTS THROUGH WALLS, TO ACCOMMODATE DOOR OPERATING EQUIPMENT, DOORS, SILLS AND SIGNAL OPERATING EQUIPMENT SHALL BE PATCHED AND FINISHED AS REQUIRED TO MAINTAIN HOIST WAY FIRE RATING.
- IN ELEVATOR EQUIPMENT/CONTROL ROOM PATCHING OF WALL AND FLOOR POCKETS SHALL BE CONSTRUCTED AFTER SUPPORTS AND MACHINERY ARE IN POSITION. ELEVATOR EQUIPMENT ROOM FLOOR SLABS SHALL NOT BE INSTALLED OVER THE HOIST WAY UNTIL THE ELEVATOR MACHINERY AND SUPPORTS ARE SET IN POSITION.
- PROVIDE STRUCTURAL STEEL ELEVATOR SEPARATION BEAMS AT EACH FLOOR LEVEL AND ONE AT EACH INTERMEDIATE FLOOR LEVEL.
- FIRE EXTINGUISHER IN ACCORDANCE WITH NFPA10 SHALL BE PROVIDED IN THE ELEVATOR EQUIPMENT/CONTROL ROOM.
- SEE FINISH PLAN ELEVATOR CAB FACADE & INTERIOR ELEVATIONS FOR DESIGN INTENT

ELEVATOR LEGEND

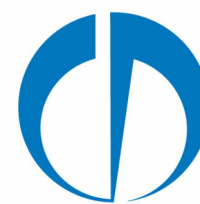


ELEVATOR LEGEND

- BASIS OF DESIGN THE EOX
- PASSENGER ELEVATORS DESCRIPTION: TBO
 - ELEVATOR IDENTIFICATION: CABS ELEV-1, ELEV-2
 - CAPACITY: 3000 LBS
 - CLASS OF LOADING: CLASS A
 - CONTRACT SPEED: 150 FPM
 - ROPEING MANUFACTURER'S STANDARD CONFIGURATION
 - MACHINE ROOM ROOM
 - MACHINE LOCATION: TOP FLOOR IN JAMB
 - CONTROL SYSTEM: CAB ACCESS/MONITORED
 - FLOORS SERVED: OPENINGS 1ST THRU 8TH STORY
 - MINIMUM CLEAR TO JAMB/SIDE OF CANOPY: 7FT 4IN HIGH
 - ENTRANCE SIZE: 3'-0" WIDE X 7'-0" HIGH
 - ENTRANCE TYPE: REFER TO PLANS
- ELEVATOR OPENINGS & DIMENSIONS:
- VERIFY ROUGH OPENING REQUIRED FOR INSTALLATION OF ELEVATOR WITH ELEVATOR MANUFACTURER. AFTER ELEVATOR INSTALLATION IS COMPLETE, INSTALL REMAINDER OF PARTITION TIGHT TO ELEVATOR FRAME/PROTECT DOOR & FRAME FROM DAMAGE.
- ELEVATOR CONTRACTOR TO VERIFY ALL SHAFT, FIT, & OVERHEAD DIMENSIONS WITH ELEVATOR MANUFACTURER.
- HALL CAR DESIGNATION SIGN:
- PROVIDED BY THIRD PARTY
- CAB FINISHES:
- FLOOR: PORCELAIN TILE - REFER TO FINISH SPECIFICATIONS
- WALLS: STEEL SHELL WITH INTEGRATED LAMINATE AND PAINTED DECORATIVE STAINLESS STEEL COLUMN
- CEILING: STAINLESS WITH LED FINLIGHT OR STAINLESS CEILING WITH HALO COVE
- HANDRAIL: 1 1/2" CYLINDRICAL STAINLESS STEEL
- SIGNALIZATION SURFACE MOUNTED CAR OPERATING PANELS
- NOTES:
- COORDINATE SUMP PUMP ALARM LOCATION ON GROUND FLOOR WITH ARCHITECT AND OWNER FINAL LOCATION TO BE CONFIRMED BY ELEVATOR MANUFACTURER AND GENERAL CONTRACTOR SINGLE DEPTH ENTRANCE

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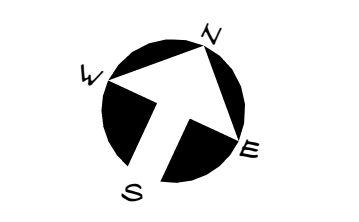
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Keith M. Spina # A073419

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Revisions:

Project no: 25009
Date: 05-15-2026
Drawn by: CH, SH
Project Manager: CG



A6.1.1
CONSTRUCTION DOCUMENTS

ELEVATOR PLANS AND SECTIONS



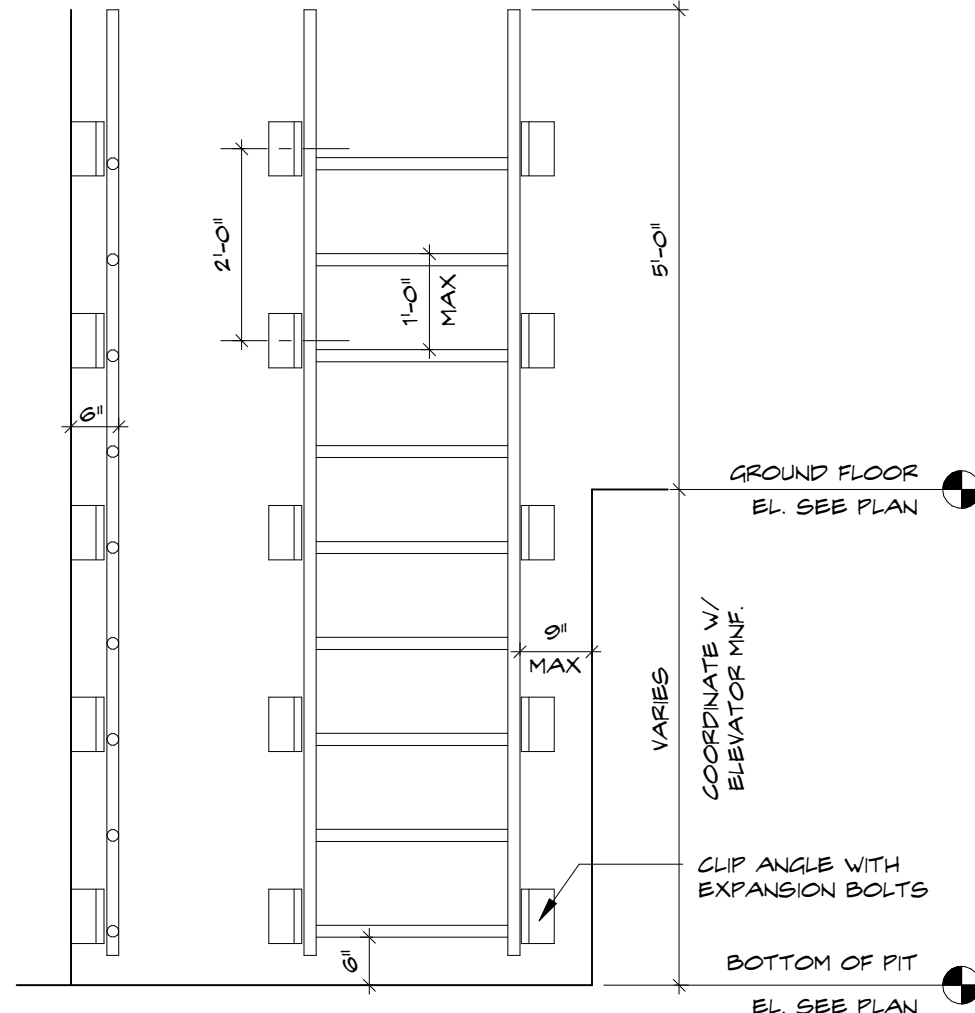
TO BE INSTALLED ON ELEVATOR 1

- THE INTERNATIONAL SYMBOL FOR EMERGENCY MEDICAL SERVICES (STAR OF LIFE) SHALL BE PLACED INSIDE THE ELEVATOR CAR ON BOTH SIDES OF THE HOISTWAY DOOR FRAME.

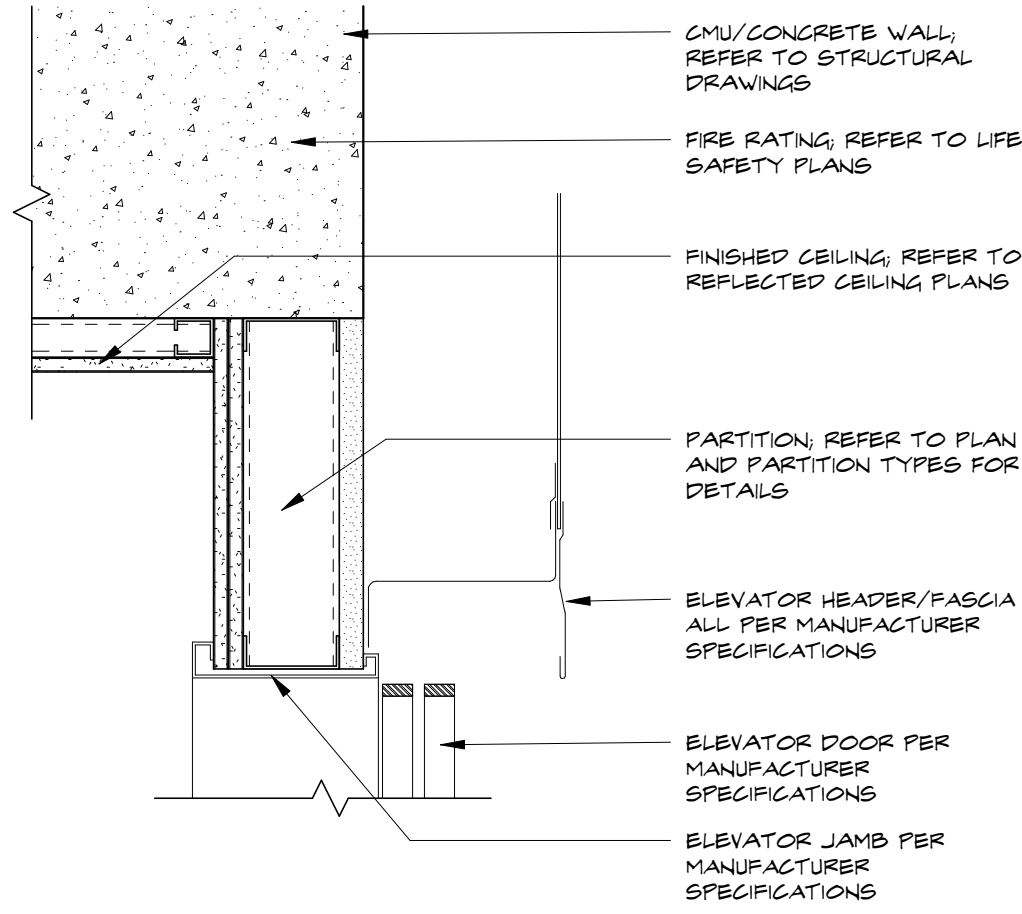
- THE SYMBOL SHALL BE NOT LESS THAN 3 IN. IN HEIGHT.

- THE ELEVATOR CAR SHALL BE A SIZE AND ARRANGEMENT TO ACCOMMODATE AN AMBULANCE STRETCHER 24" X 76" WITH NOT LESS THAN 5" RADIUS CORNERS.

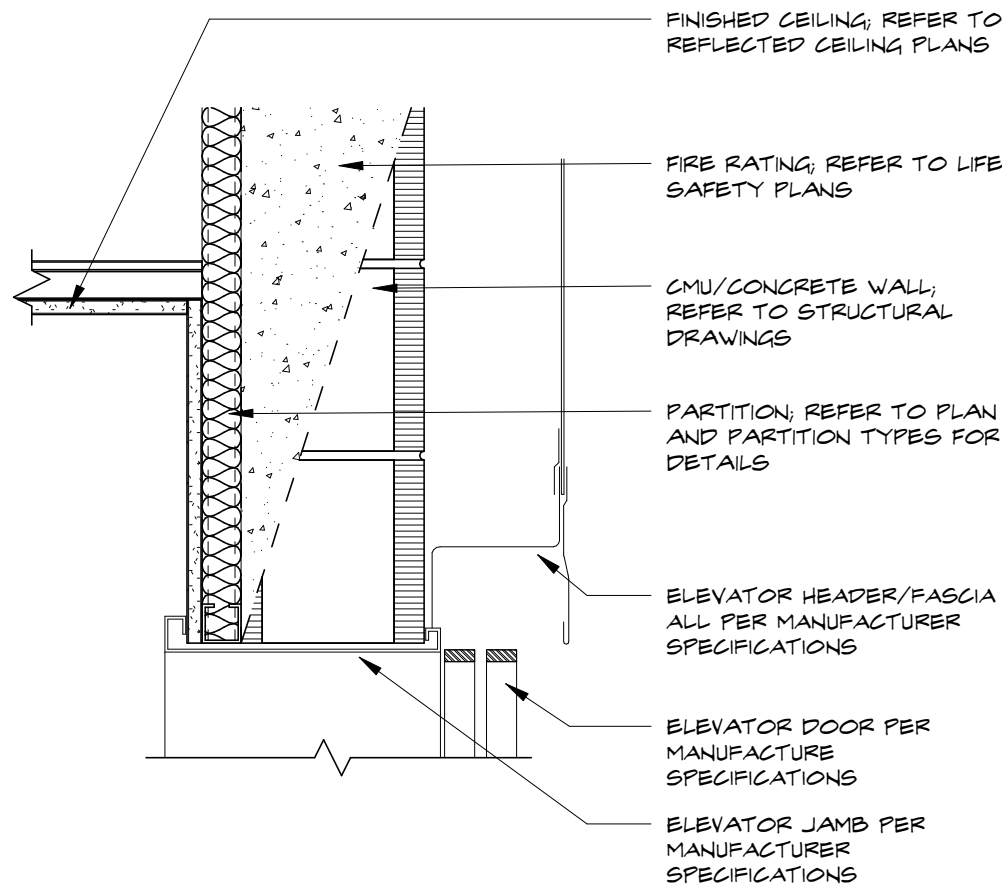
10 EMERGENCY MEDICAL SERVICES SYMBOL
SCALE: 1" = 1'-0"



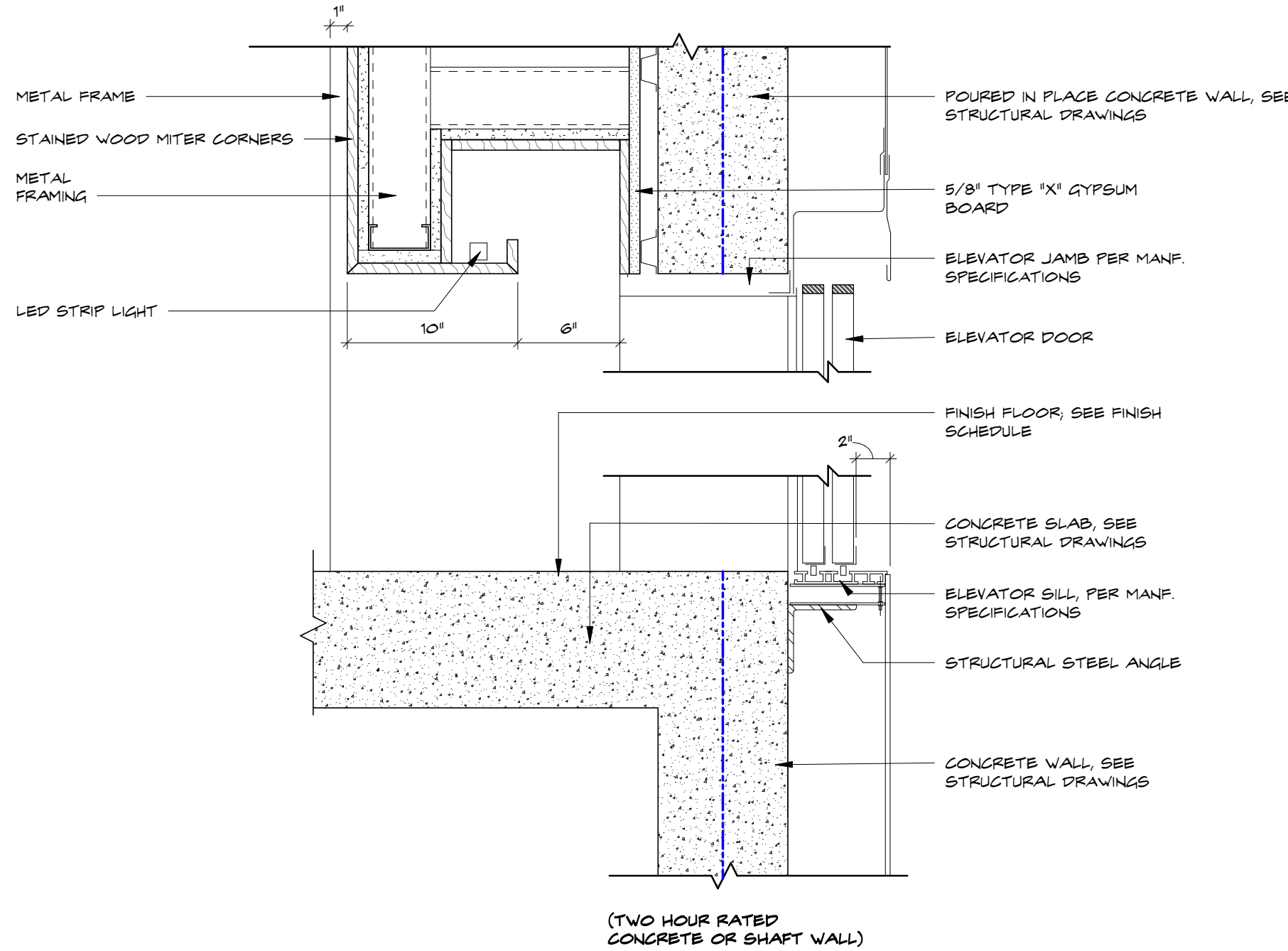
9 ELEVATOR PIT LADDER
SCALE: 1/2" = 1'-0"



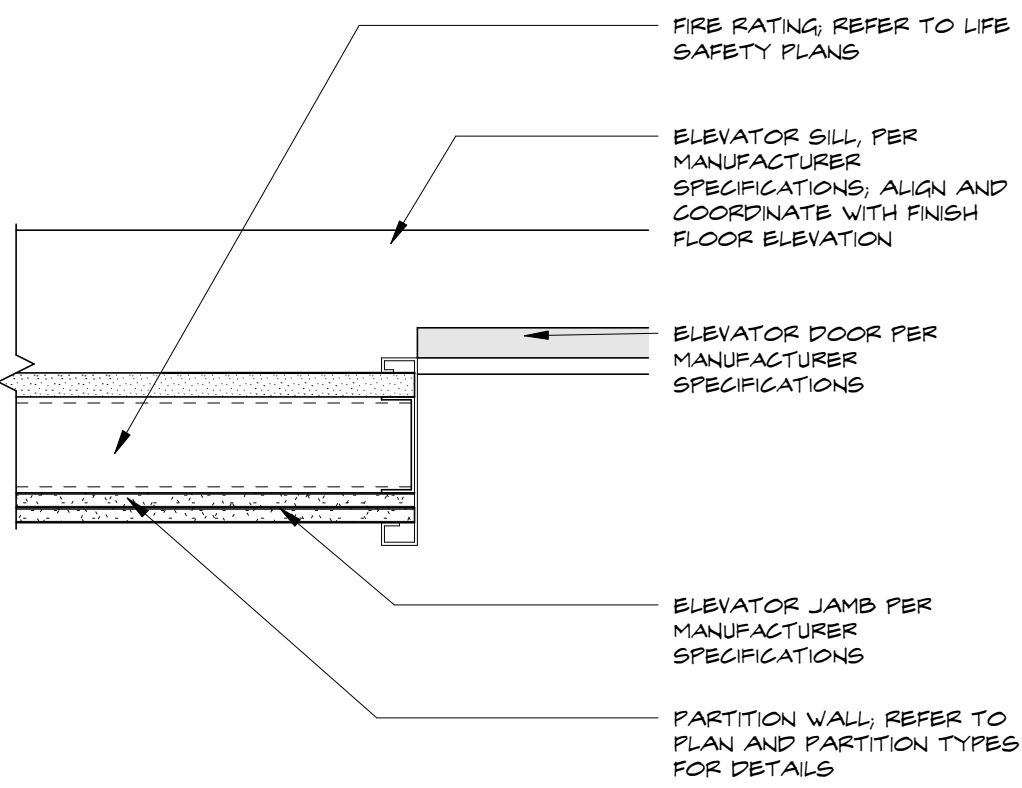
6 ELEVATOR HEAD @ SHAFT WALL
SCALE: 1 1/2" = 1'-0"



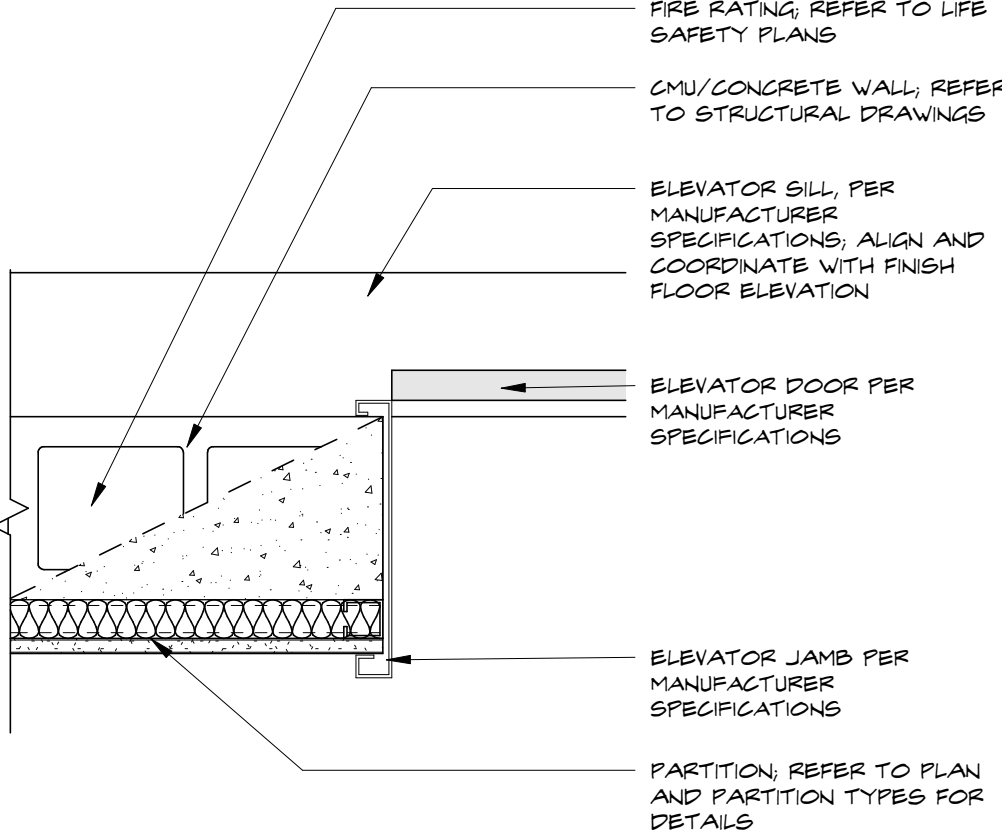
3 ELEVATOR HEAD @ CONC/CMU
SCALE: 1 1/2" = 1'-0"



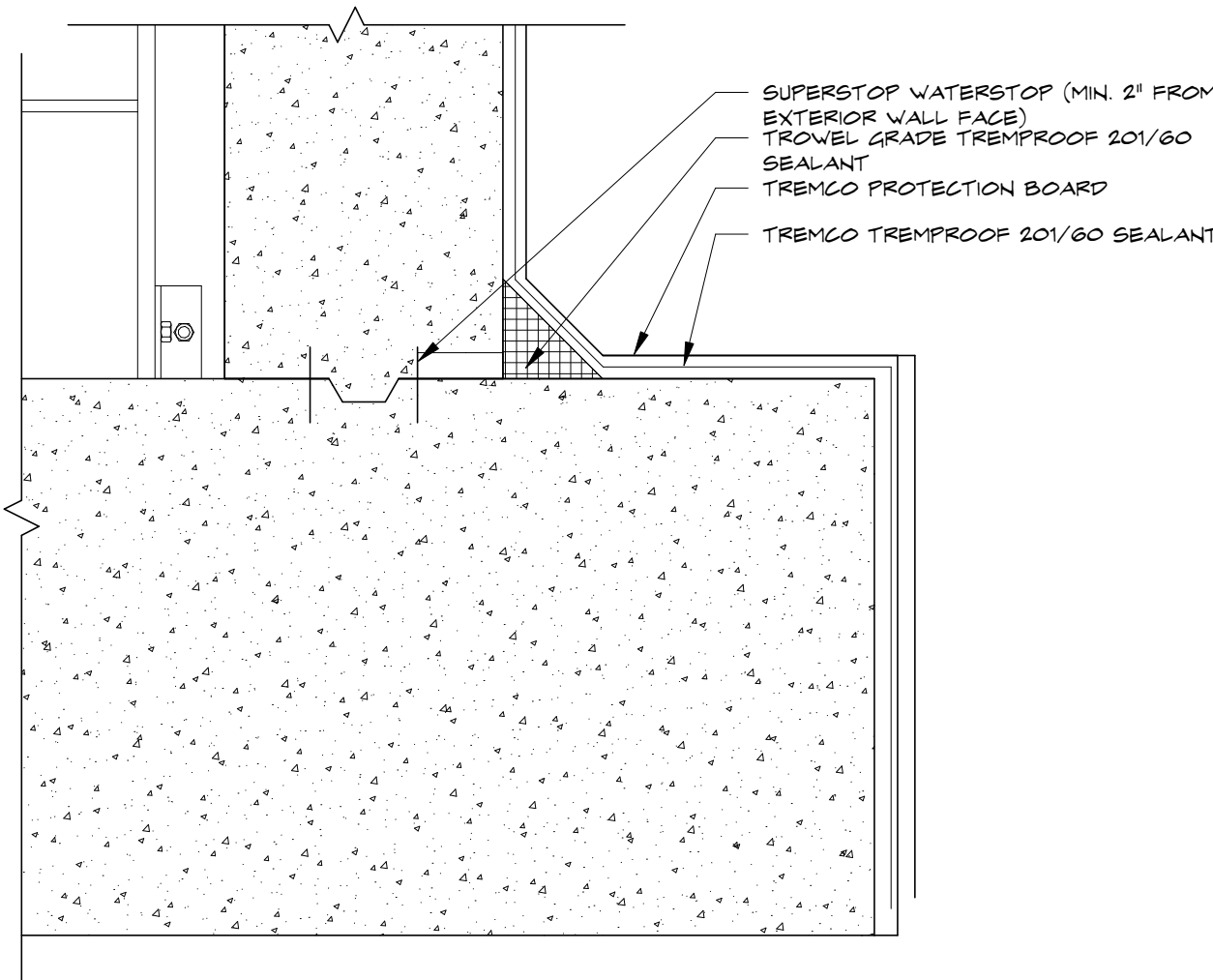
8 FIRST FLOOR ELEVATOR DETAIL
SCALE: 1 1/2" = 1'-0"



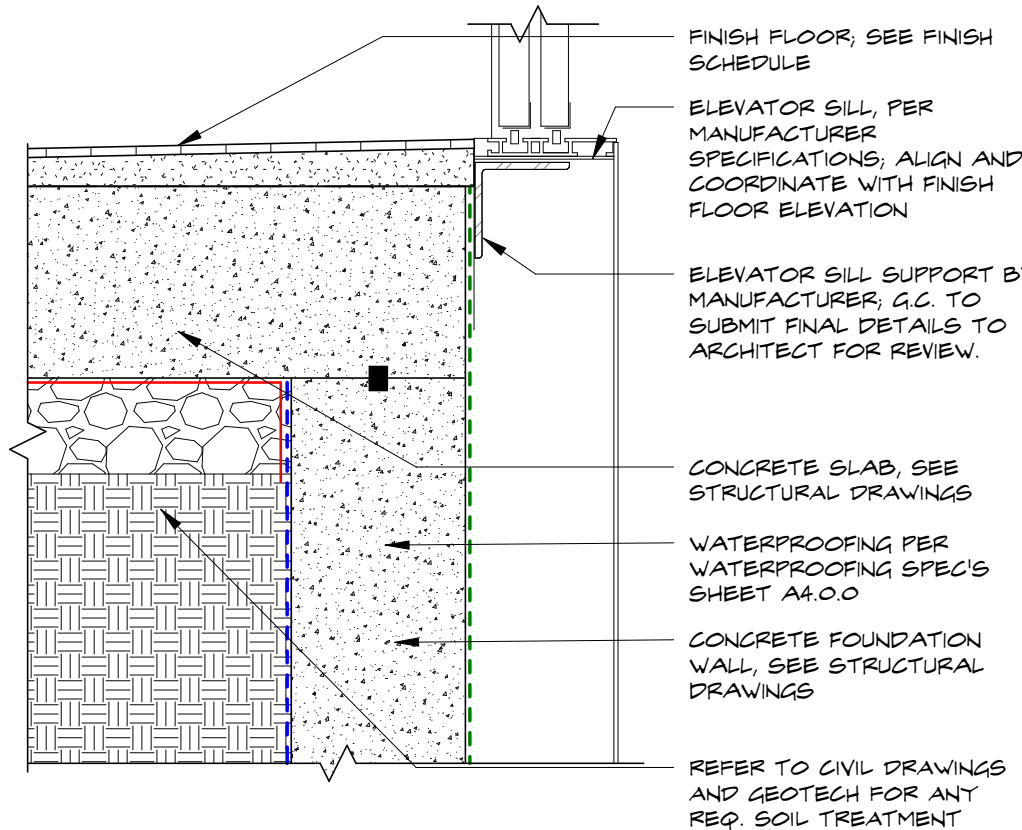
5 ELEVATOR JAMB @ SHAFT WALL
SCALE: 1 1/2" = 1'-0"



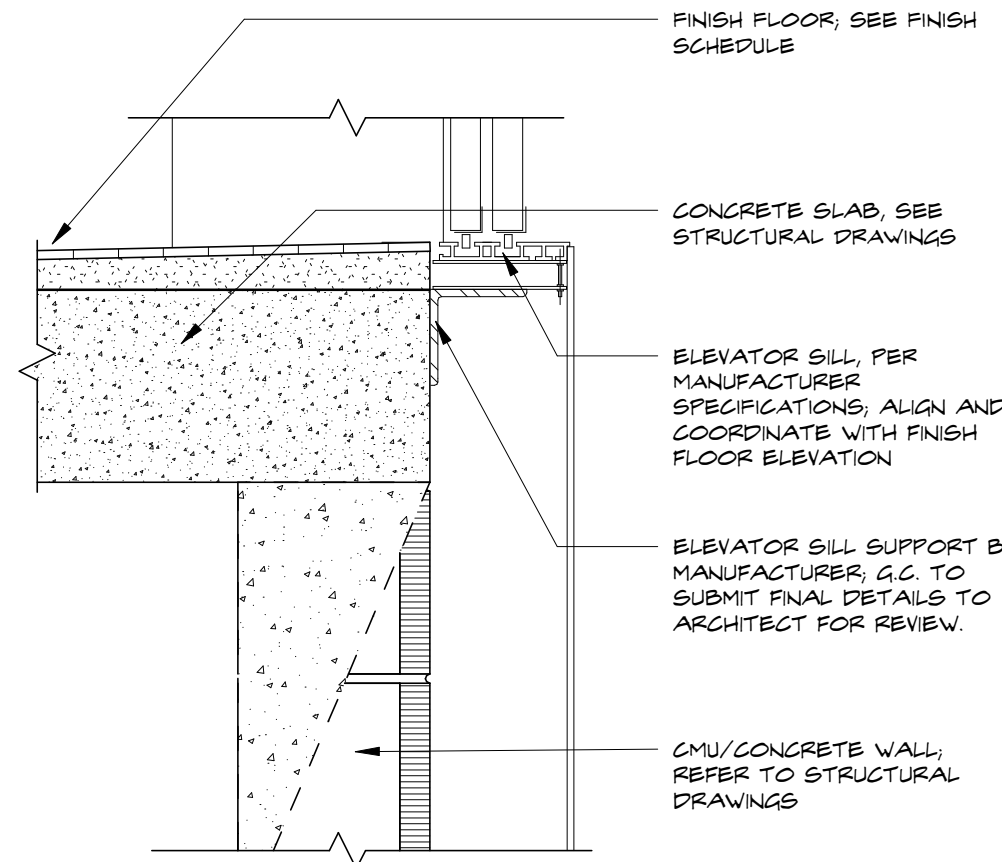
2 ELEVATOR JAMB @ CONC/CMU
SCALE: 1 1/2" = 1'-0"



7 ELEVATOR WATERPROOFING DETAIL
SCALE: 1 1/2" = 1'-0"



4 ELEVATOR SILL AT PIT
SCALE: 1 1/2" = 1'-0"



1 ELEVATOR SILL TYPICAL
SCALE: 1 1/2" = 1'-0"

GENERAL ELEVATOR NOTES

1. THE ELEVATORS (INCLUDING CABS, CAB FINISHES, DOORS, FITS, PIT ACCESS, LADDERS, ENCLOSURES, CONTROL ROOMS, ETC) SHALL COMPLY WITH THE MOST STRINGENT REQUIREMENTS OF THE CODES AND ANY OTHER REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION.
2. THE ELEVATORS SHALL ALSO COMPLY WITH ALL APPLICABLE ACCESSIBILITY REQUIREMENTS INCLUDING:
 - A. 2012 EDITION OF ADA ACCESSIBILITY GUIDELINES, SECTION 407
 - B. 2009 EDITION OF ICC/ANSI A117.1, AMERICAN NATIONAL STANDARD, ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES, SECTION 407, ETC.
3. FOR ELEVATOR FITS, SUMP PUMPS, AND SUMP PUMP FITS:
 - A. COMPLY WITH THE REQUIREMENTS OF ASME A17.1, SECTIONS 2.2 AND 3.2
 - B. PROVIDE SERVICE ACCESS BELOW EACH INDIVIDUAL ELEVATOR CAB INTO THE PIT AND BELOW IT.
 - C. COMPLY WITH THE REQUIREMENTS OF ASME A17.1, SECTIONS 2.2.4 AND 3.2.4 AND OSHA REGULATIONS (STANDARDS - 29 CFR) LADDERS - 1926.1093.
4. ELEVATOR HOISTWAY AND HOISTWAY ENCLOSURES SHALL COMPLY WITH THE REQUIREMENTS OF ASME A17.1, SECTIONS 2.1 AND 3.1, AND WITH NFPA 80, CHAPTER 14.
5. ELEVATOR CAB ENCLOSURES, CAB DOORS, AND CAB ILLUMINATION SHALL COMPLY WITH THE REQUIREMENTS OF ASME A17.1, SECTIONS 2.14 AND 3.14, AND WITH NFPA 80, CHAPTER 14.
6. THE ELEVATORS SHALL ALSO COMPLY WITH THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS.
7. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY SHOULD HE DISCOVER ANY CONFLICTS BETWEEN THE DRAWINGS, SPECIFICATIONS, CODE REQUIREMENTS, ETC.
8. CLEAR AND PLUMB HOIST WAY WITH VARIATIONS NOT EXCEEDING 1/2" AT ANY POINT.
9. CONTINUOUS ANGLE SUPPORT SHALL BE PROVIDED UNDER THE ENTRANCE SILL FOR THE ENTIRE WIDTH OF THE HOIST WAY, WITH RECESSES 2" BELOW FINISHED FLOOR AND NOT MORE THAN 1" FROM THE PLUMB LINE FOR THE SILL NOSE, WITH GROUTING UNDER THE SILL AFTER INSTALLATION, UNLESS OTHERWISE REQUIRED BY ELEVATOR MANUFACTURER.
10. ANY RECESSES, BLOCKOUTS AND CUTOUTS THROUGH WALLS, TO ACCOMMODATE DOOR OPERATING EQUIPMENT, DOORS, SILLS AND SIGNAL OPERATING EQUIPMENT SHALL BE PATCHED AND FINISHED AS REQUIRED TO MAINTAIN HOIST WAY FIRE RATING.
11. IN ELEVATOR EQUIPMENT/CONTROL ROOM PATCHING OF WALL AND FLOOR POCKETS SHALL BE CONSTRUCTED AFTER SUPPORTS AND MACHINERY ARE IN POSITION. ELEVATOR EQUIPMENT ROOM FLOOR SLABS SHALL NOT BE INSTALLED OVER THE HOIST WAY UNTIL THE ELEVATOR MACHINERY AND SUPPORTS ARE SET IN POSITION.
12. PROVIDE STRUCTURAL STEEL ELEVATOR SEPARATION BEAMS AT EACH FLOOR LEVEL AND ONE AT EACH INTERMEDIATE FLOOR LEVEL.
13. FIRE EXTINGUISHER IN ACCORDANCE WITH NFPA 10 SHALL BE PROVIDED IN THE ELEVATOR EQUIPMENT/CONTROL ROOM.
14. SEE FINISH PLAN ELEVATOR CAB FACADE & INTERIOR ELEVATIONS FOR DESIGN INTENT

ELEVATOR LEGEND

BASIS OF DESIGN THE BOX

1. PASSENGER ELEVATORS DESCRIPTION: TSD
2. ELEVATOR IDENTIFICATION: CABS ELEV-1, ELEV-2
3. CAPACITY: 1800 LBS
4. CLASS OF LOADING: CLASS A
5. CONTRACT SPEED: 70 FPM
6. ROPING MANUFACTURER: STANDARD CONFIGURATION
7. MACHINE ROOM
8. MACHINE LOCATION: TOP FLOOR IN JAMB
9. CONTROL SYSTEM: CARD ACCESS/MONITORED
10. FLOORS SERVED: OPENINGS 1ST THRU 8TH STORY
11. MINIMUM CLEAR TO UNDERSIDE OF LANDOT: 7FT 4IN HIGH
12. ENTRANCE TYPE: REFER TO PLANS

ELEVATOR OPENINGS & DIMENSIONS:

VERIFY ROUGH OPENINGS REQUIRED FOR INSTALLATION OF ELEVATOR WITH ELEVATOR MANUFACTURER. AFTER ELEVATOR INSTALLATION IS COMPLETE, INSTALL REBANDER OF PARTITION TIGHT TO ELEVATOR FRAME/PROTECT DOOR & FRAME FROM DAMAGE. ELEVATOR CONTRACTOR TO VERIFY ALL SHAFT, PIT, & OVERHEAD DIMENSIONS WITH ELEVATOR MANUFACTURER.

HALL CAR DESIGNATION SIGN:

PROVIDED BY THIRD PARTY

CAB FINISHES:
FLOOR: PORCELAIN TILE - REFER TO FINISH SPECIFICATIONS.
WALLS: STEEL SHELL WITH INTEGRATED LAMINATE AND PAINTED DECORATIVE STAINLESS STEEL COLUMN.
CEILING: STAINLESS WITH LED FLUORESCENT OR STAINLESS CEILING WITH HALO COVE.
HANDRAIL: 1 1/2" CYLINDRICAL STAINLESS STEEL.
SIGNALIZATION: SURFACE MOUNTED CAR OPERATING PANEL.

NOTES:
1. COORDINATE SUMP PUMP ALARM LOCATION ON GROUND FLOOR WITH ARCHITECT AND OWNER. FINAL LOCATION TO BE CONFIRMED BY ELEVATOR MANUFACTURER AND GENERAL CONTRACTOR. SINGLE DEPTH ENTRANCE.

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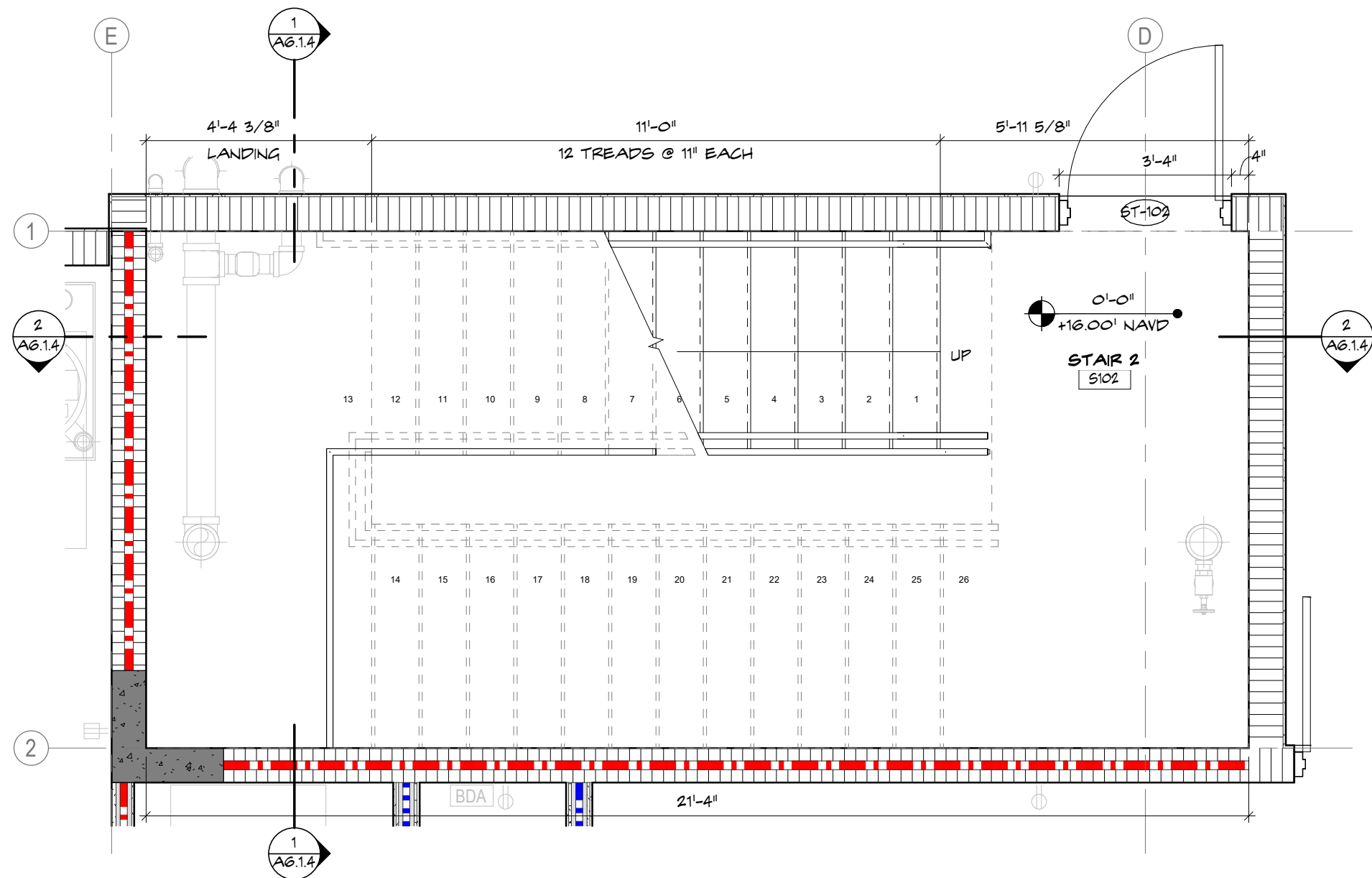
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Revisions:

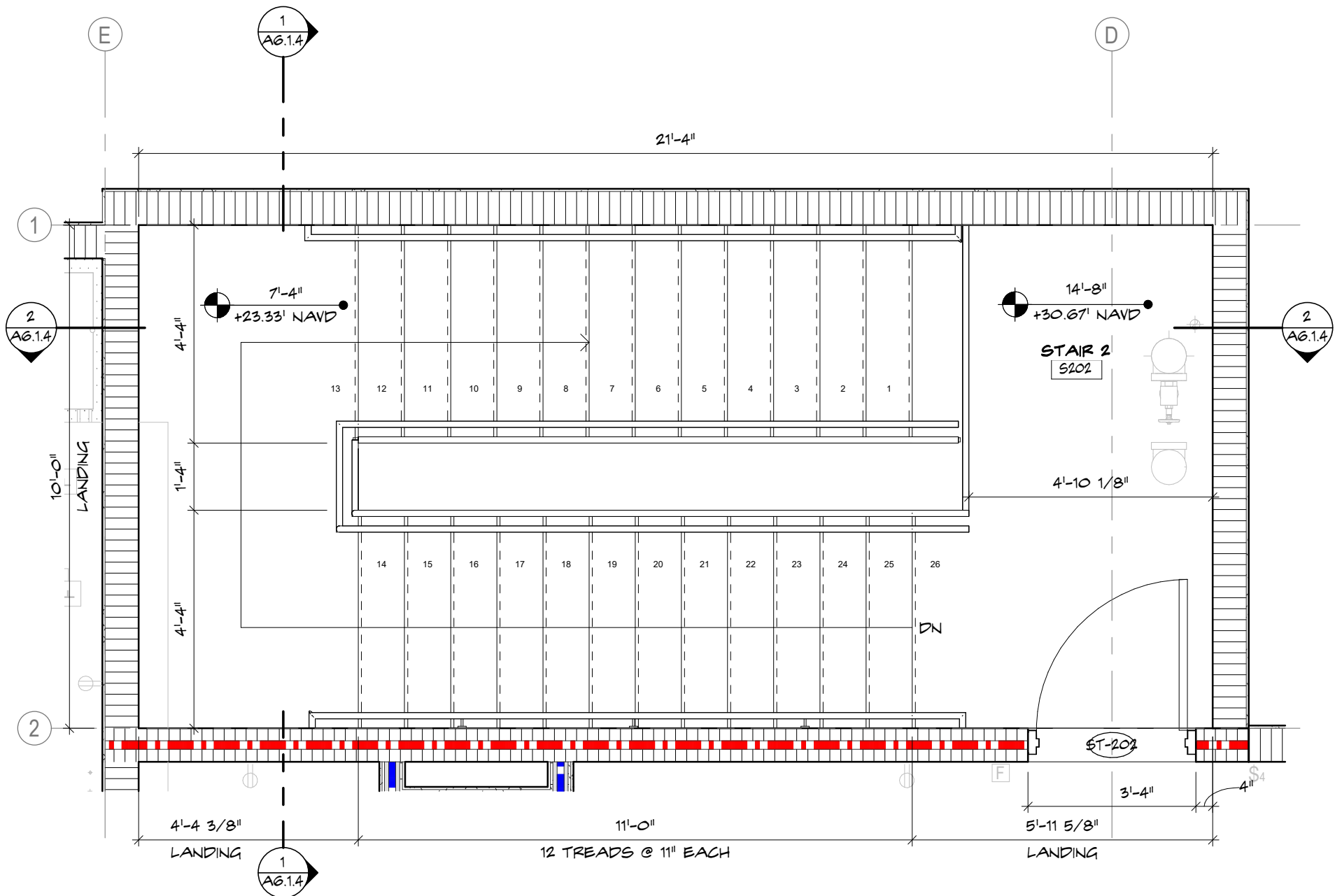
Project no: 25009
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Drawn by: CH, SH
Project Manager: CG

A6.1.2
CONSTRUCTION DOCUMENTS

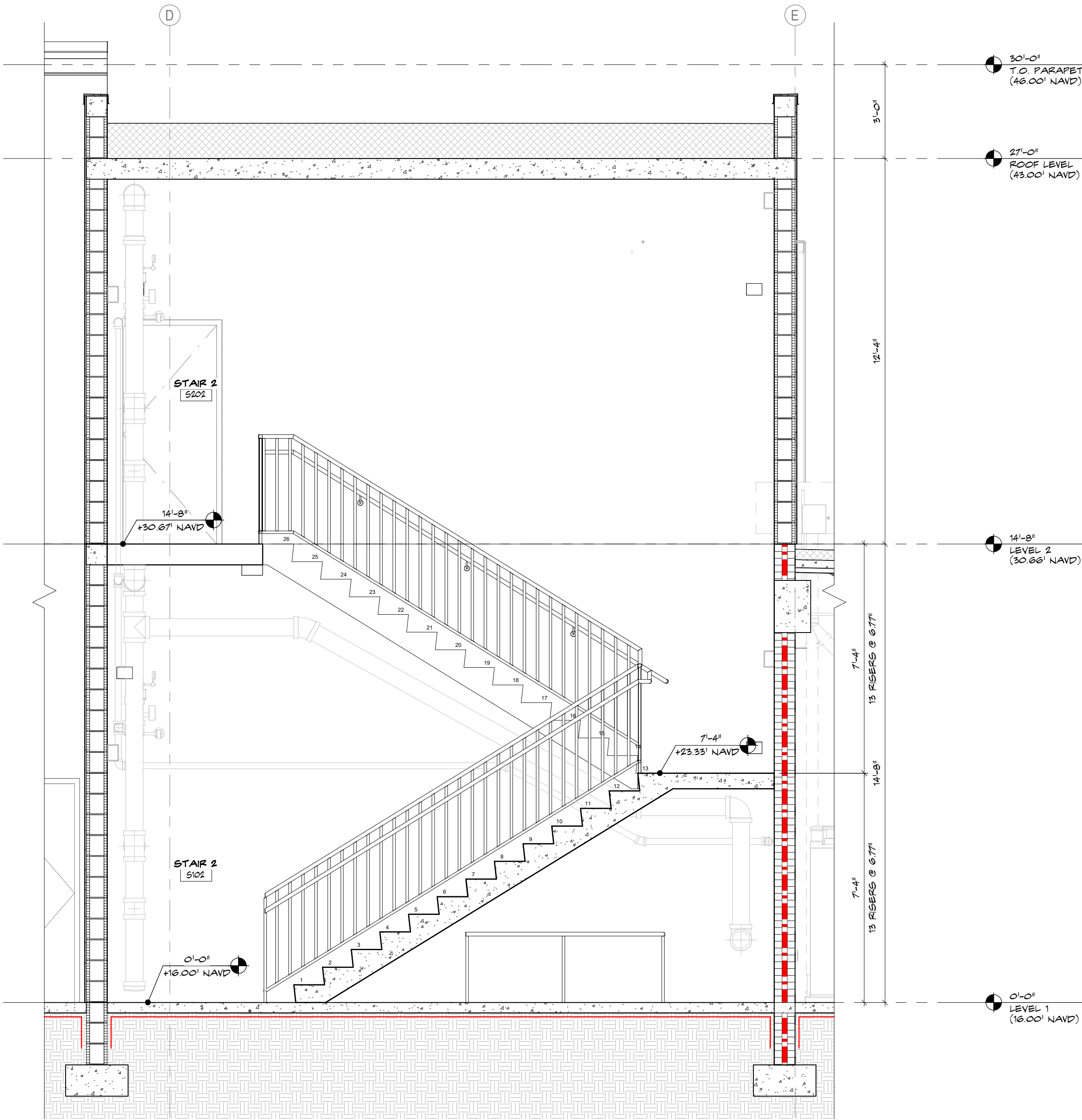
ELEVATOR DETAILS



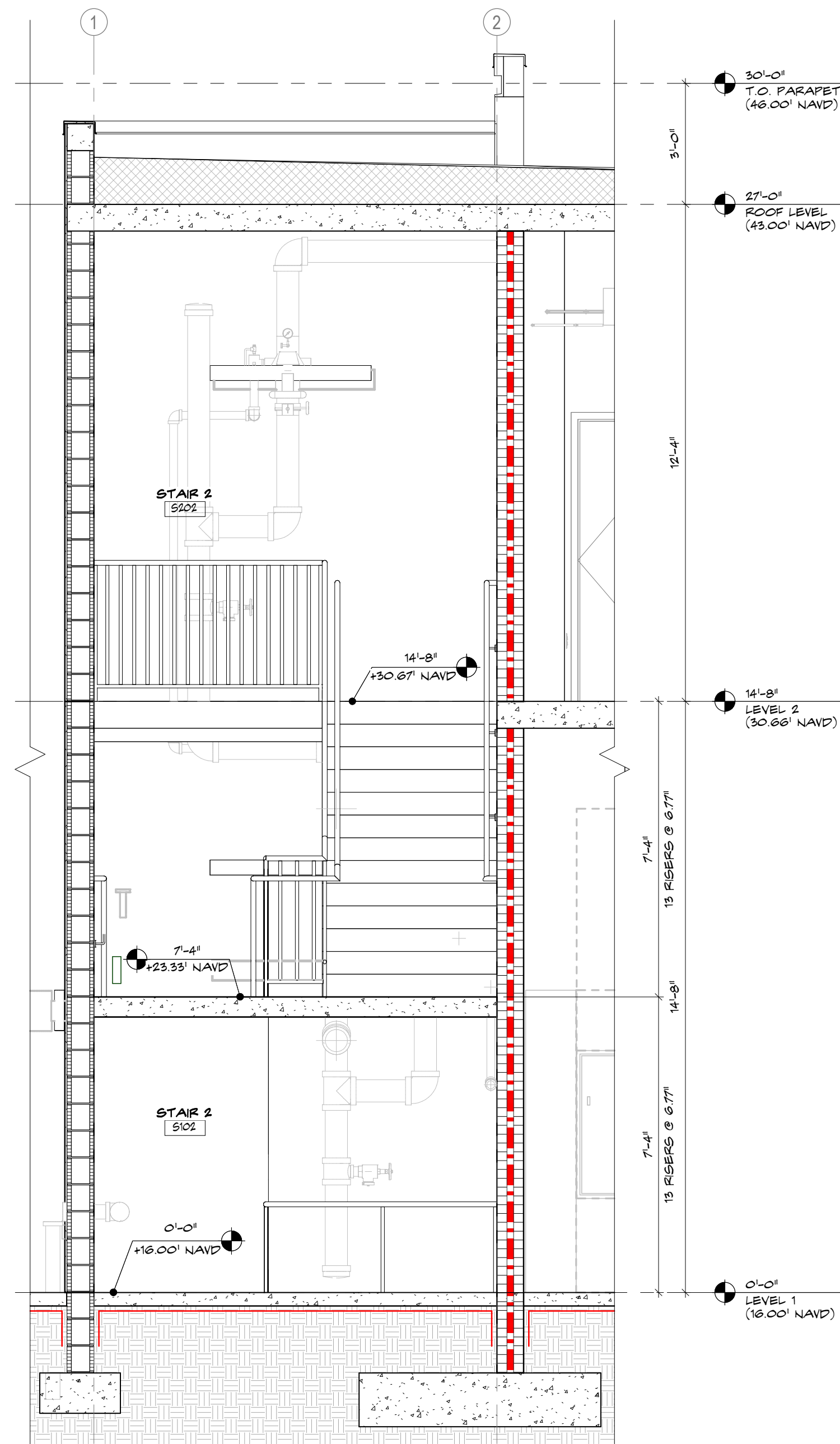
4 ENLARGED STAIR 2 PLAN - LEVEL 1
SCALE: 3/8" = 1'-0"



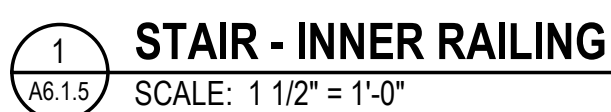
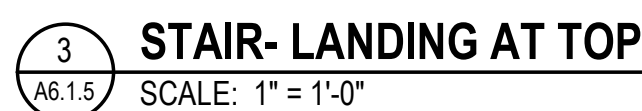
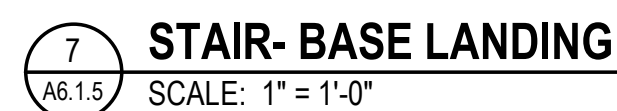
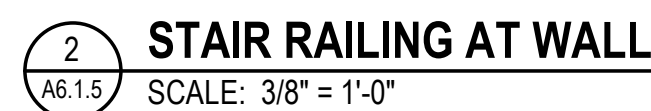
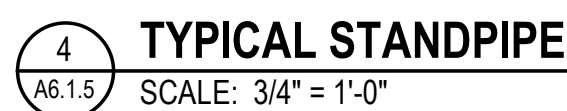
3 ENLARGED STAIR 2 PLAN - LEVEL 2
SCALE: 3/8" = 1'-0"



2 STAIR 2 - SECTION
SCALE: 3/8" = 1'-0"



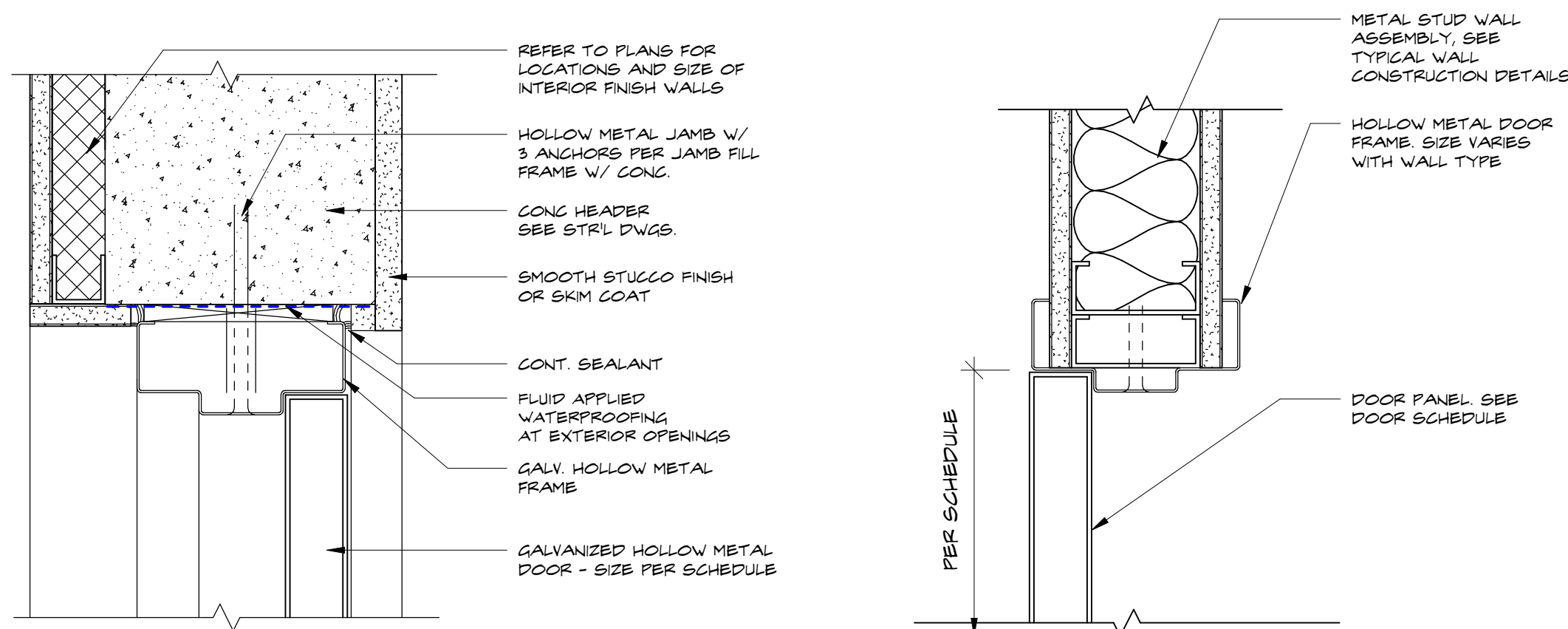
1 STAIR 2 - SECTION
SCALE: 3/8" = 1'-0"



New Construction for:

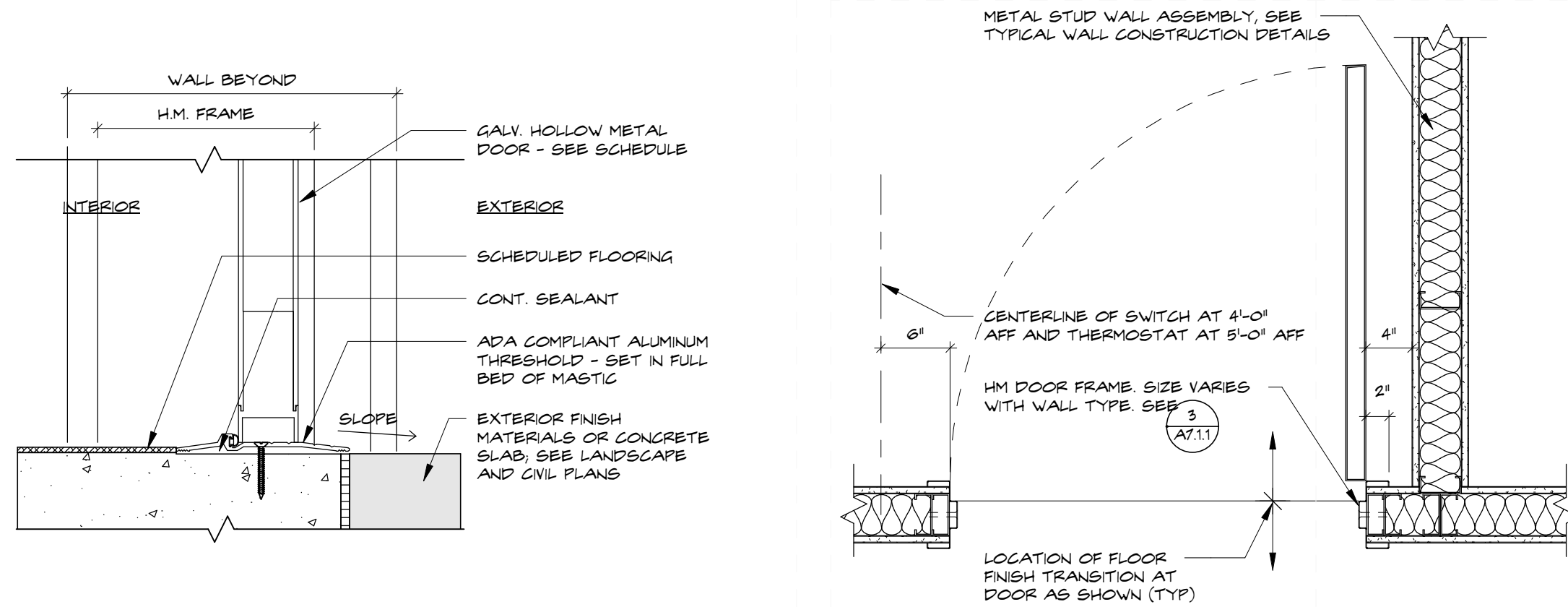
FISHERMAN'S WHARF
RESTAURANT BUILDING

43 FISHERMANS WAY, JUPITER, FL 33477



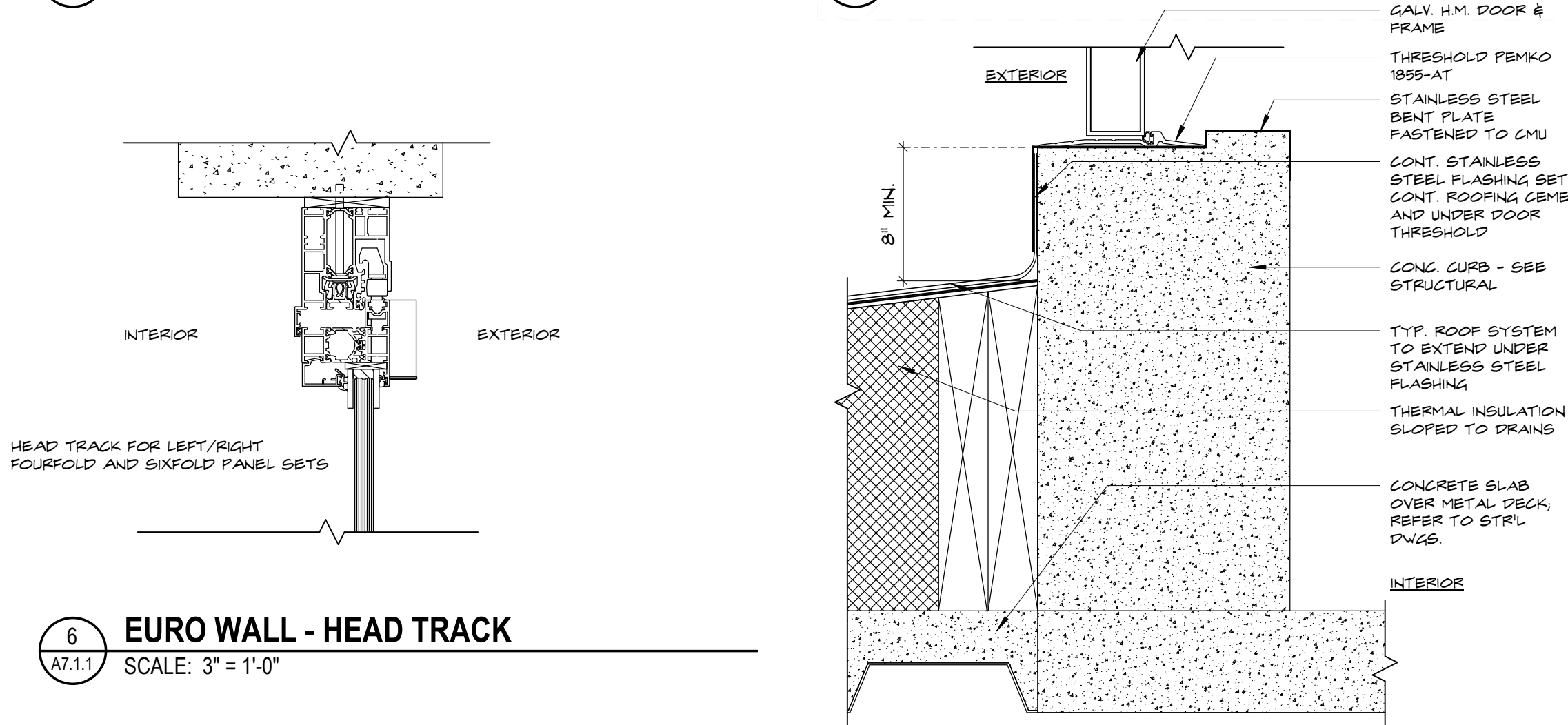
1 EXT H.M. DOOR HEAD/JAMB DTL.
SCALE: 3" = 1'-0"

3 INT DOOR HEAD/JAMB
SCALE: 3" = 1'-0"



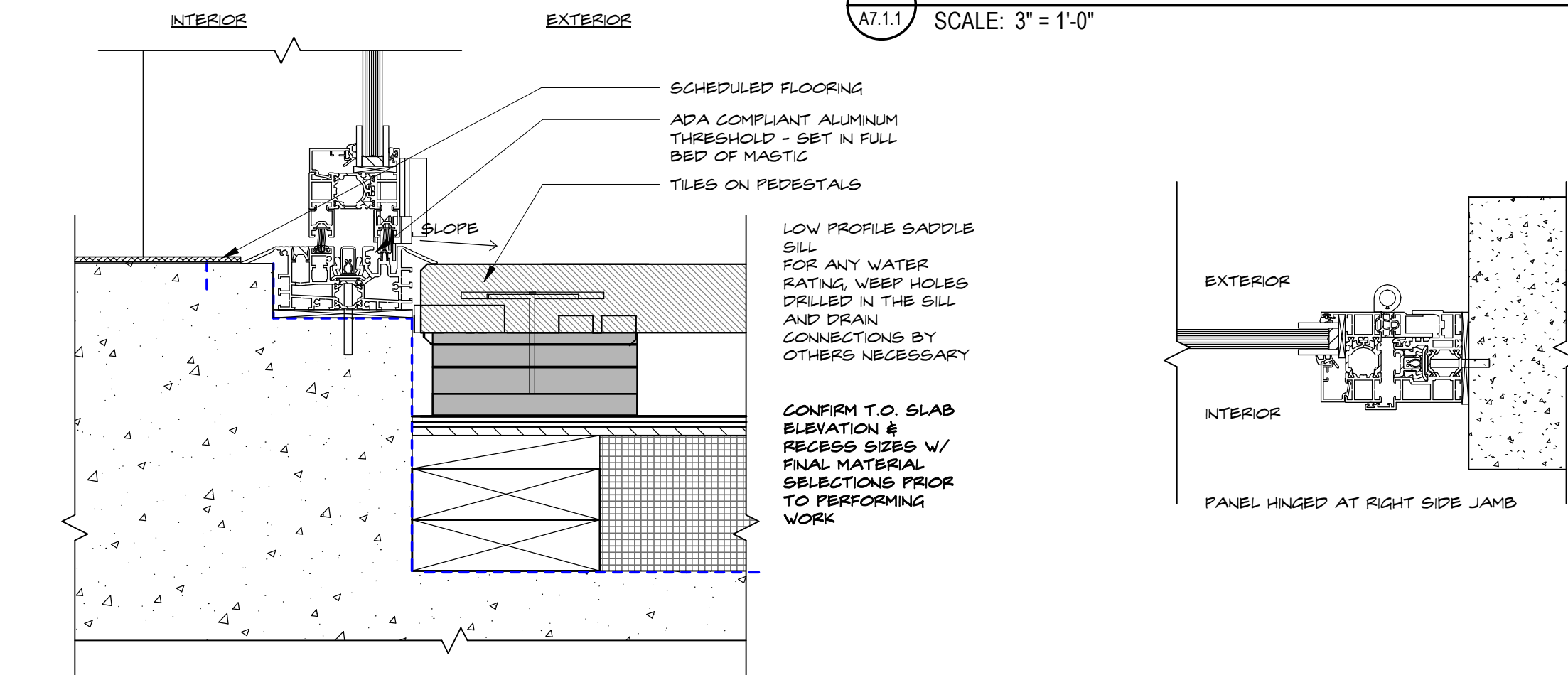
2 DOORS_H.M. DOOR THRESHOLD
SCALE: 3" = 1'-0"

4 H.M. DOOR FRAME - TYPICAL
SCALE: 1" = 1'-0"



6 EURO WALL - HEAD TRACK
SCALE: 3" = 1'-0"

8 ROOF ACCESSS DOOR SILL DTL.
SCALE: 3" = 1'-0"



5 EURO WALL - SILL
SCALE: 3" = 1'-0"

7 EURO WALL - JAMB
SCALE: 3" = 1'-0"

DOOR AND FRAME SPECIFICATIONS

H.M. DOORS:
MANUFACTURER: STEELCRAFT OR EQUAL
STYLE: HOLLOW METAL (EXTERIOR DOORS TO BE GALVANIZED)
TYPE: POLYSTYRENE CORE WITH STANDARD EDGE CONSTRUCTION
FINISHING: PRIME, PRIME AND PRIME/PAINTED IN THE FACTORY. FINISHED BY OTHERS IN THE FIELD.
SEE FINISH SPECIFICATIONS FOR ADDITIONAL INFORMATION AND PAINT COLORS.

H.M. FRAMES - PAINTED:
MANUFACTURER: FLEMING (ASSA ABLOY) F-SERIES OR EQUAL
TYPE: SET UP AND WELDED CORNER, GAUGE PER WALL
FINISHING: PRIME AND FINISHED IN THE FIELD
SEE FINISH SPECIFICATIONS FOR ADDITIONAL INFORMATION AND PAINT COLORS. SEE DOOR DETAILS PAGE FOR DETAILS.

ALUMINUM STOREFRONT (1ST AND 2ND FLOOR):

MANUFACTURER: ALDORA F5300
TYPE: F5300 FRONT SET SYSTEM
FINISHING: SEE DOOR SCHEDULE

ALUMINUM BIFOLDING DOOR (1ST AND 2ND FLOOR):

MANUFACTURER: EURO-WALL, LLC
TYPE: EURO-G3
DOOR: BIFOLD ALUMINUM
FINISHING: SEE DOOR SCHEDULE

HARDWARE SPECIFICATIONS

HINGES:
MCKINNEY MPB79 4 1/2" X 4 1/2" OR EQUAL - MACPRO FIVE KNUCKLE STANDARD WEIGHT HINGE

LOCKSET:
YALE 8800 SERIES GRADE 1 MORTISE LOCK

CLOSER:
FALCON: SC80A

SURFACE BOLTS:
ASSA ABLOY ROCKWOOD 585-12

THRESHOLDS:
ASSA ABLOY - PEMKO 2005V; MILL FINISH ALUMINUM

FLOOR STOP:

WEATHERSTOP:
PEMKO 2005 - HEAVY DUTY THRESHOLD (AT EXTERIOR DOORS)

PANG BAR:
YALE 750 (P) RM SQUARE BOLT

SMOKE SEALS:
ASSA ABLOY PEMKO ADHESIVE GASKETING 588 (COLOR TO MATCH DOOR PANEL/FRAME FINISH)

DOOR BOTTOM:
ASSA ABLOY PEMKO DOOR BOTTOM SWEEP 315LN (COLOR TO MATCH DOOR PANEL/FRAME FINISH)

DOOR AND HARDWARE NOTES

- THE GENERAL CONTRACTOR SHALL CONFIRM THAT A HARDWARE GROUP HAS BEEN NOTED FOR EACH DOOR LABELED IN THE CONSTRUCTION DOCUMENTS AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DOOR THAT HAS NO HARDWARE GROUP OR ANY DISCREPANCY IN THE HARDWARE SCHEDULE.
- SUBMIT A FINAL HARDWARE SCHEDULE FOR ARCHITECT'S REVIEW COORDINATE HARDWARE WITH DOORS, FRAMES, AND RELATED WORK TO ENSURE PROPER SIZE, HAND, FUNCTION, AND FINISH OF HARDWARE.
- CLOSERS SHALL MEET OR EXCEED HANDICAP ACCESSIBILITY REQUIREMENTS, TO BE ADJUSTED AS FOLLOWS: MAXIMUM FORCE TO OPEN SHALL BE 8.5 LBS FOR EXTERIOR DOORS AND 5 LBS FOR INTERIOR DOORS. A MOMENTARY AUXILIARY FORCE EXCEEDING THE MAXIMUM IS APPROVED IN ORDER TO OVERCOME THE WEIGHT OF THE DOORS. SWEEP PERIOD OF CLOSERS SHALL BE AT LEAST 3 SECONDS FROM 90 DEGREES TO APPROXIMATELY 12 DEGREES.
- ADJUST AND CHECK EACH OPERATING ITEM OF HARDWARE AND EACH DOOR TO ENSURE PROPER OPERATION OR FUNCTION OF EVERY UNIT. REPLACE THOSE WHICH CANNOT BE ADJUSTED TO PERATE FREELY AND SMOOTHLY AS INTENDED FOR THE APPLICATION INTENDED.
- GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY DOORS AND HARDWARE THAT REQUIRES INSTALLATION PRIOR TO THE COMPLETION OF ADJACENT WORK THAT MAY CAUSE DAMAGE TO THE NEW DOORS AND HARDWARE.
- GENERAL CONTRACTOR SHALL MEET WITH OWNER TO DETERMINE KEYING REQUIREMENTS. COORDINATE LOCKING REQUIREMENTS WITH SECURITY SYSTEM.
- EQUIPMENT LOCKS WITH MANUFACTURER'S TUMBLER CYLINDER WITH CONSTRUCTION KEY FEATURE, WHICH PERMITS VOIDING OF CONSTRUCTION KEYS WITH OUT CYLINDER REMOVAL.
- PROVIDE IMPACT RESISTANT, EXTERIOR DOOR AND WINDOW ASSEMBLIES AT ALL OPENINGS THAT COMPLY WITH MIAMI DADE COUNTY NOA (AS REQUIRED BY AHJ). MANUFACTURER SHALL PROVIDE CURRENT VALID MIAMI DADE COUNTY NOA OR AHJ OF FLORIDA PRODUCT APPROVAL FOR ENTIRE SYSTEM ASSEMBLY MEETING OR EXCEEDING DESIGN WIND LOAD REQUIREMENTS.
- PROVIDE SHOP DRAWINGS FOR OWNER & ARCHITECT APPROVAL PRIOR TO PURCHASE ORDER AND FABRICATION WINDOWS, DOORS, HARDWARE & CONNECTIONS. PRODUCT APPROVALS SHALL BE INCLUDED IN SHOP DRAWING SUBMITTAL.
- PROVIDE PRESSURE TREATED WOOD BUCKS OR SHIMS AS REQUIRED IN CONTACT WITH CONCRETE OR CMU.
- PROVIDE LIQUID APPLIED WATERPROOFING COATING AS FLASHING AT ALL EXTERIOR OPENINGS. EXTEND A MINIMUM OF 2' IN ALL DIRECTIONS FROM INTERIOR AND EXTERIOR OF OPENINGS.
- CONTRACTOR SHALL FIELD MEASURE ALL EXISTING MASONRY OPENINGS AND COORDINATE WITH SHOP DRAWINGS BEFORE SHOP DRAWINGS ARE SUBMITTED FOR APPROVAL. G.C. TO BE RESPONSIBLE TO INSURE THAT DOORS FIT EXISTING AND NEW OPENINGS.
- HINGES SHALL BE SUPPLIED FOR EACH LEAF IN THE FOLLOWING NUMBER:
A. DOORS LESS THAN 60"- 2 HINGES
B. DOORS 60"-90"- 3 HINGES
C. DOORS 90"-120"- 4 HINGES

DOOR SCHEDULE

MARK	TYPE	LOCATION (TO)	DOOR SIZE WIDTH HEIGHT	DOOR SIZE WIDTH HEIGHT	DOOR SIZE WIDTH HEIGHT	DOOR SIZE WIDTH HEIGHT	DOOR PANEL MATERIAL FINISH	DOOR FRAME MATERIAL FINISH	RATING	HARDWARE SET FINISH	NOTES
100A	E	COVERED DELIVERY AREA	(PAIR) 4'-0" 8'-0"	8'-0" 7'-10"	1 3/4" 1 3/4"	ALUM	FINISH	ALUM	FINISH	-	ALUM. GATE
101A	D	RESTAURANT	(PAIR) 3'-0" 8'-0"	8'-0" 8'-3"	2"	C				1	
101B	C	RESTAURANT	(PAIR) 3'-0" 8'-0"	8'-0" 8'-0"	2"					1	WIDTH IS PER DOOR PANEL
101C	E	RESTAURANT	(2 PANEL) 8'-0" 18'-0"	18'-0" 10'-0"	1 3/4"						CONTACT MANUFACTURER FOR MORE INFORMATION
101D	E	COVERED OUTDOOR PATIO	(2 PANEL) 8'-0" 18'-0"	18'-0" 10'-0"	1 3/4"						CONTACT MANUFACTURER FOR MORE INFORMATION
101E	E	RESTAURANT	(2 PANEL) 8'-0" 18'-0"	18'-0" 10'-0"	1 3/4"						CONTACT MANUFACTURER FOR MORE INFORMATION
101F	B	COVERED OUTDOOR PATIO		3'-0" 3'-0"	8'-0" 2"					3	
101G	A	RESTAURANT		3'-0" 3'-0"	7'-0" 1 3/4"	HM		HM		3	
102	A	COVERED DELIVERY AREA		3'-0" 3'-0"	7'-0" 1 3/4"	HM		HM		3	
104A	A	MAN. ELEC. RM		3'-0" 3'-0"	7'-0" 2"	HM		HM	45 MIN	2	
104B	A	MAN. ELEC. RM		2'-6" 2'-6"	7'-0" 2"	HM		HM	90 MIN	2	
107	E	COVERED OUTDOOR PATIO		2'-0" 4'-0"	8'-0" 2"						ALUM. GATE
200A	D	PRIVATE DINING	(PAIR) 3'-0" 8'-0"	8'-0" 8'-0"	2"					1	
200B	E	PRIVATE DINING	(2 PANEL) 8'-0" 18'-0"	18'-0" 10'-0"	1 3/4"						CONTACT MANUFACTURER FOR MORE INFORMATION
200C	E	PRIVATE DINING	(2 PANEL) 8'-0" 18'-0"	18'-0" 10'-0"	1 3/4"						CONTACT MANUFACTURER FOR MORE INFORMATION
200D	C	PRIVATE DINING		3'-0" 3'-0"	8'-0" 2"					1	
200E	A	MECHANICAL ROOF		3'-0" 3'-0"	7'-0" 1 3/4"	HM		HM		2	
205	A	ELEC. CLOS.		3'-0" 3'-0"	7'-0" 2"	HM		HM	45 MIN	2	
ST-101A	A	STAR 1		3'-0" 3'-0"	7'-0" 1 3/4"	HM		HM		3	
ST-101B	A	STAR 1		3'-0" 3'-0"	7'-0" 2"	HM		HM	45 MIN	3	
ST-102	A	STAR 2		3'-0" 3'-0"	7'-0" 1 3/4"	HM		HM		3	
ST-201A	A	STAR 1		3'-0" 3'-0"	7'-0" 1 3/4"	HM		HM		3	
ST-201B	A	STAR 1		3'-0" 3'-0"	7'-0" 1 3/4"	HM		HM		3	
ST-202	A	STAR 2		3'-0" 3'-0"	7'-0" 2"	HM		HM	45 MIN	3	

DOOR HARDWARE GROUPS

DOOR HARDWARE SETS

THE HARDWARE SETS REPRESENT THE DESIGN INTENT AND DIRECTION OF THE OWNER AND ARCHITECT. THEY ARE A GUIDELINE ONLY AND SHOULD NOT BE CONSIDERED A DETAILED HARDWARE SCHEDULE. DISCREPANCIES, CONFLICTING HARDWARE AND MISSING ITEMS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT WITH CORRECTIONS MADE PRIOR TO THE BIDDING PROCESS. OMITTED ITEMS NOT INCLUDED IN A HARDWARE SET SHOULD BE SCHEDULED WITH THE APPROPRIATE ADDITIONAL HARDWARE REQUIRED FOR PROPER APPLICATION AND FUNCTIONALITY. QUANTITIES LISTED ARE FOR EACH PAIR OF DOORS, OR FOR EACH SINGLE DOOR. THE SUPPLIER IS RESPONSIBLE FOR HANDING AND SIZING ALL PRODUCTS. WHERE MULTIPLE OPTIONS FOR A PIECE OF HARDWARE ARE GIVEN IN A SINGLE LINE ITEM, THE SUPPLIER SHALL PROVIDE THE APPROPRIATE APPLICATION FOR THE OPENING. AT EXISTING OPENINGS WITH NEW HARDWARE THE SUPPLIER SHALL FIELD INSPECT EXISTING CONDITIONS PRIOR TO THE SUBMITTAL STAGE TO VERIFY THE SPECIFIED HARDWARE WILL WORK AS REQUIRED. PROVIDE ALTERNATE SOLUTIONS AND PROPOSALS AS NEEDED.

HARDWARE SETS - COMMON AREAS

SET 1: STOREFRONT ENTRY

- | | | | |
|---|-------------------------------------|---|-------------------------------------|
| 4 | HINGES | 3 | HINGES |
| 1 | OFFSET FULL | 1 | PANG BAR WITH STOREFRONT LOCK/LEVER |
| 1 | CLOSER | 1 | CLOSER SURFACE INSIDE ROOM |
| 1 | FLOOR STOP | | |
| 3 | PANG PUSH BAR | | |
| 3 | POINT LOCK INTEGRATED WITH PANG BAR | | |

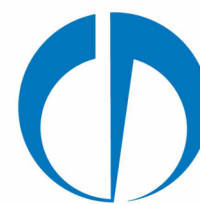
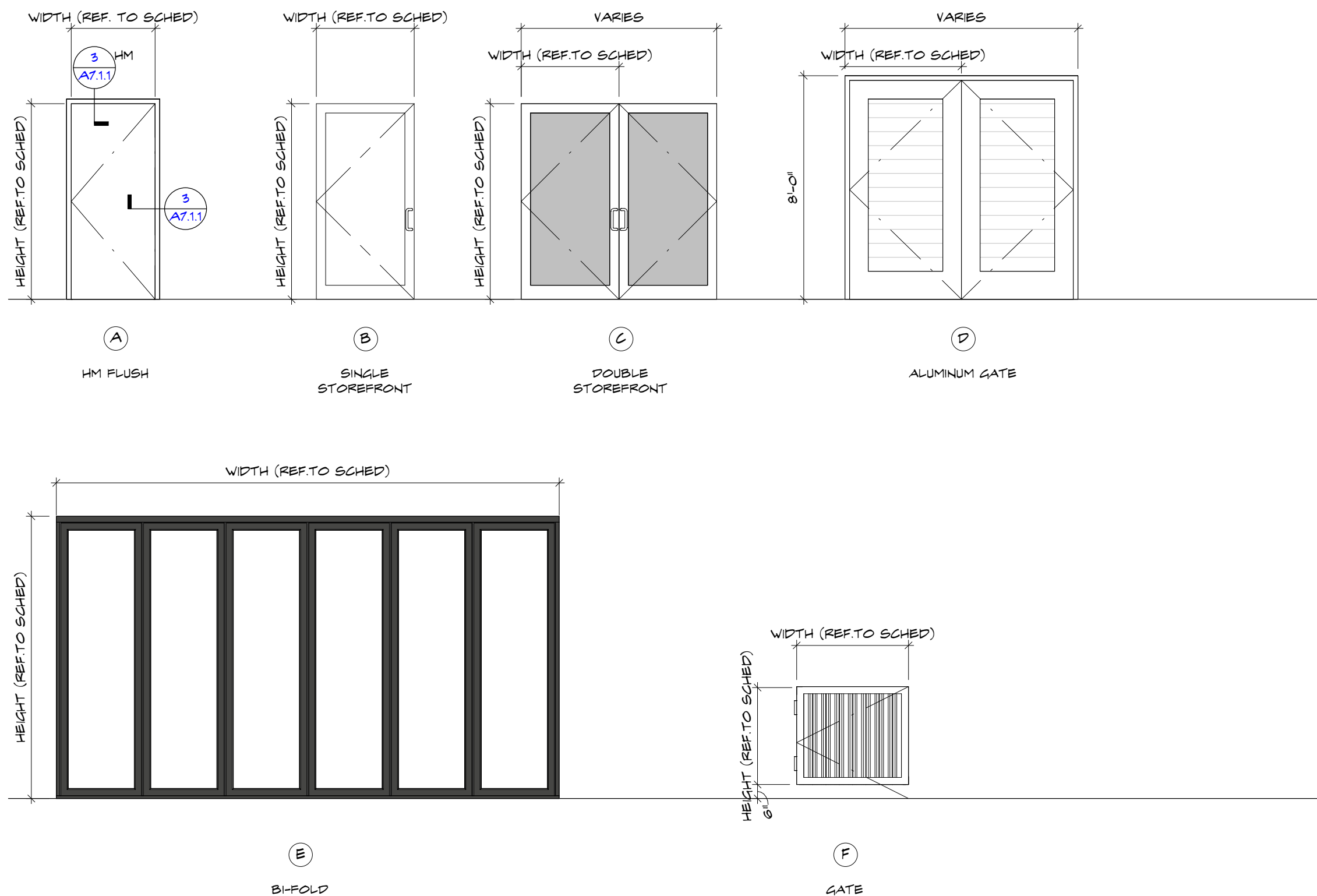
SET 2: BOH. STOREROOM LOCK

- | | | | |
|---|--------------------------------------|--|--|
| 4 | HINGES (3 AT 7' DOOR) | | |
| 1 | SURFACE CLOSER (MOUNTED INSIDE ROOM) | | |
| 1 | STOREROOM LOCK | | |

DOOR SCHEDULE ABBREVIATIONS

MB - MATTE BLACK (622)
BC - BRUSHED CHROME
CA - CLEAR ANODIZED ALUMINUM
FC/MB - POWDER COATED MATTE BLACK
PT - PAINTED
WD - WOOD
HM - HOLLOW METAL
GM - GALVANIZED HOLLOW METAL (ASO)
ALUM/GL - ALUMINUM AND GLASS
ALUM - ALUMINUM
FC/WH - POWDER COAT WHITE

DOOR PANEL TYPE

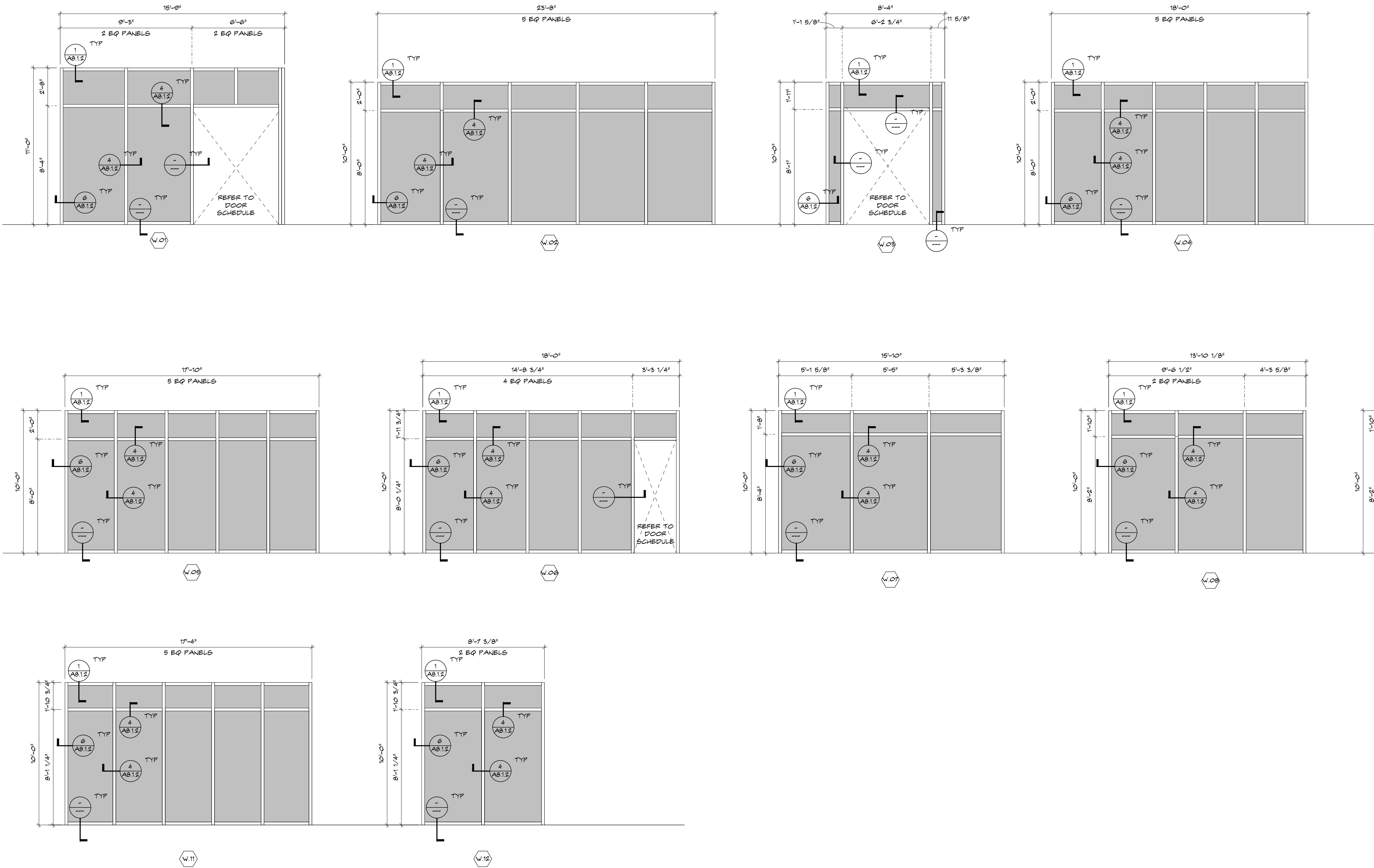


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Revisions:

Project no: 25009
Date: 05-15-2026
Drawn by: CH, SH
Project Manager: CG

WINDOW TYPES



WINDOW NOTES & SPECIFICATIONS

- 1. PROVIDE IMPACT RESISTANT, EXTERIOR DOOR AND WINDOW ASSEMBLIES AT ALL OPENINGS THAT COMPLY WITH STATE OF FLORIDA OR MIAMI-DADE COUNTY PRODUCT APPROVAL (AS REQUIRED BY LOCAL BLDG. DEPT.). MANUFACTURER SHALL PROVIDE CURRENT VALID MIAMI DADE COUNTY NOA OR STATE OF FLORIDA PRODUCT APPROVAL FOR ENTIRE SYSTEM ASSEMBLY MEETING OR EXCEEDING DESIGN WIND LOAD REQUIREMENTS.
 - 2. PROVIDE SHOP DRAWINGS FOR OWNER & ARCHITECT APPROVAL PRIOR TO PURCHASE ORDER AND FABRICATION. WINDOWS, DOORS, HARDWARE & CONNECTIONS. PRODUCT APPROVALS SHALL BE INCLUDED IN SHOP DRAWING SUBMITTAL.
 - 3. PROVIDE PRESSURE TREATED WOOD BUCKS WHEN AS REQUIRED IN CONTACT WITH CONCRETE OR CMU. (SEE STRUCTURAL DRAWINGS)
- BASIS OF DESIGN**
(NOTE: OWNER / ARCHITECT APPROVED SUBSTITUTIONS MEETING ALL REQUIREMENTS IS ACCEPTABLE, G.C. TO PROVIDE SPECIFIED GLASS AND FRAME TYPE INFORMATION THAT ACHIEVES REQUIRED WIND PRESSURES PER STRUCTURAL DRAWINGS)
- TYPICAL BYFOLD DOOR (SEE DOOR SCHEDULE FOR PROFILE)**
EUROWALL - EURO G3 BIFOLD DOOR SYSTEM (L.M.I.)
GLASS TYPE - 'A' LAMINATED
FRAME TYPE - NON-REF. LEVEL '1'
- TYPICAL STOREFRONT DOOR (SEE DOOR SCHEDULE FOR PROFILE)**
ALDORA - KS SUMMIT - COMMERCIAL GLASS OUTSWING IMPACT DOOR (L.M.I.)
GLASS TYPE - 'A' LAMINATED GLASS
- TYPICAL STOREFRONT SYSTEM (SEE WINDOWS SCHEDULE)**
ESWINDOWS - SERIES 8000 ALUMINUM WINDOW WALL SYSTEM (L.M.I.)
GLASS TYPE - 'A' LAMINATED
- REQUIRED U-VALUE: 1.07
REQUIRED SHGC: 0.5
REQUIRED STC: 25
FINISH: SEE EXTERIOR ELEVATIONS
- CLEAR GLAZING

WINDOW SCHEDULES / STOREFRONT / CURTAIN WALL

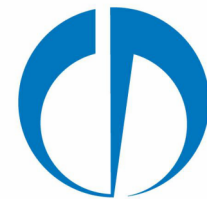
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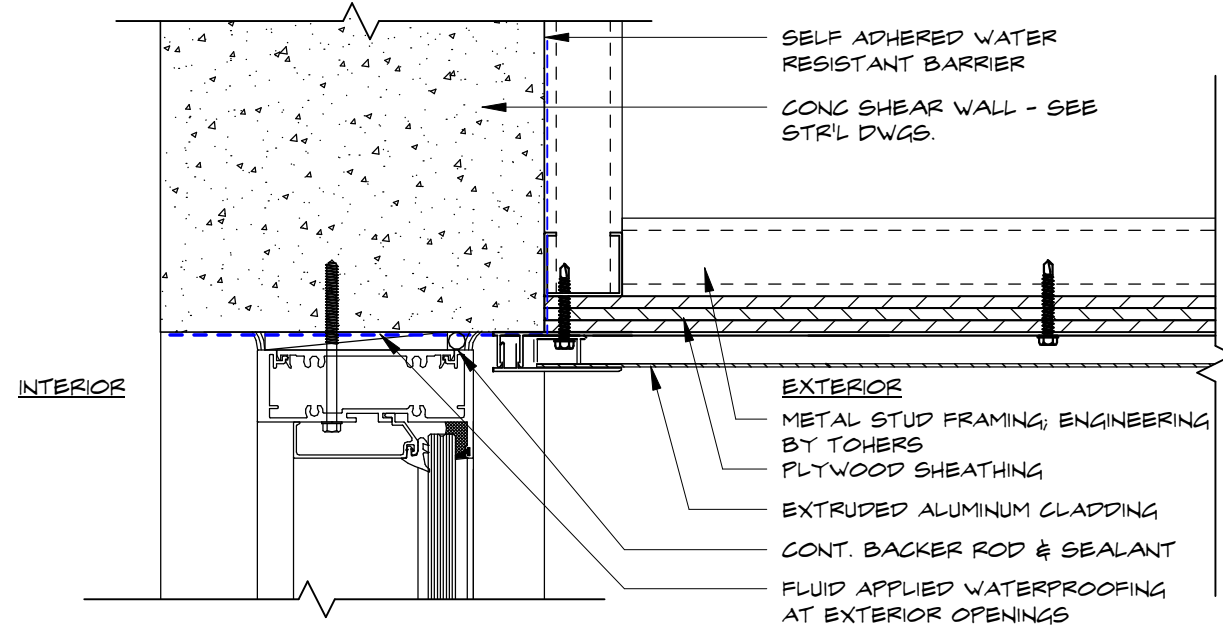
A8.1.1
CONSTRUCTION DOCUMENTS



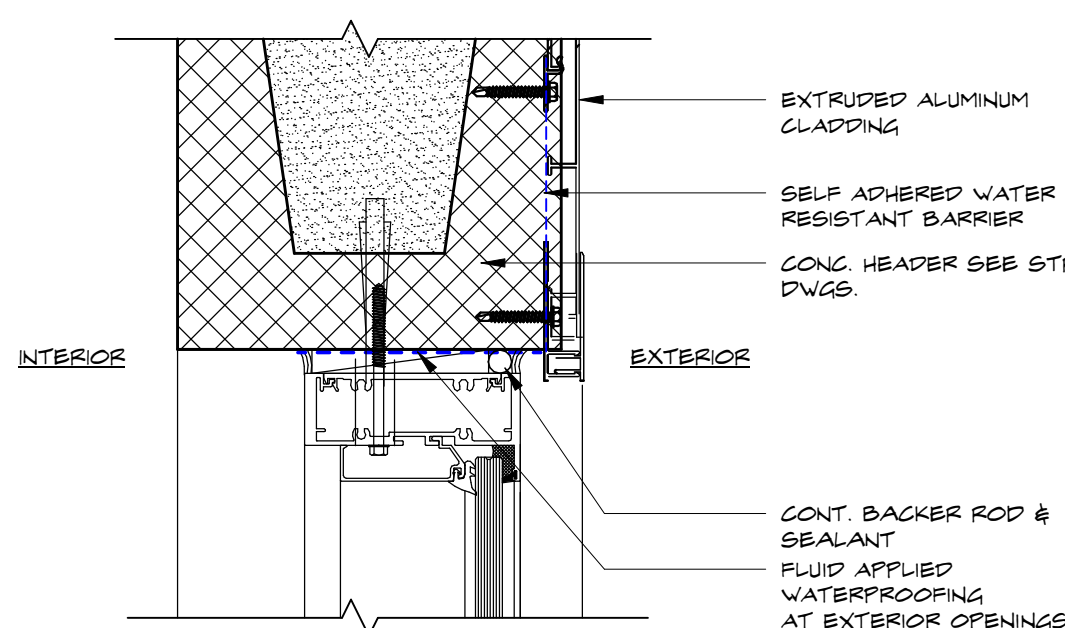
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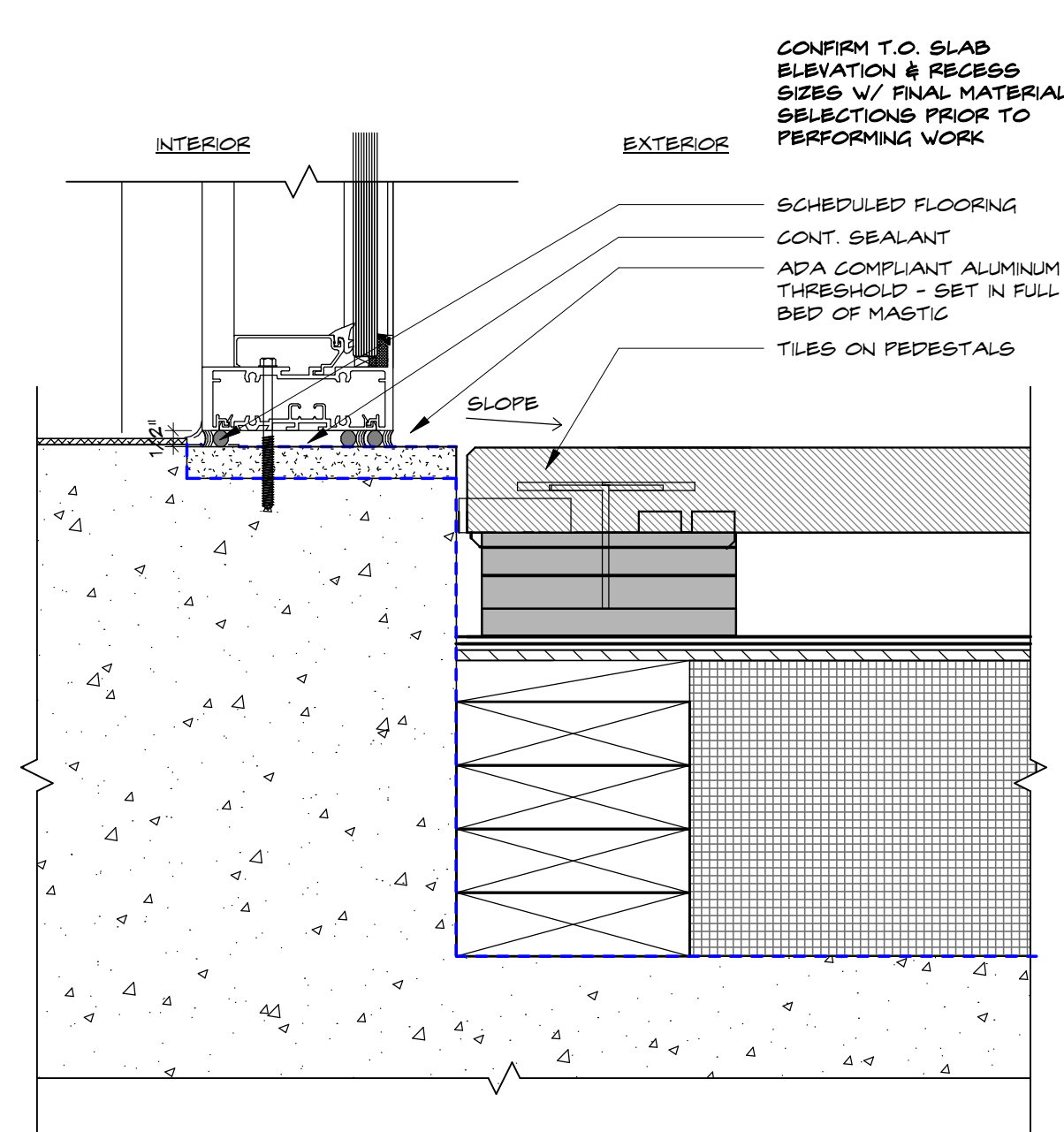
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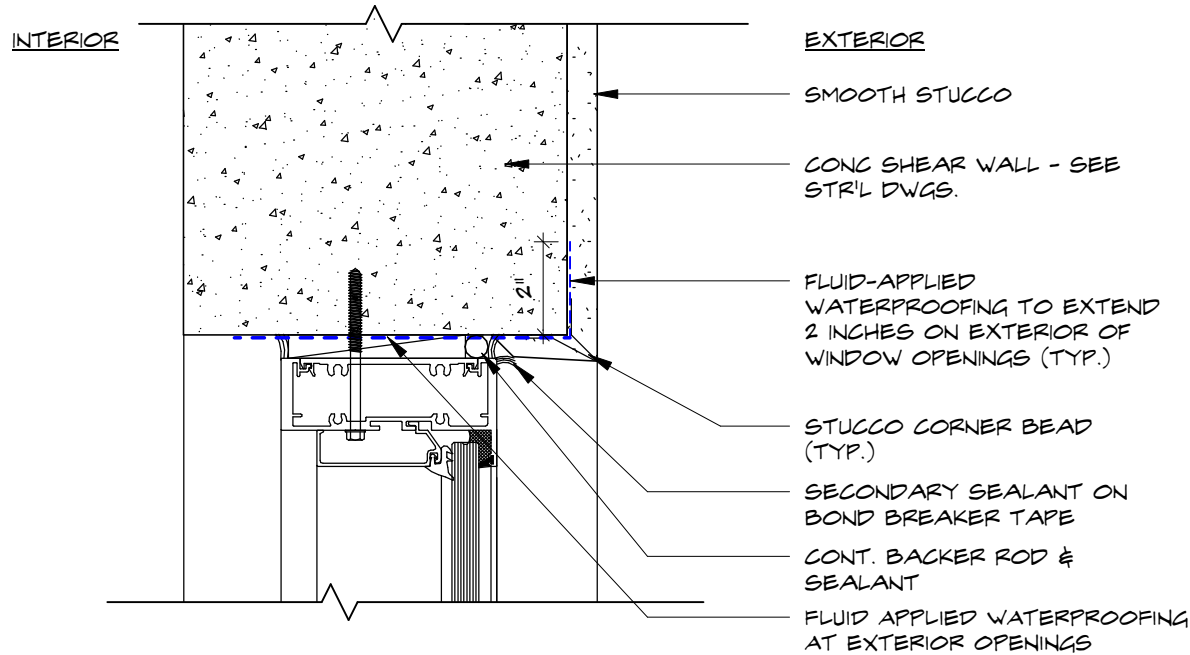
1 DOOR HEAD/JAMB @ EXTRUDED ALUM CEILING
A8.1.2 SCALE: 3" = 1'-0"



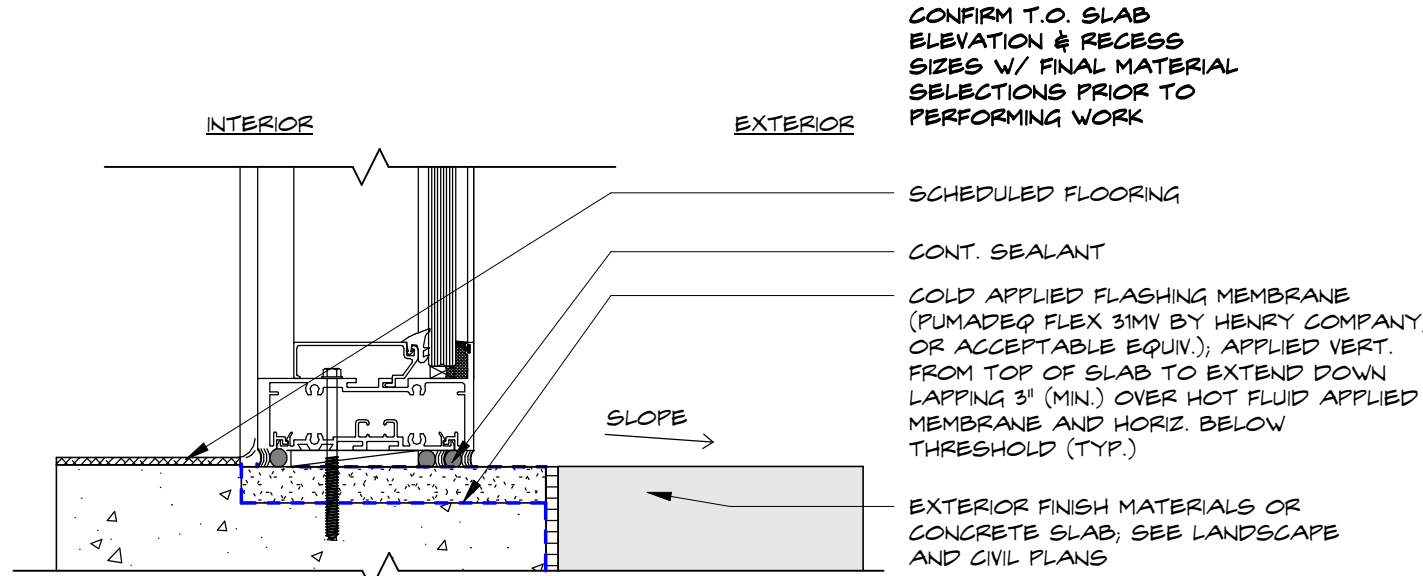
2 WINDOW WALL HEAD/JAMB @EXTRUDED METAL CLADDING
A8.1.2 SCALE: 3" = 1'-0"



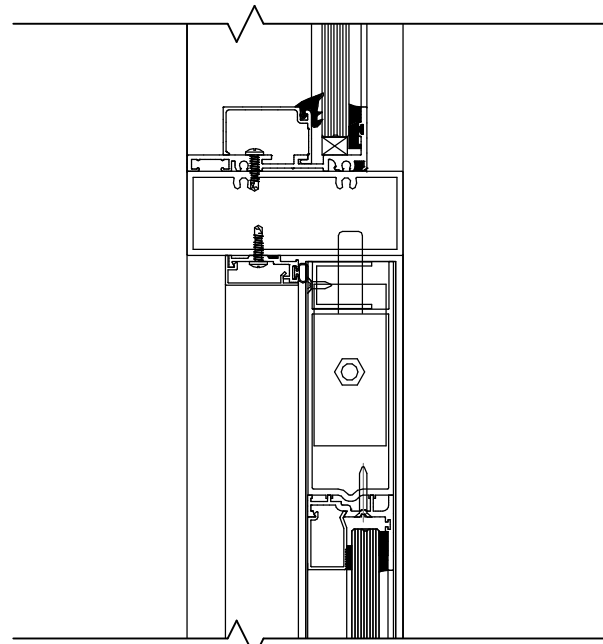
9 STOREFRONT - BASE W TILE ON PEDESTALS
A8.1.2 SCALE: 3" = 1'-0"



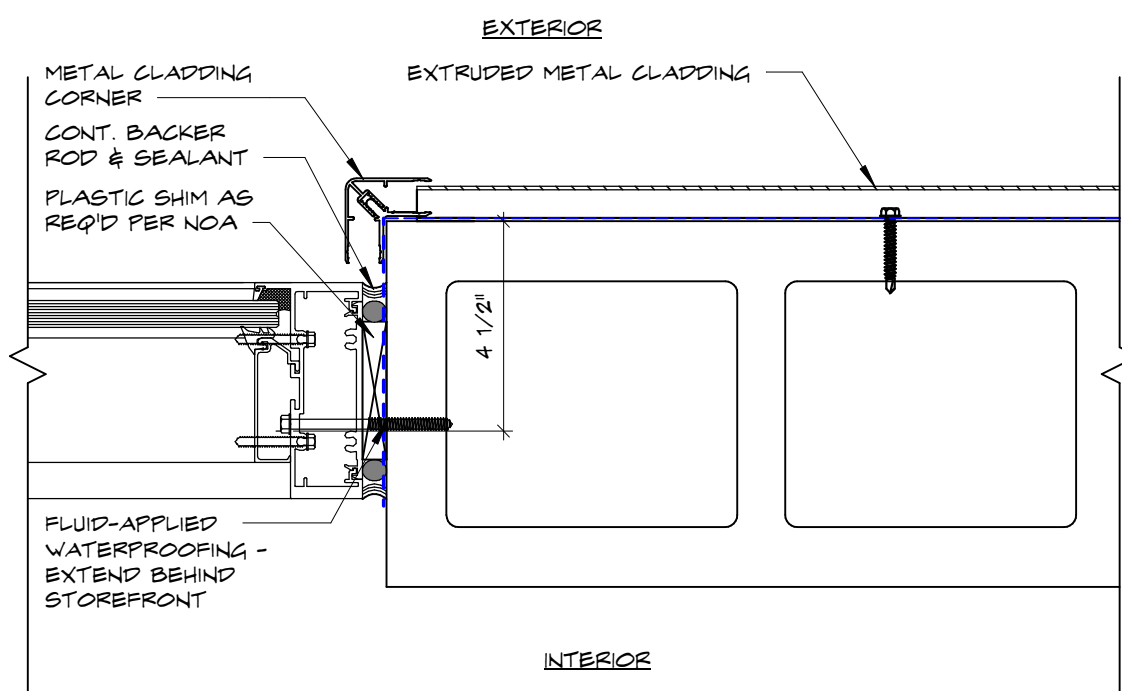
3 DOOR HEAD/JAMB @ STUCCO FINISH
A8.1.2 SCALE: 3" = 1'-0"



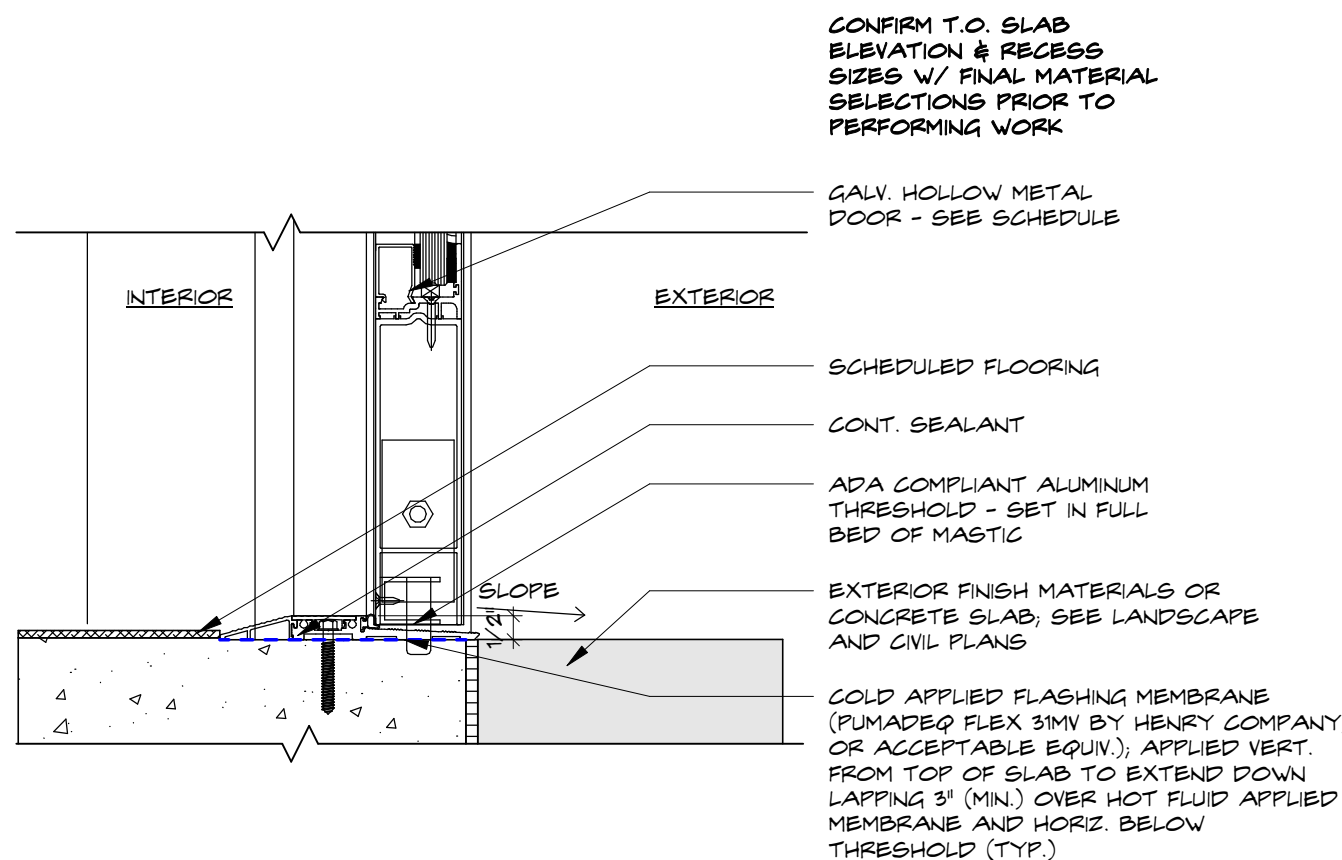
4 STOREFRONT - BASE
A8.1.2 SCALE: 3" = 1'-0"



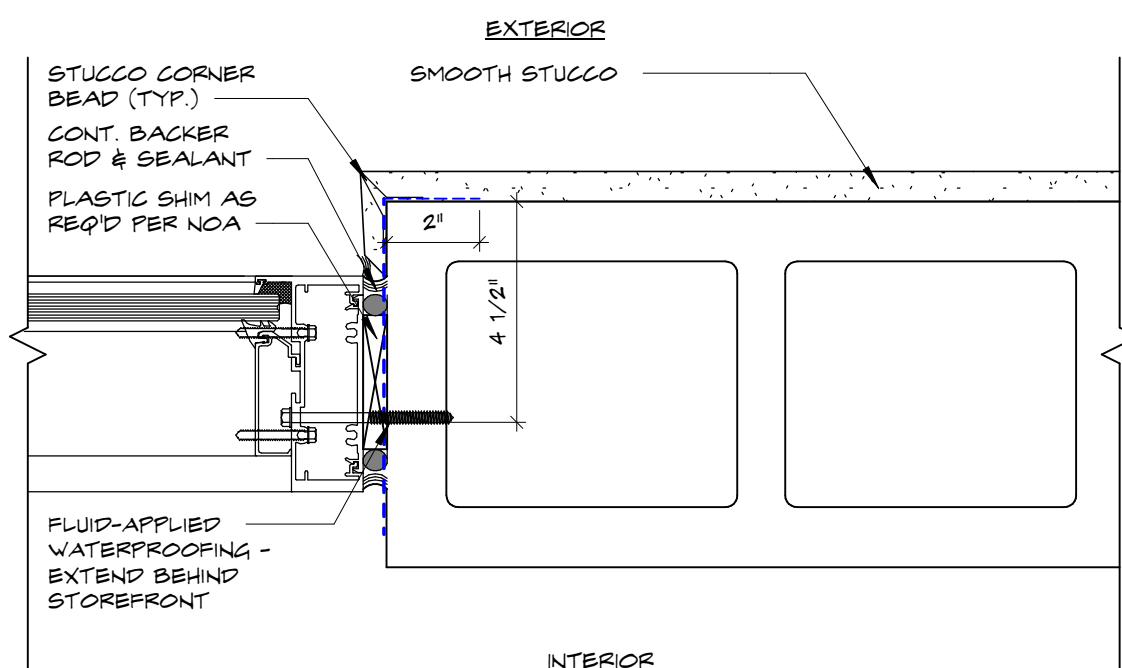
5 STOREFRONT DOOR HEAD WITH WINDOW WALL ABOVE
A8.1.2 SCALE: 3" = 1'-0"



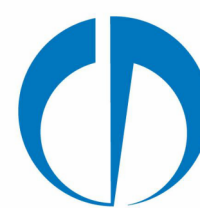
6 STORE FRONT HORIZONTAL JAMB DETAIL @ EXTRUDED METAL CLADDING
A8.1.2 SCALE: 3" = 1'-0"



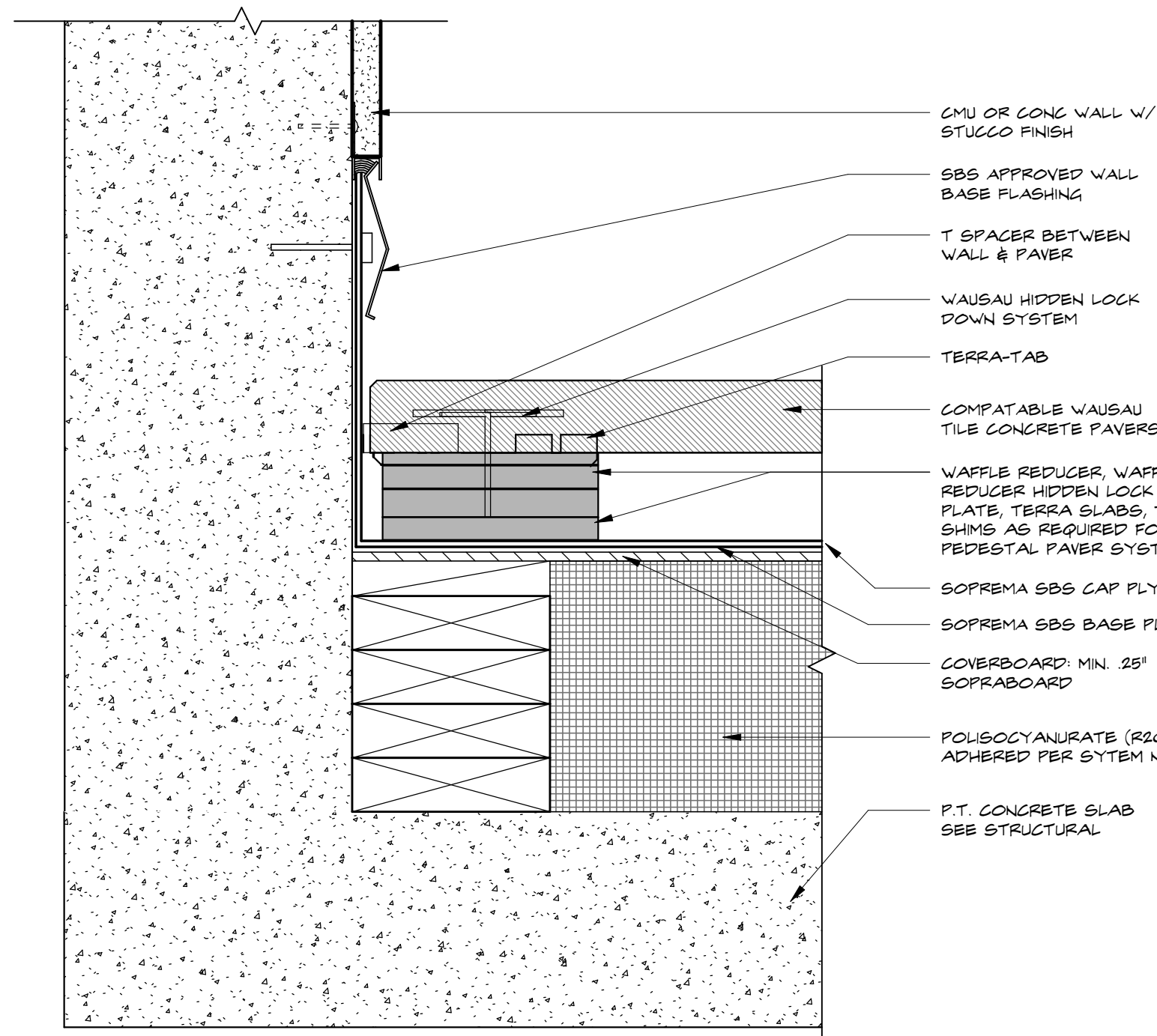
7 STORE FRONT DOOR THRESHOLD
A8.1.2 SCALE: 3" = 1'-0"



8 STORE FRONT HORIZONTAL JAMB DETAIL @ STUCCO
A8.1.2 SCALE: 3" = 1'-0"

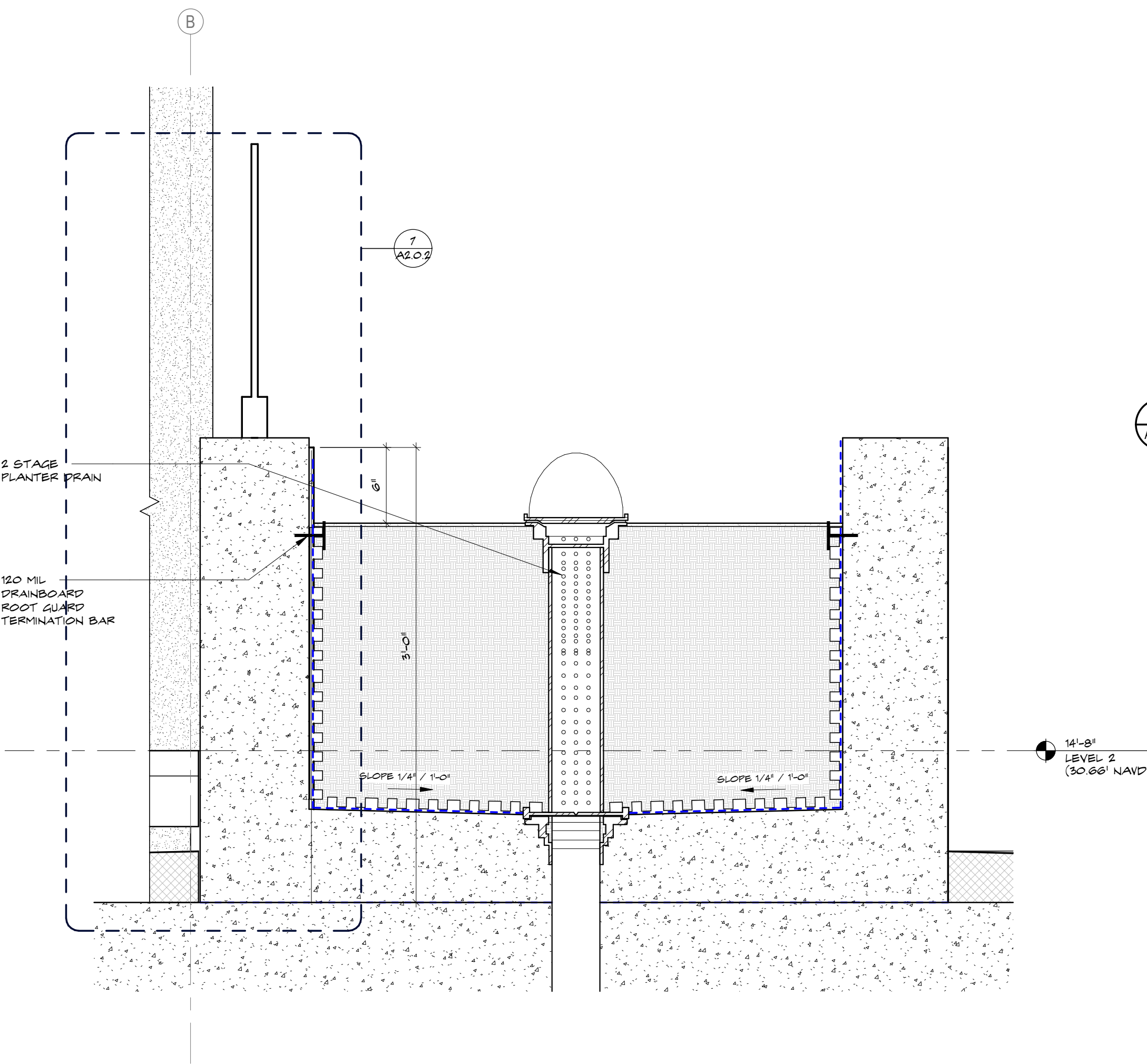


Autodesk Docs/Fisherman's Wharf/Fisherman's Wharf - Restaurant Building.rvt



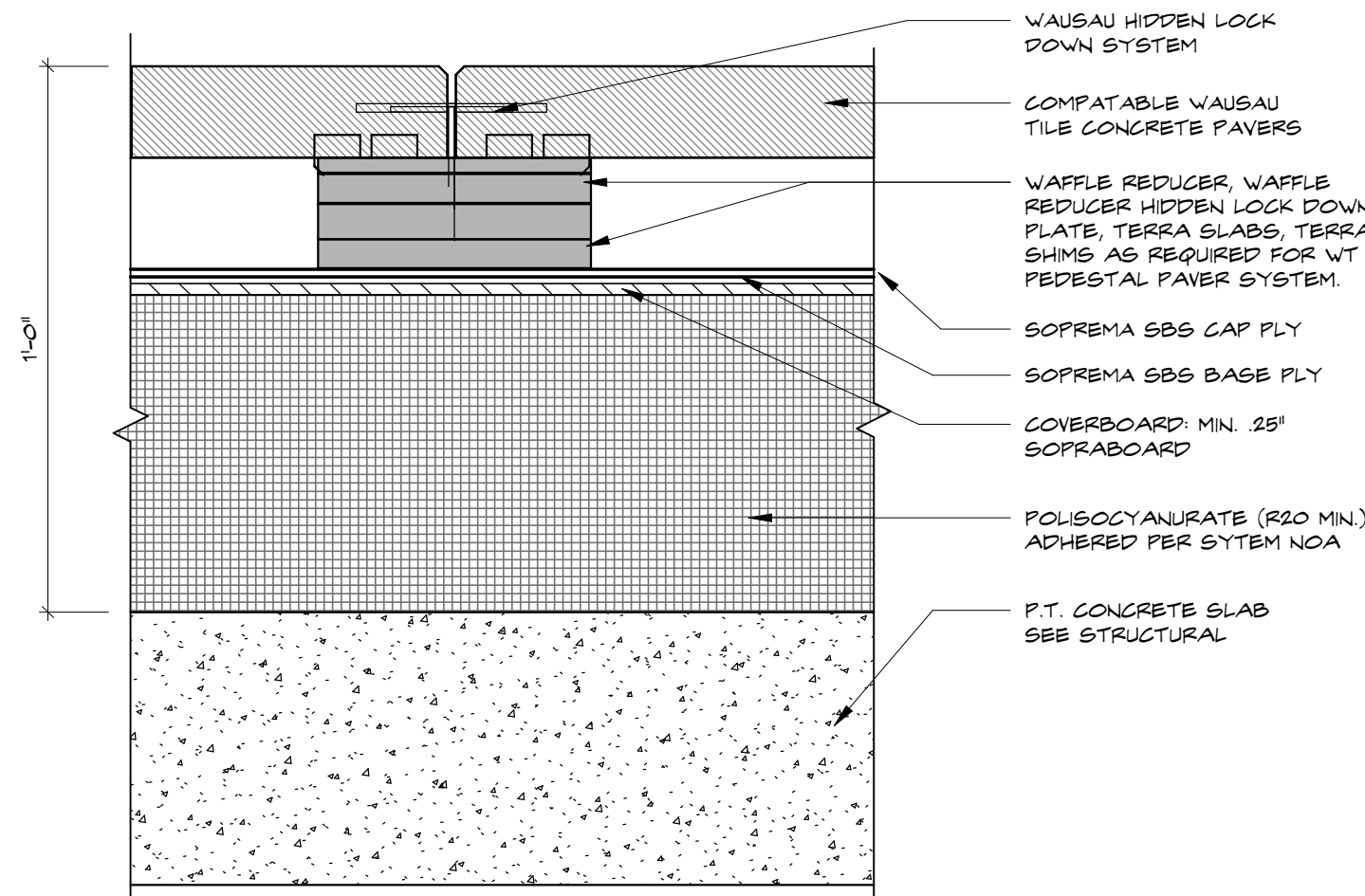
1 PAVER SYSTEM @ WALL

A8.1.3 SCALE: 3" = 1'-0"



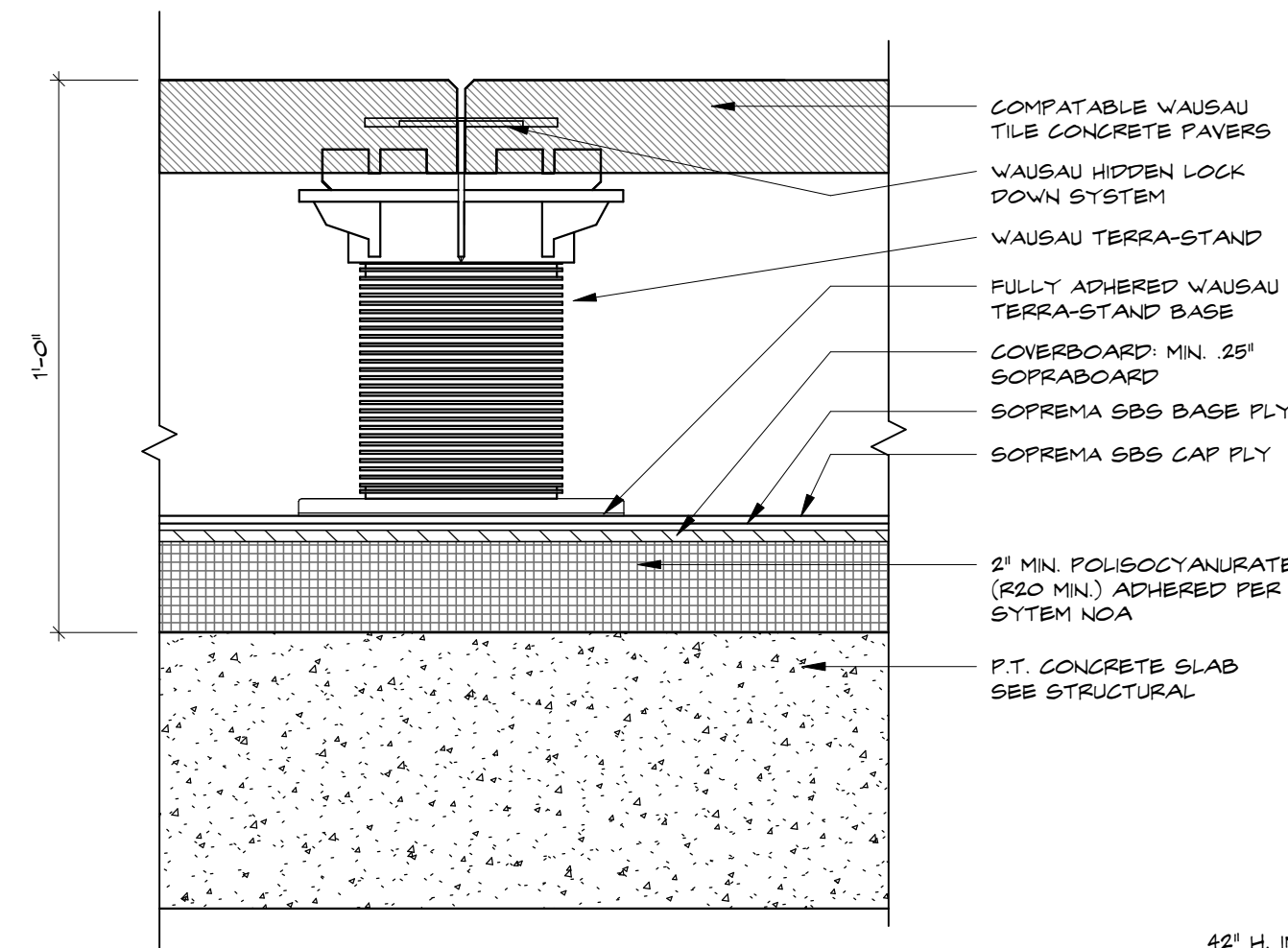
4 2ND FLOOR PLANTER DETAIL

A8.1.3 SCALE: 1 1/2" = 1'-0"



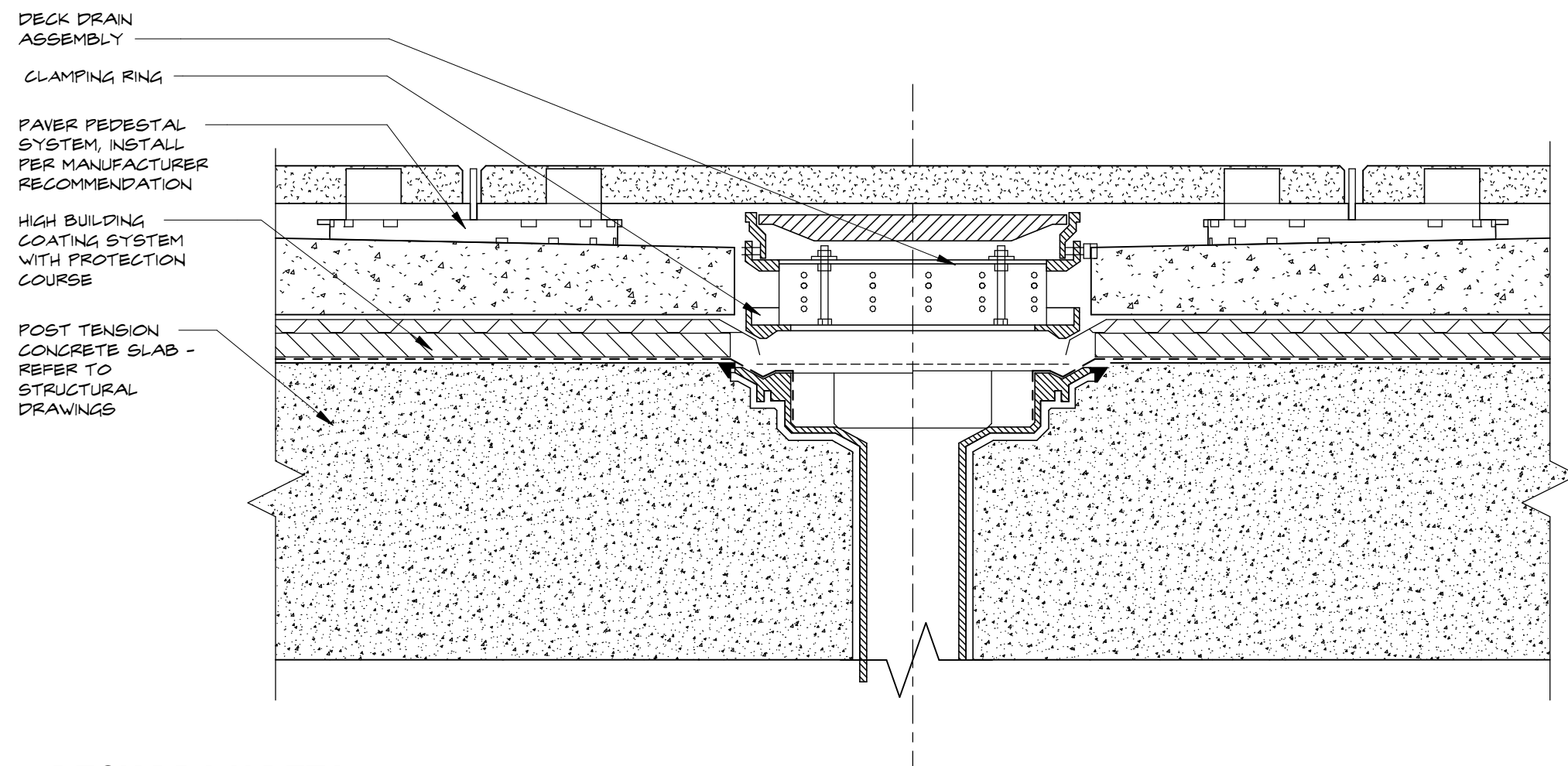
2 ROOF PAVER SYSTEM - HIGH POINT 2

A8.1.3 SCALE: 3" = 1'-0"



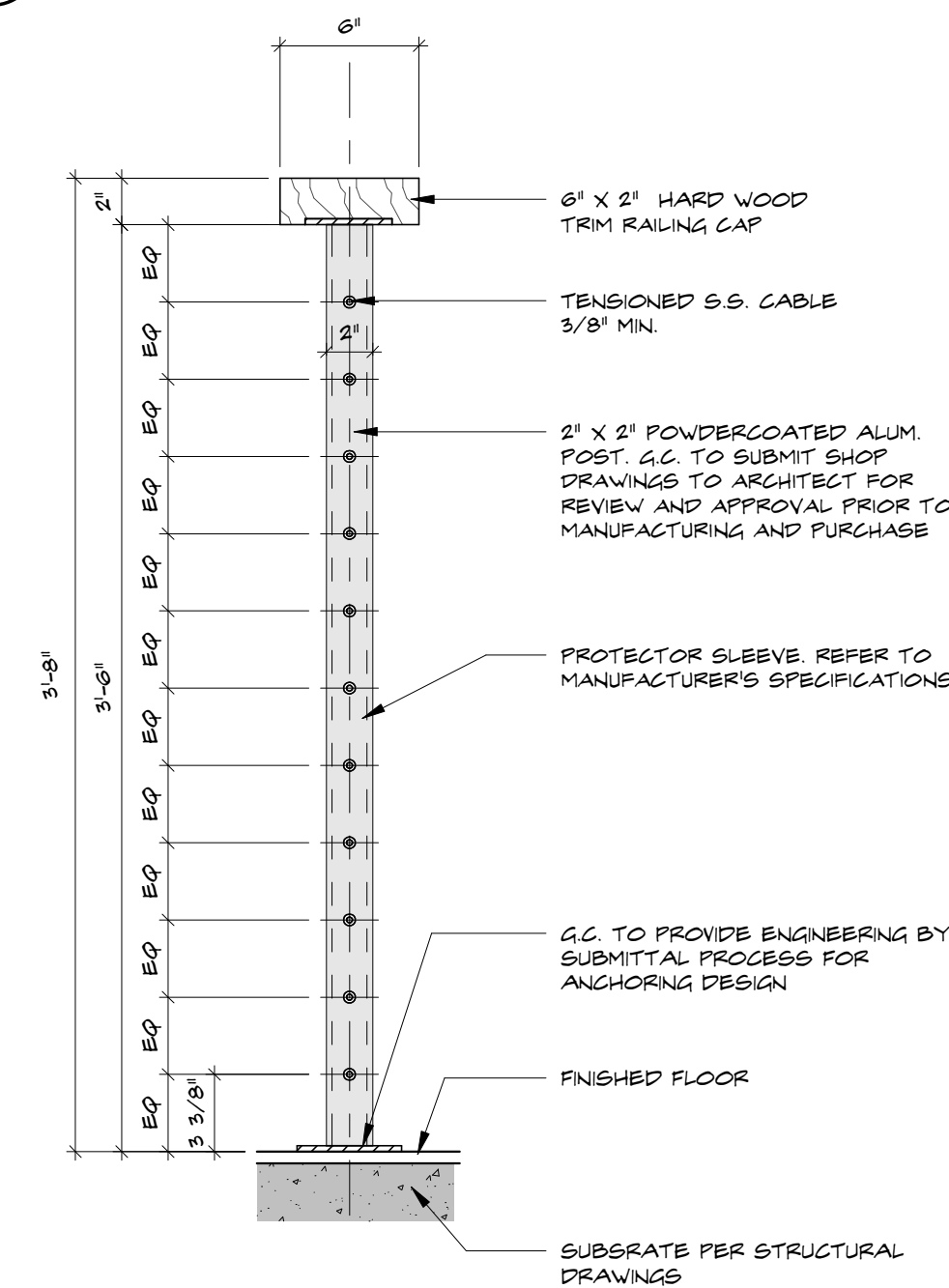
3 ROOF PAVER SYSTEM LOW POINT

A8.1.3 SCALE: 3" = 1'-0"



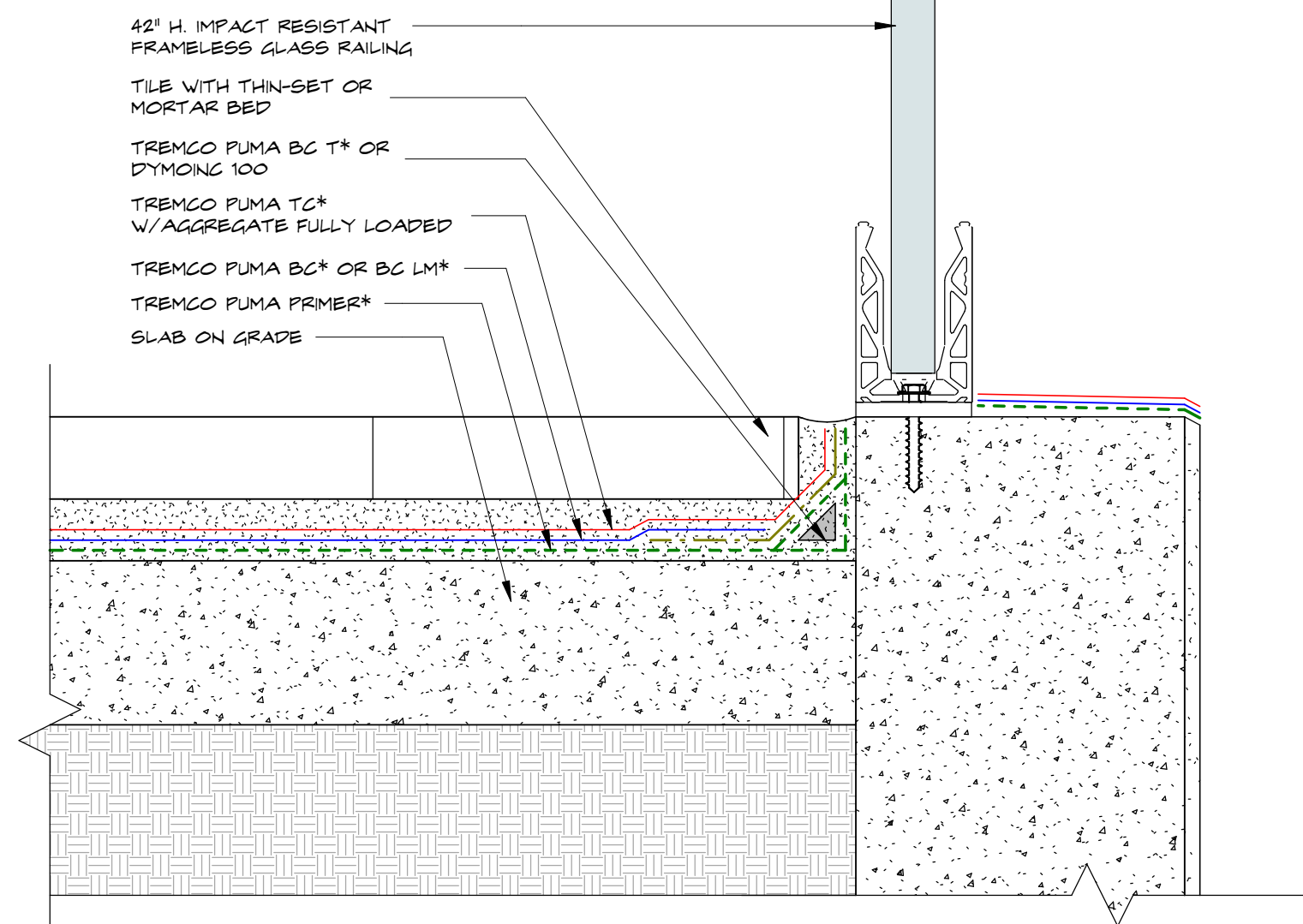
5 DECK DRAIN DETAIL

A8.1.3 SCALE: 3" = 1'-0"



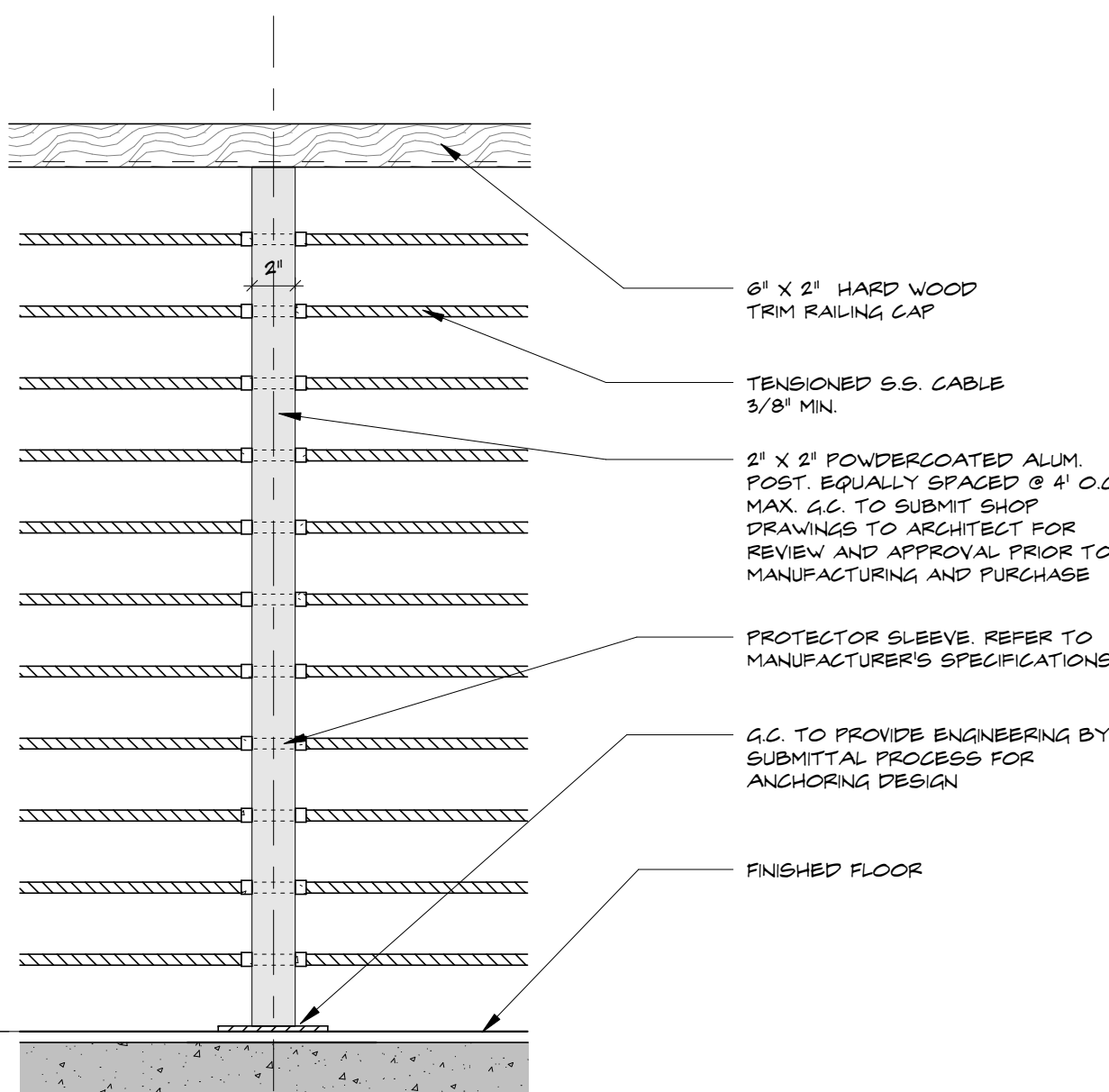
7 RAILING EXTER. GUARDRAIL

A8.1.3 SCALE: 1 1/2" = 1'-0"



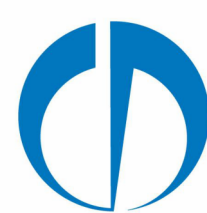
6 BALCONY RAILING DETAIL

A8.1.3 SCALE: 3" = 1'-0"



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Revisions:

Project no: 25009
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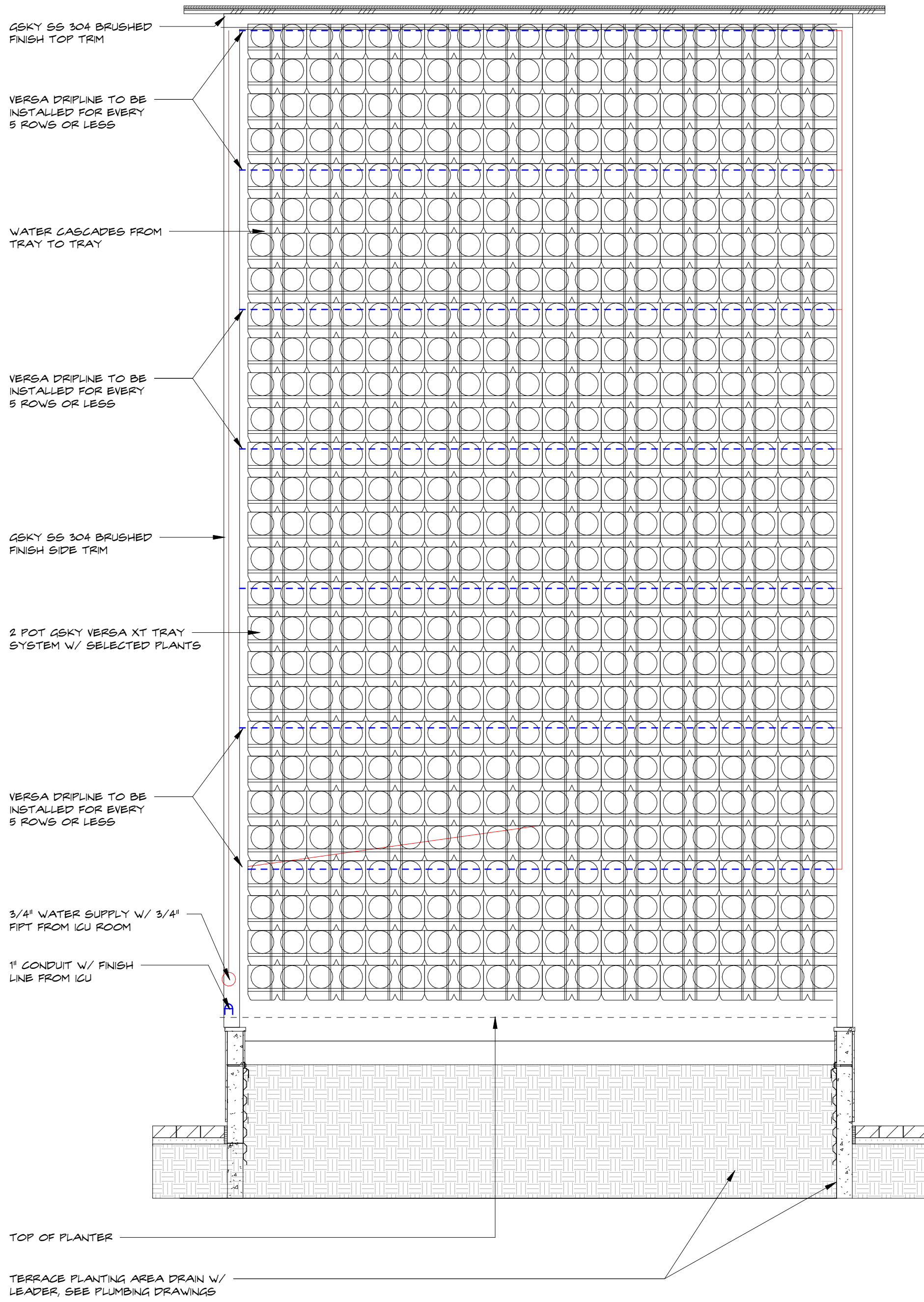
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CONSTRUCTION DOCUMENTS

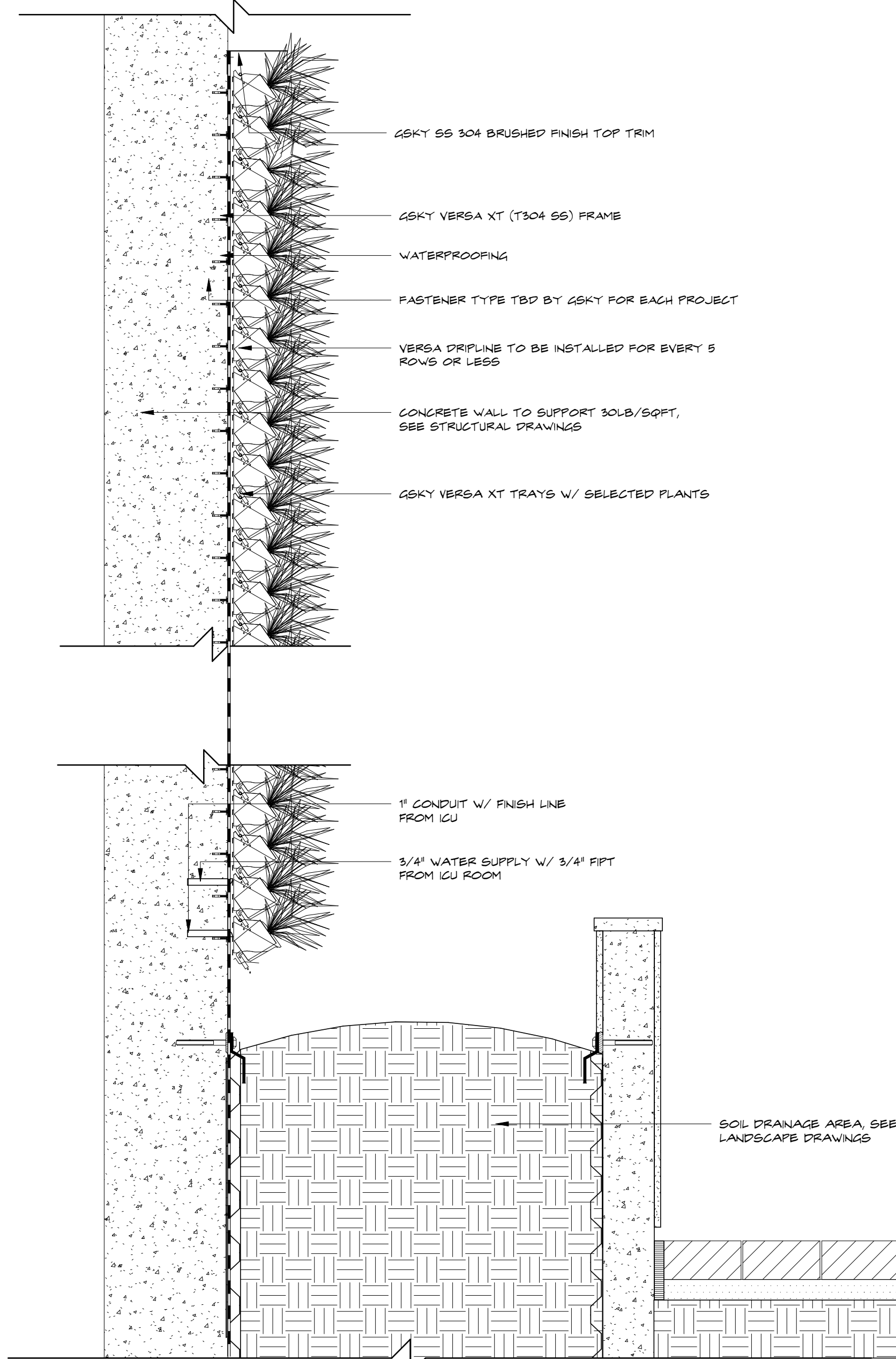
EXTERIOR DETAILS - RAILING & PEDESTAL PAVERS

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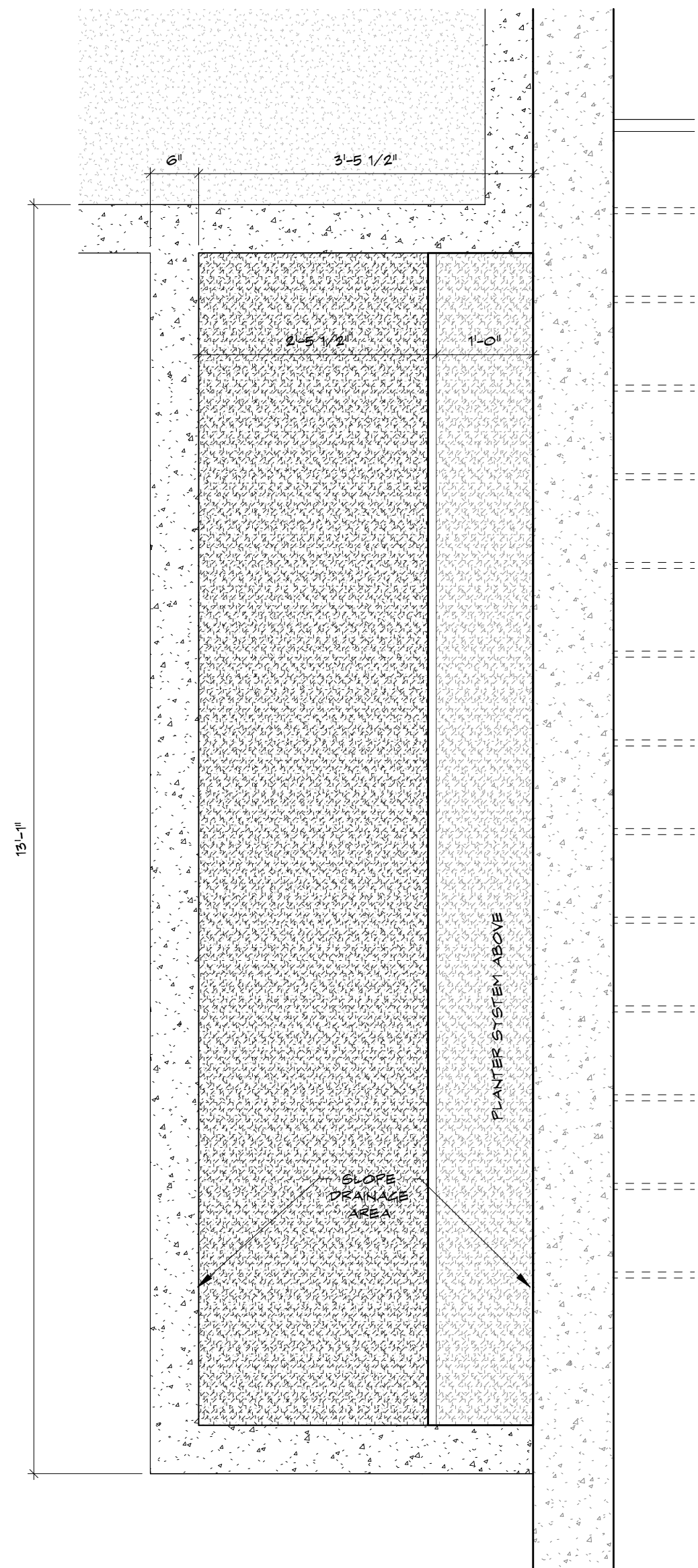
Autodesk Docs/Fisherman's Wharf - Restaurant Building.rvt



3 GREEN WALL EXTERIOR ELEVATION
A8.1.4 SCALE: 1/2" = 1'-0"



2 GREEN WALL SECTION
A8.1.4 SCALE: 1 1/2" = 1'-0"



1 LIVING GREEN WALL ENLARGED PLAN
A8.1.4 SCALE: 3/4" = 1'-0"

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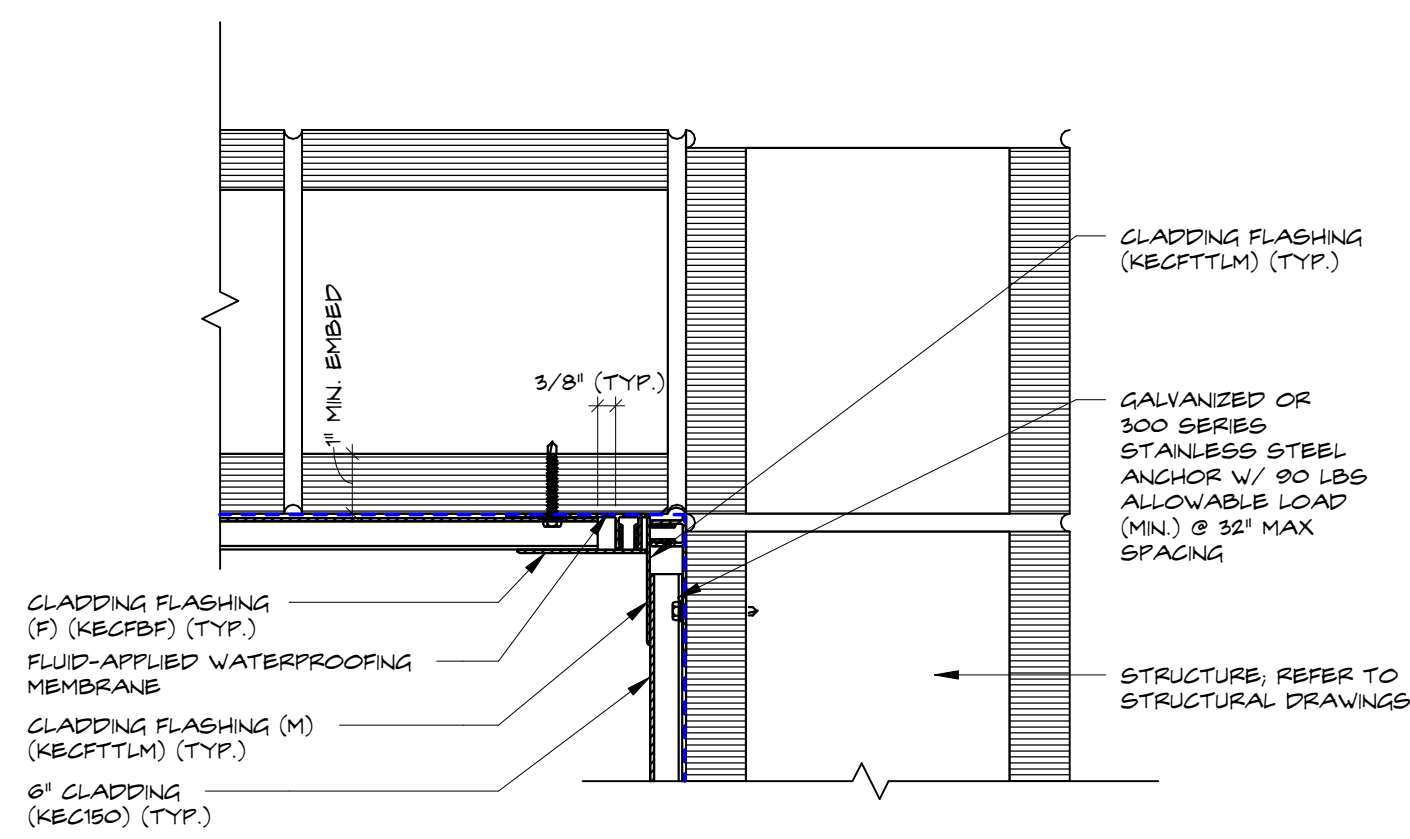
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Project Manager: CG

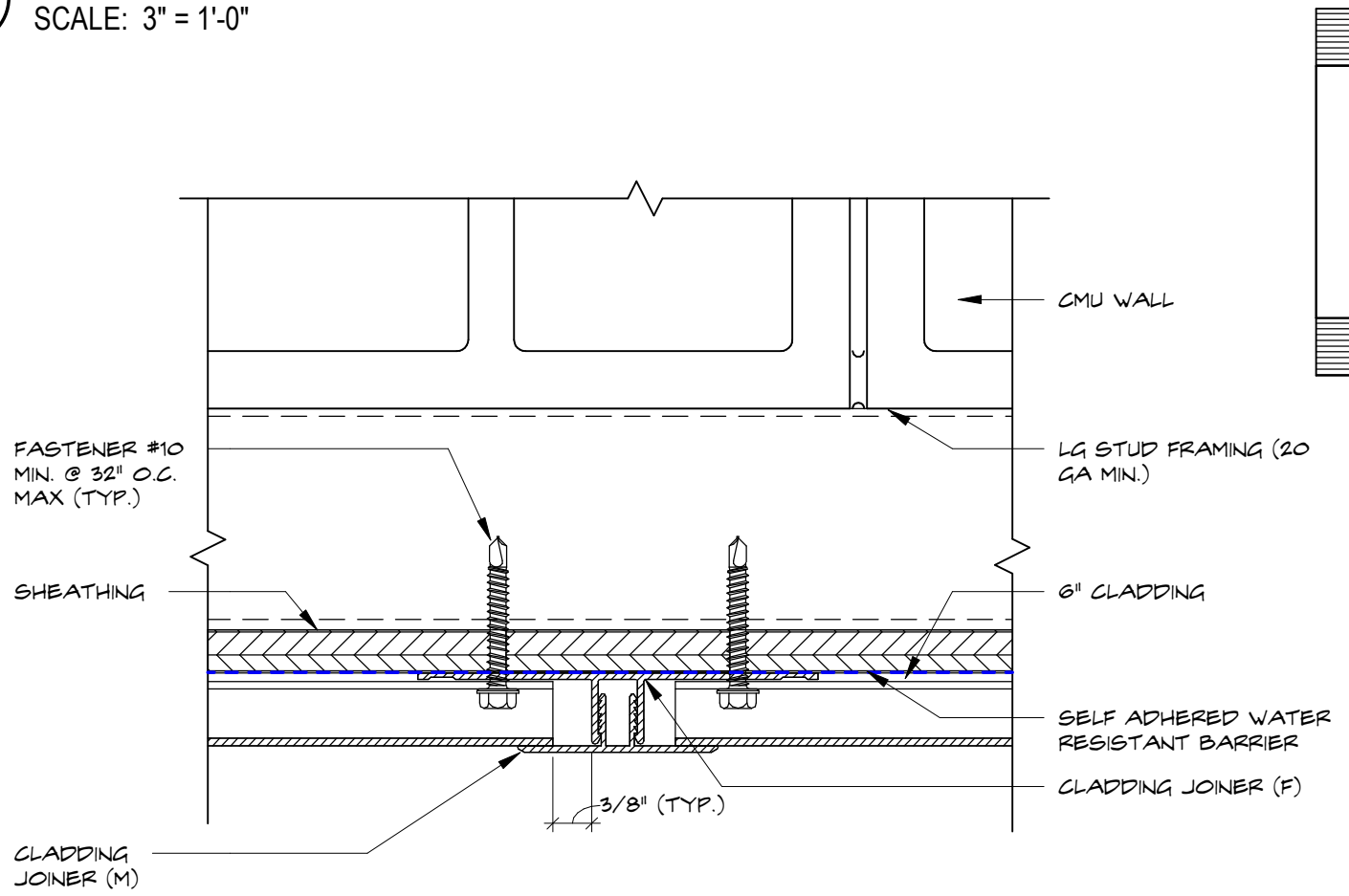


A8.1.4
CONSTRUCTION DOCUMENTS

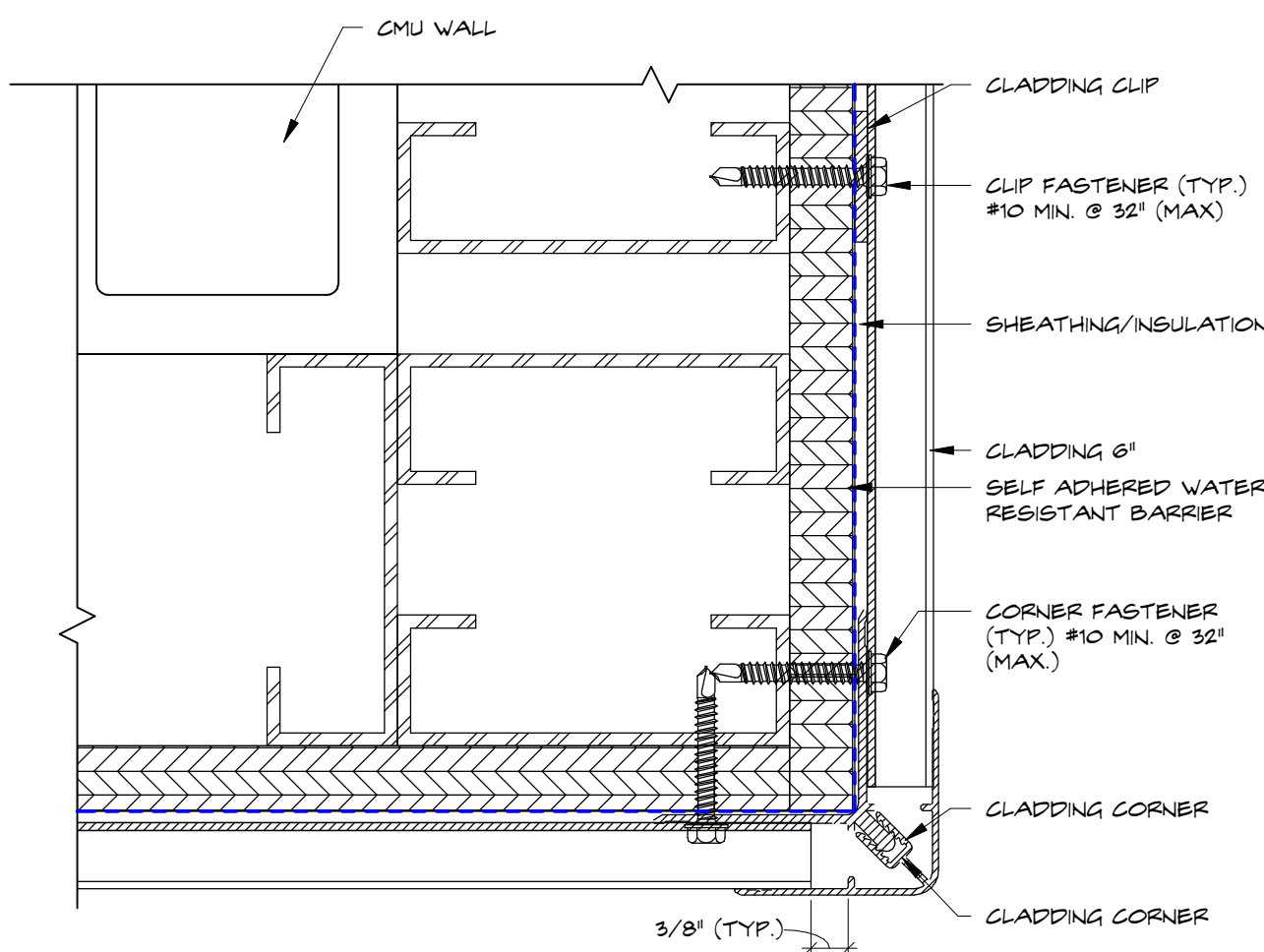
EXTERIOR DETAILS - GREEN WALL AND PLANTER



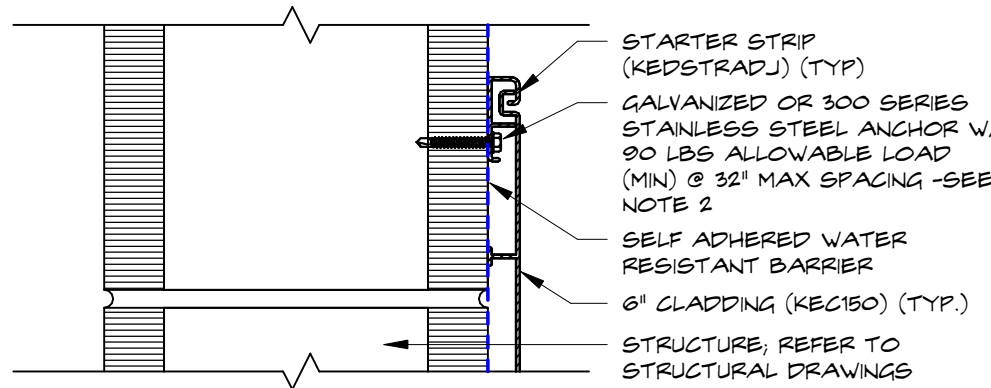
8 OPTIONAL CLADDING TO CMU INTERIOR CORNER DETAIL
A8.1.5 SCALE: 3" = 1'-0"



15 TYPICAL HORIZONTAL CLADDING TO LG SPLICE DETAIL
A8.1.5 SCALE: 3" = 1'-0"

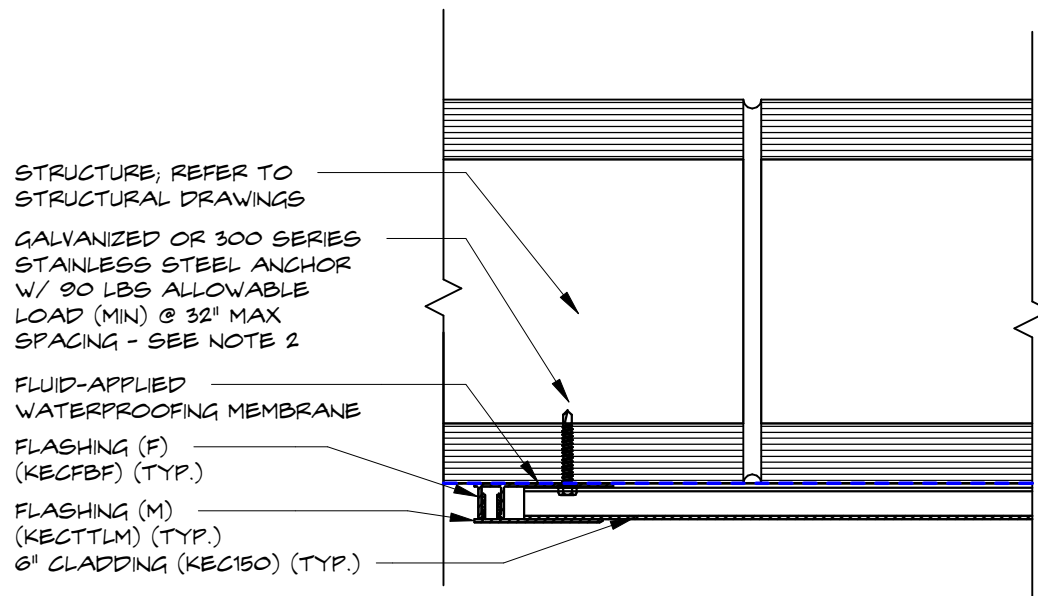


14 TYPICAL HORIZONTAL CLADDING TO LG OUTSIDE CORNER DETAIL
A8.1.5 SCALE: 3" = 1'-0"

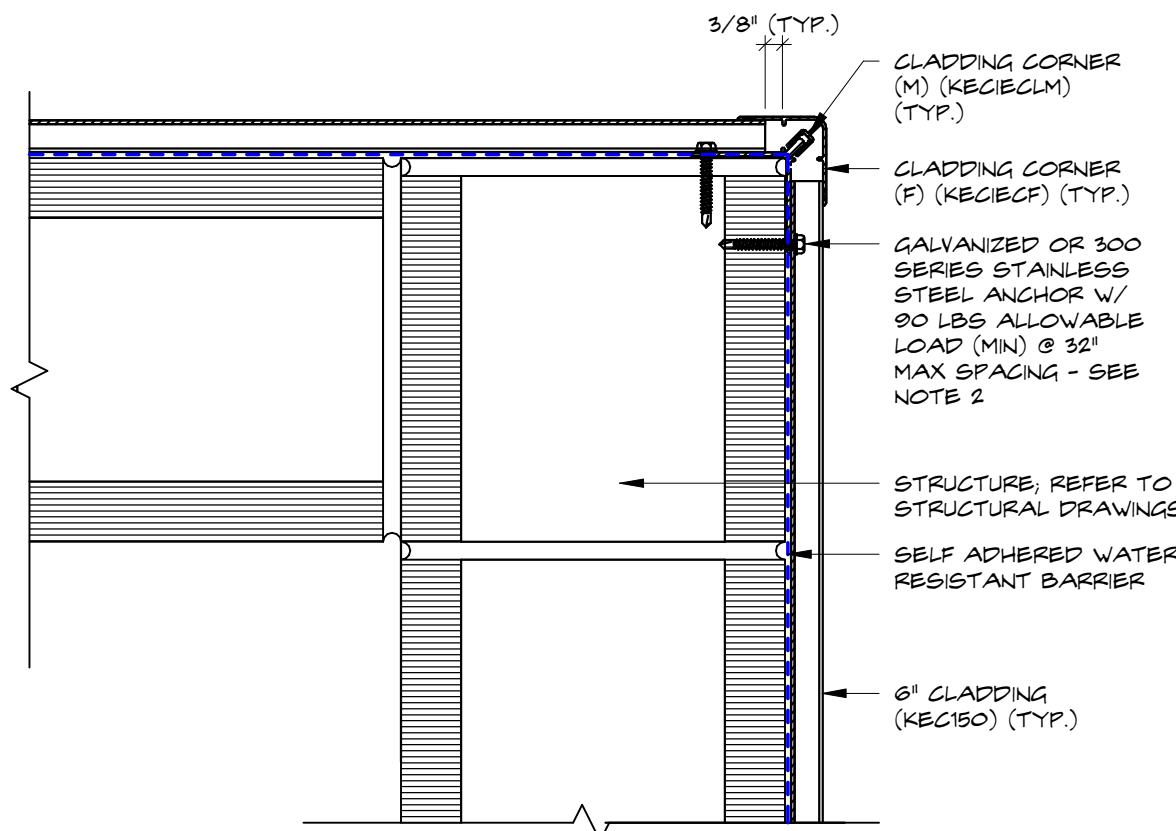


1 TYPICAL CLADDING TO CMU EDGE STARTER DETAIL
A8.1.5 SCALE: 3" = 1'-0"

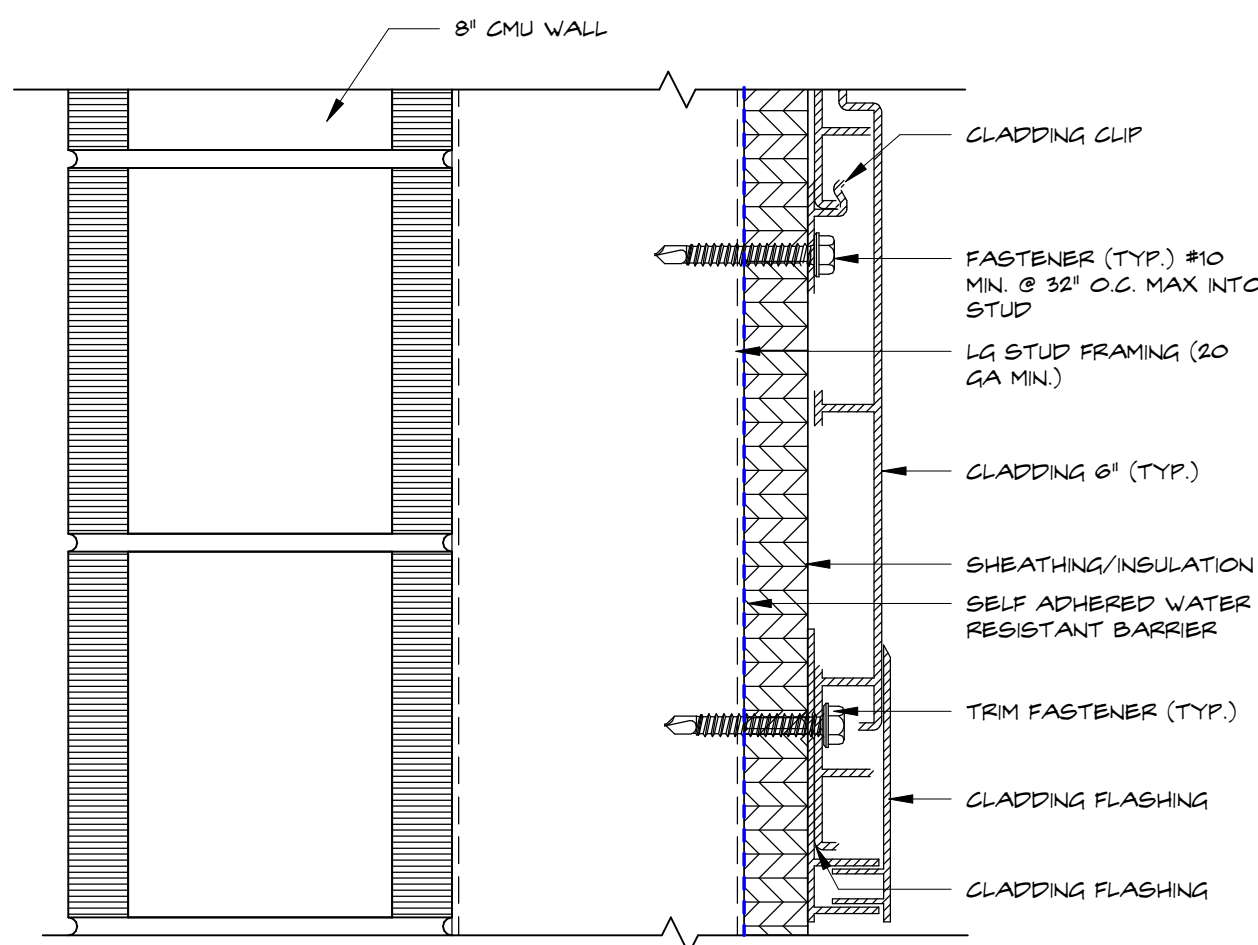
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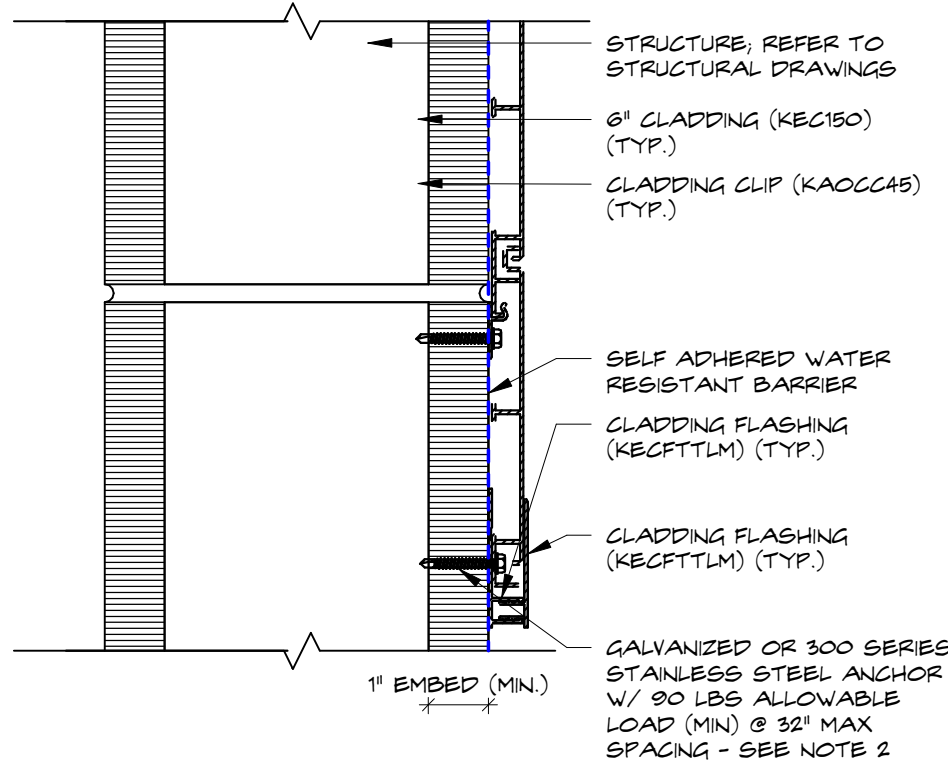
7 TYPICAL CLADDING TO CMU CORNER DETAIL
A8.1.5 SCALE: 3" = 1'-0"



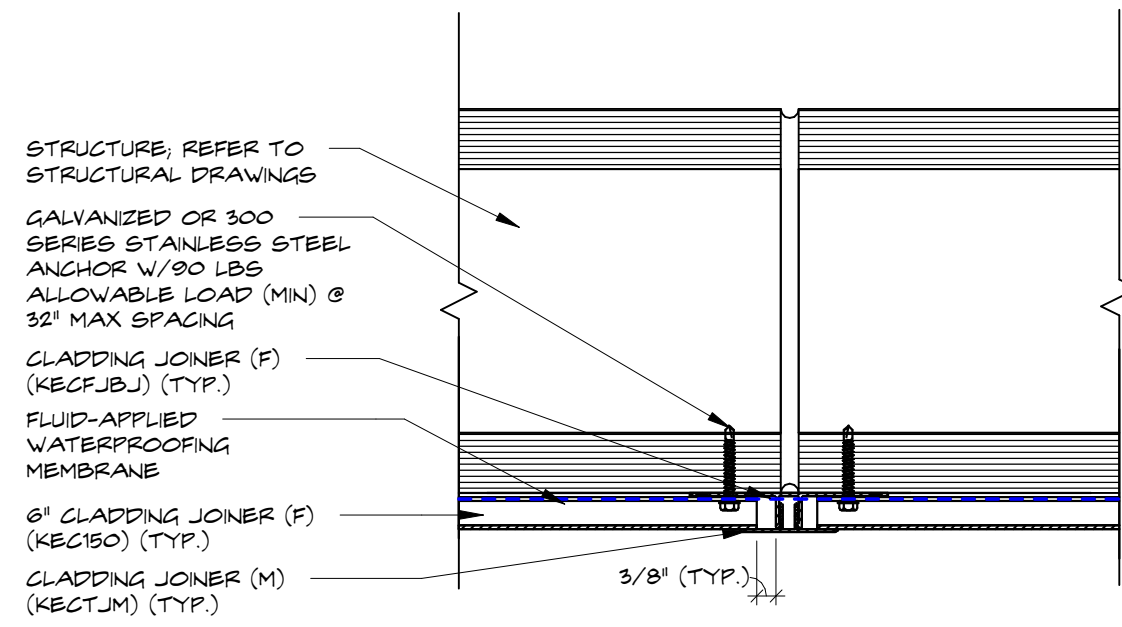
10 TYPICAL HORIZONTAL CLADDING TO LG EDGE DETAIL 1
A8.1.5 SCALE: 3" = 1'-0"



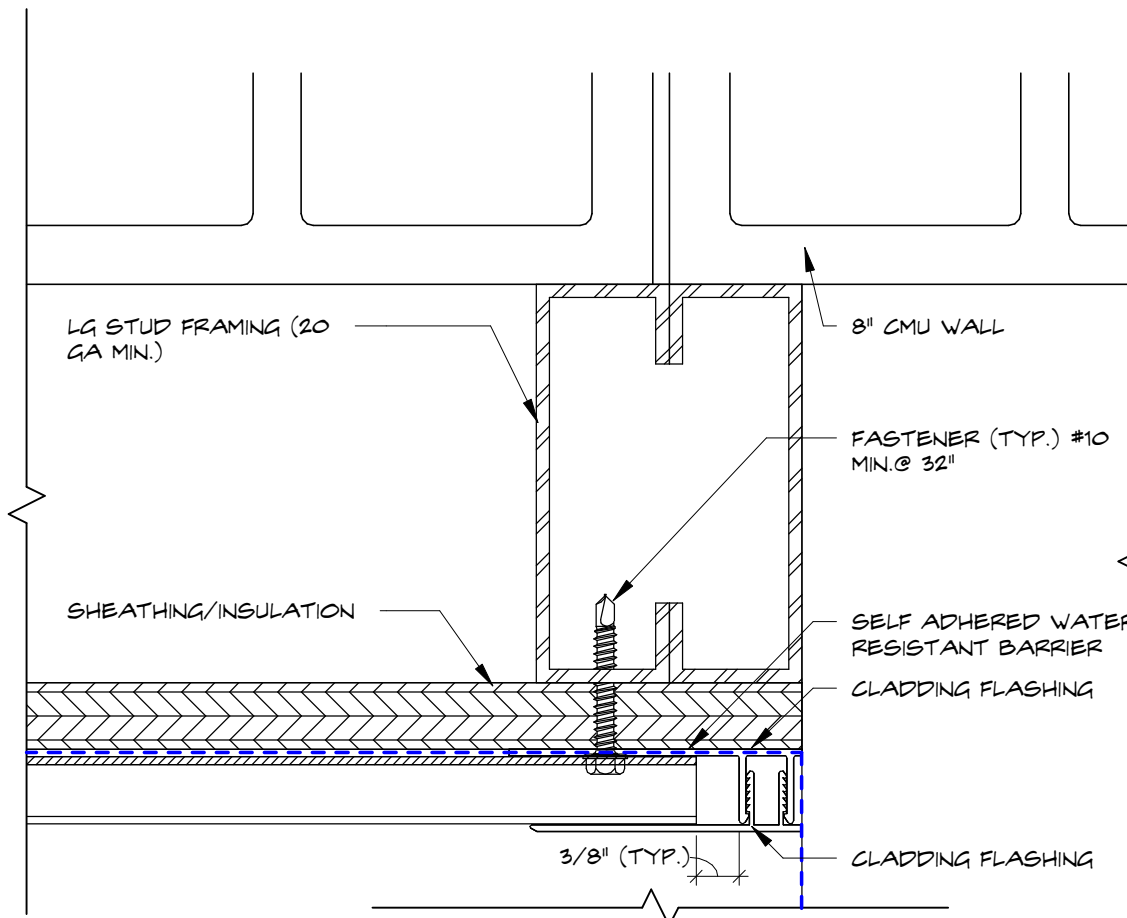
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A8.1.5 SCALE: 3" = 1'-0"



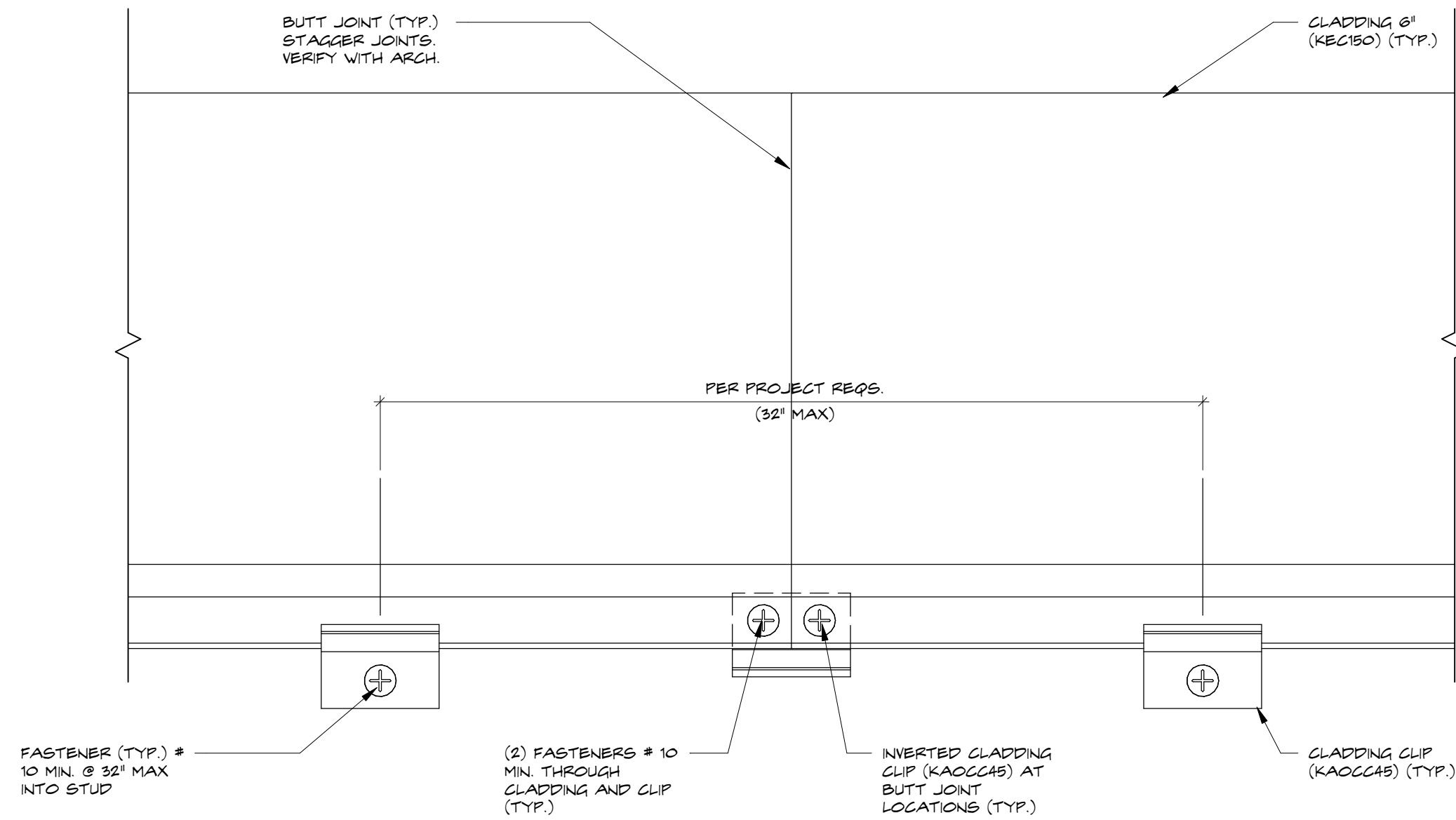
3 TYPICAL CLADDING TO CMU SPLICE DETAIL
A8.1.5 SCALE: 3" = 1'-0"



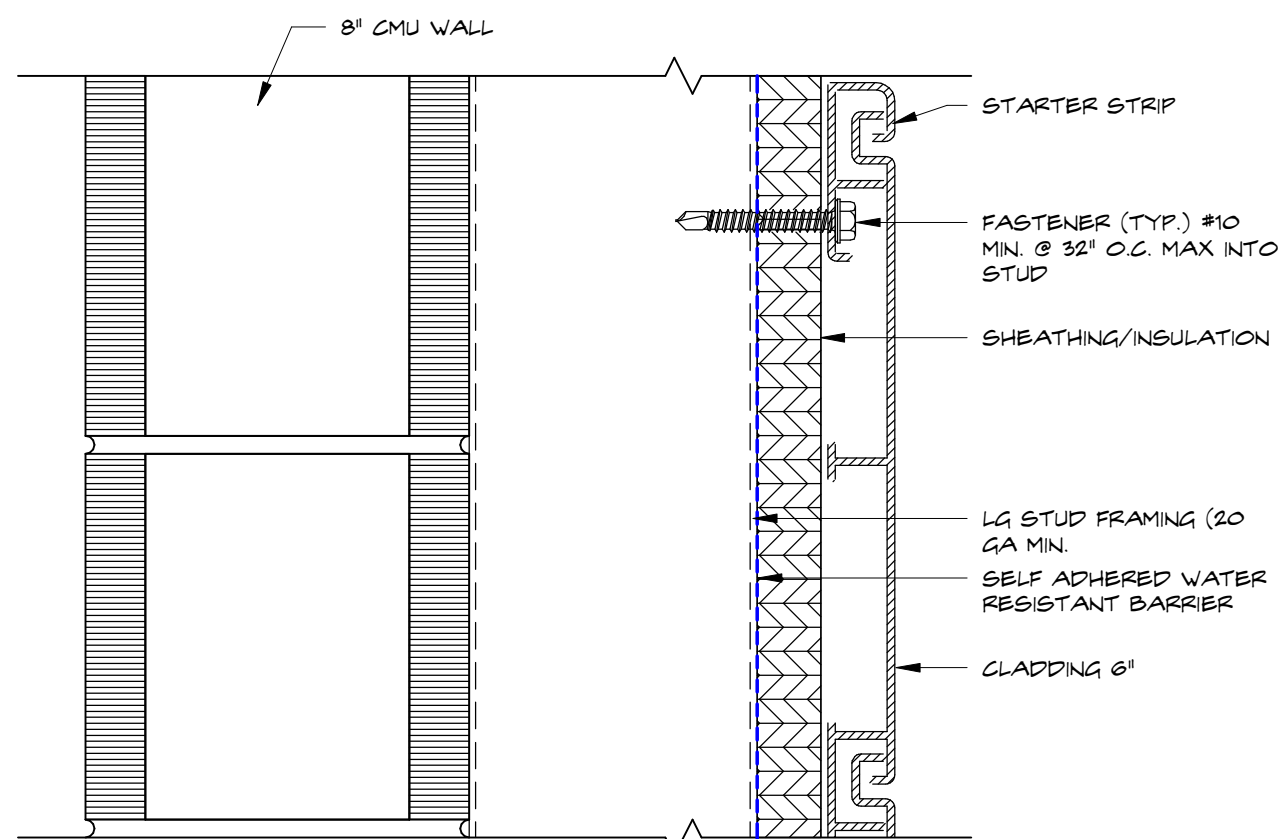
11 TYPICAL HORIZONTAL CLADDING TO LG EDGE DETAIL 2
A8.1.5 SCALE: 3" = 1'-0"



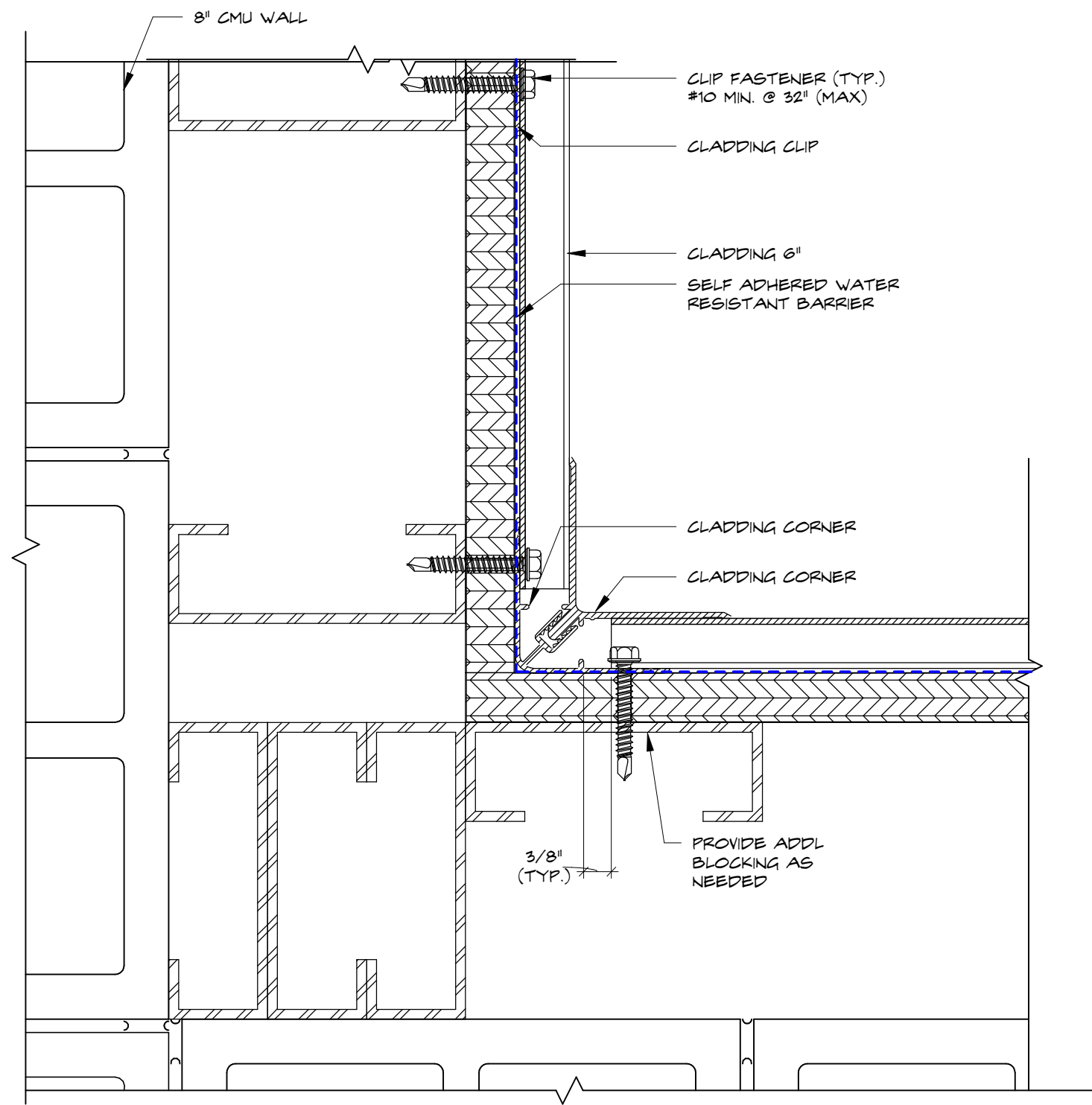
9 TYPICAL HORIZONTAL CLADDING TO LG BUTT JOINT DETAIL
A8.1.5 SCALE: 3" = 1'-0"



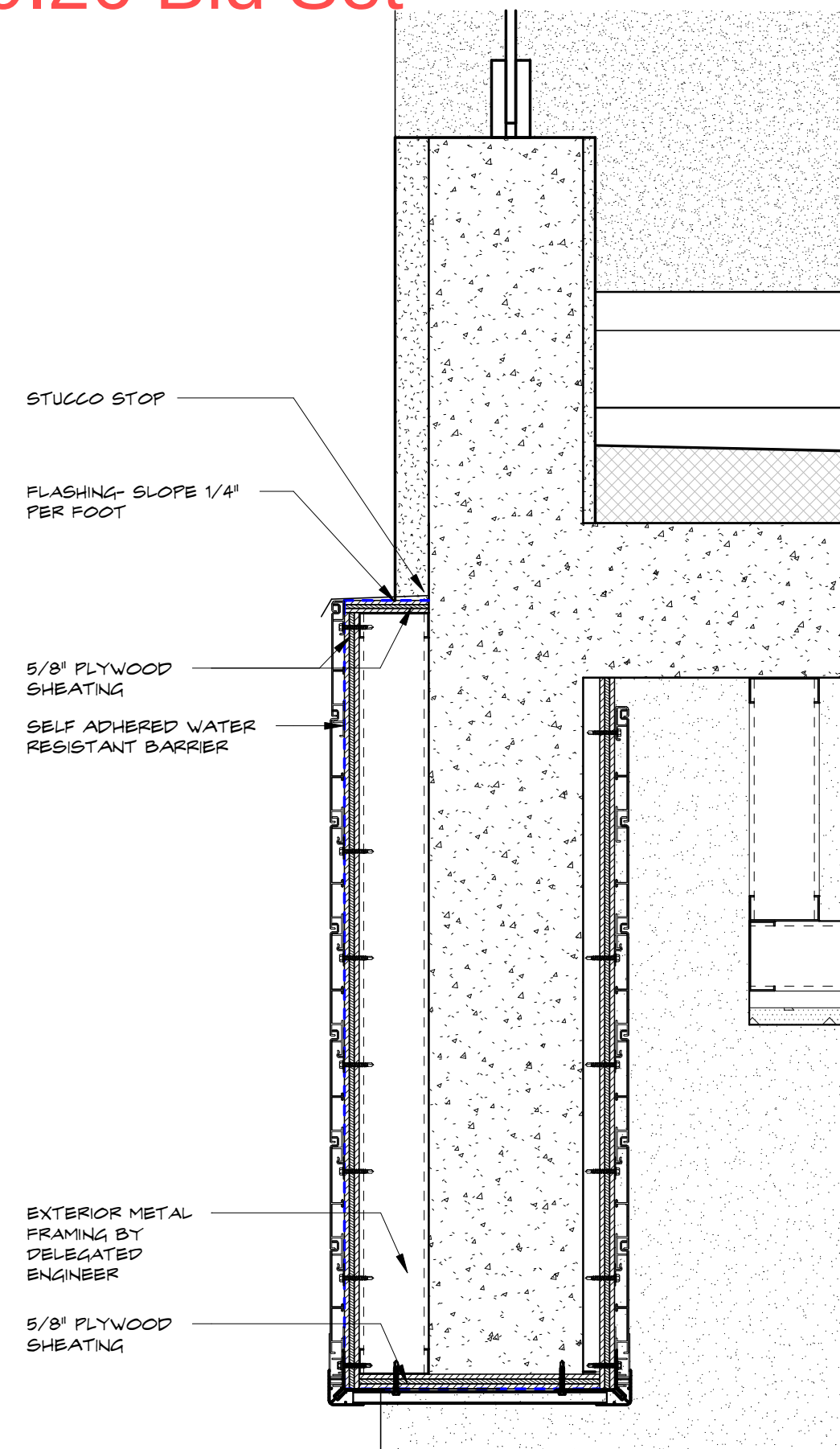
2 TYPICAL CLADDING TO CMU INSIDE CORNER
A8.1.5 SCALE: 3" = 1'-0"



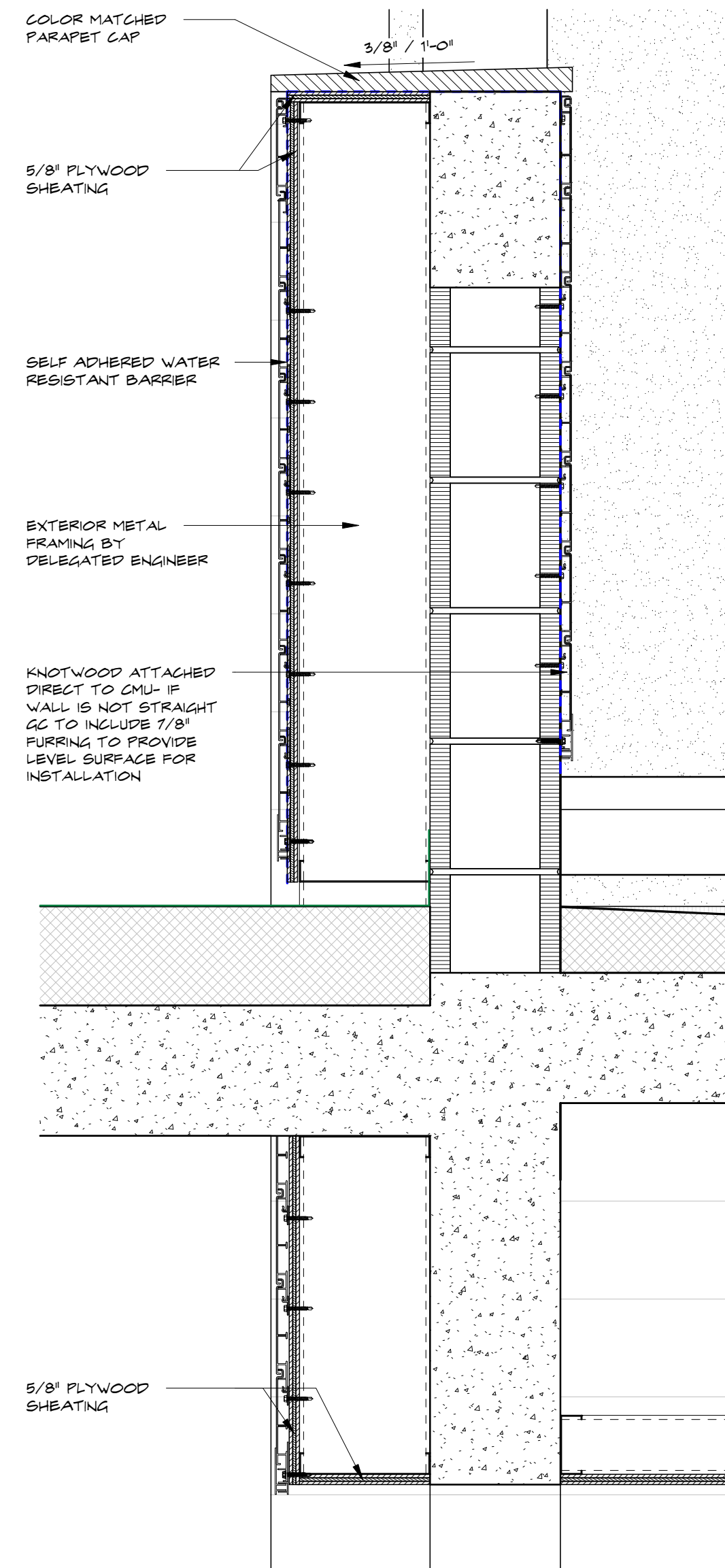
16 TYPICAL HORIZONTAL CLADDING TO LG STARTER DETAIL
A8.1.5 SCALE: 3" = 1'-0"



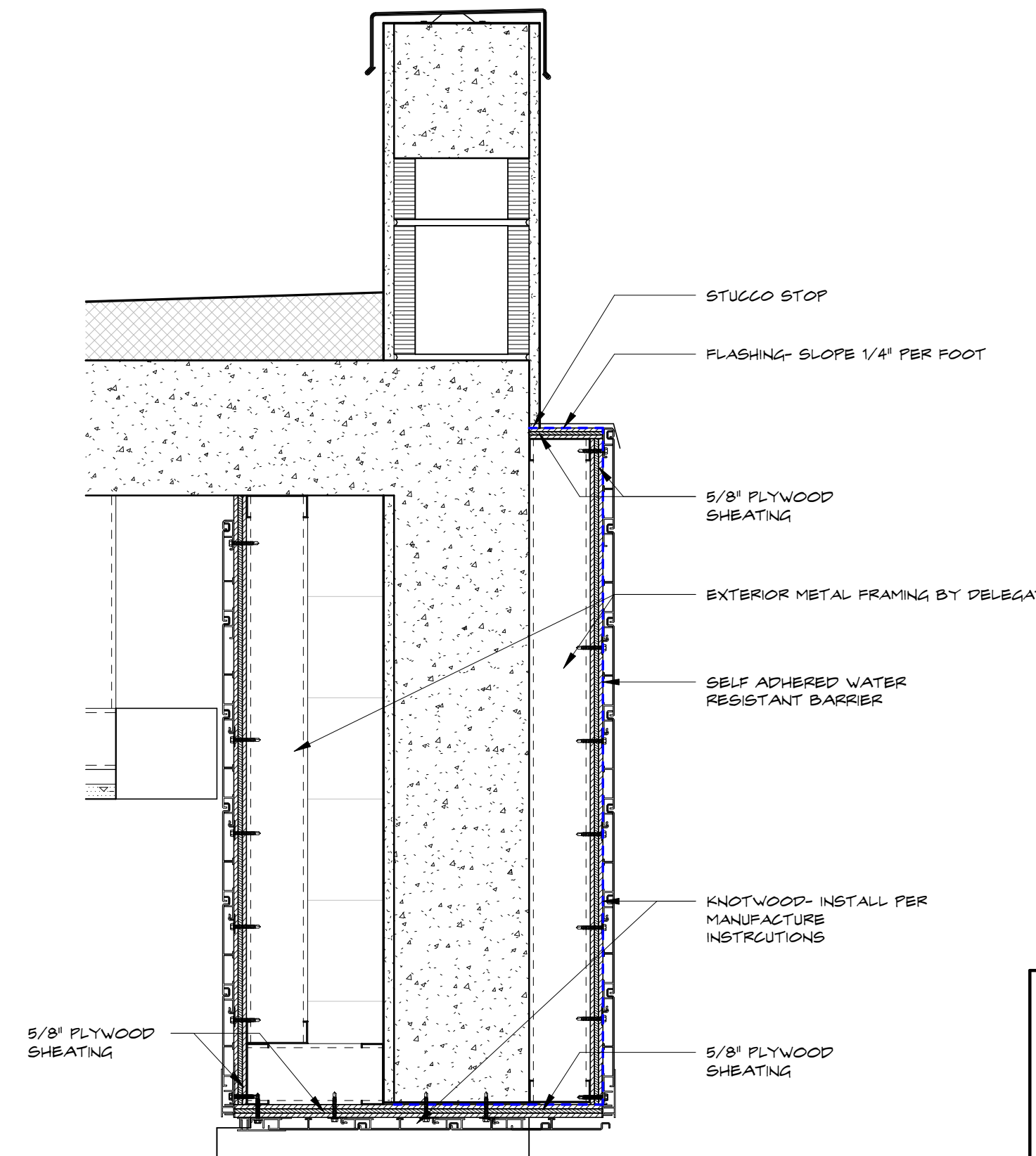
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A8.1.6
TYPICAL HORIZONTAL CLADDING TO LG INSIDE CORNER DETAIL
SCALE: 3" = 1'-0"



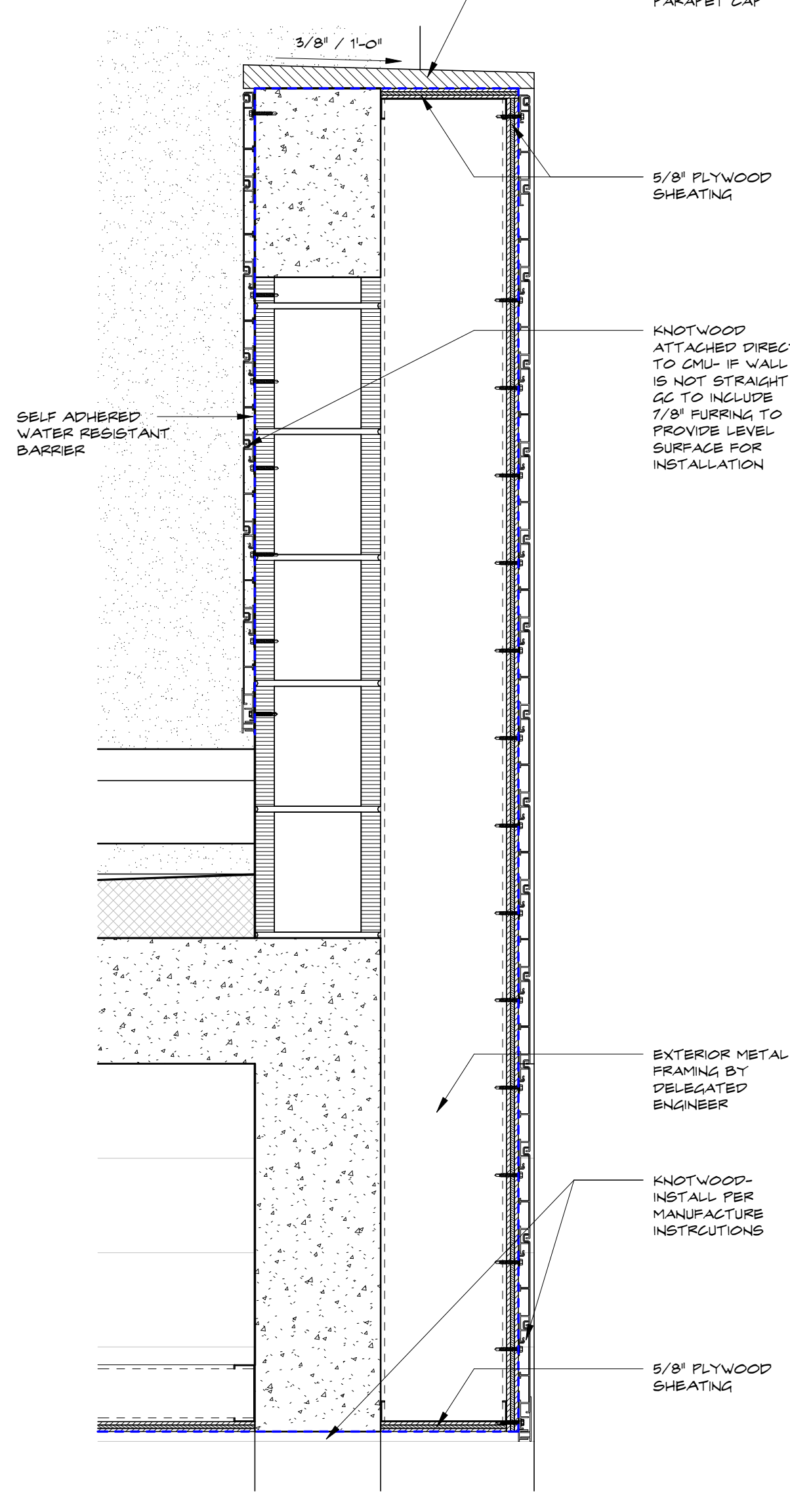
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A8.1.6
BALCONY PARAPET DETAIL
SCALE: 1 1/2" = 1'-0"



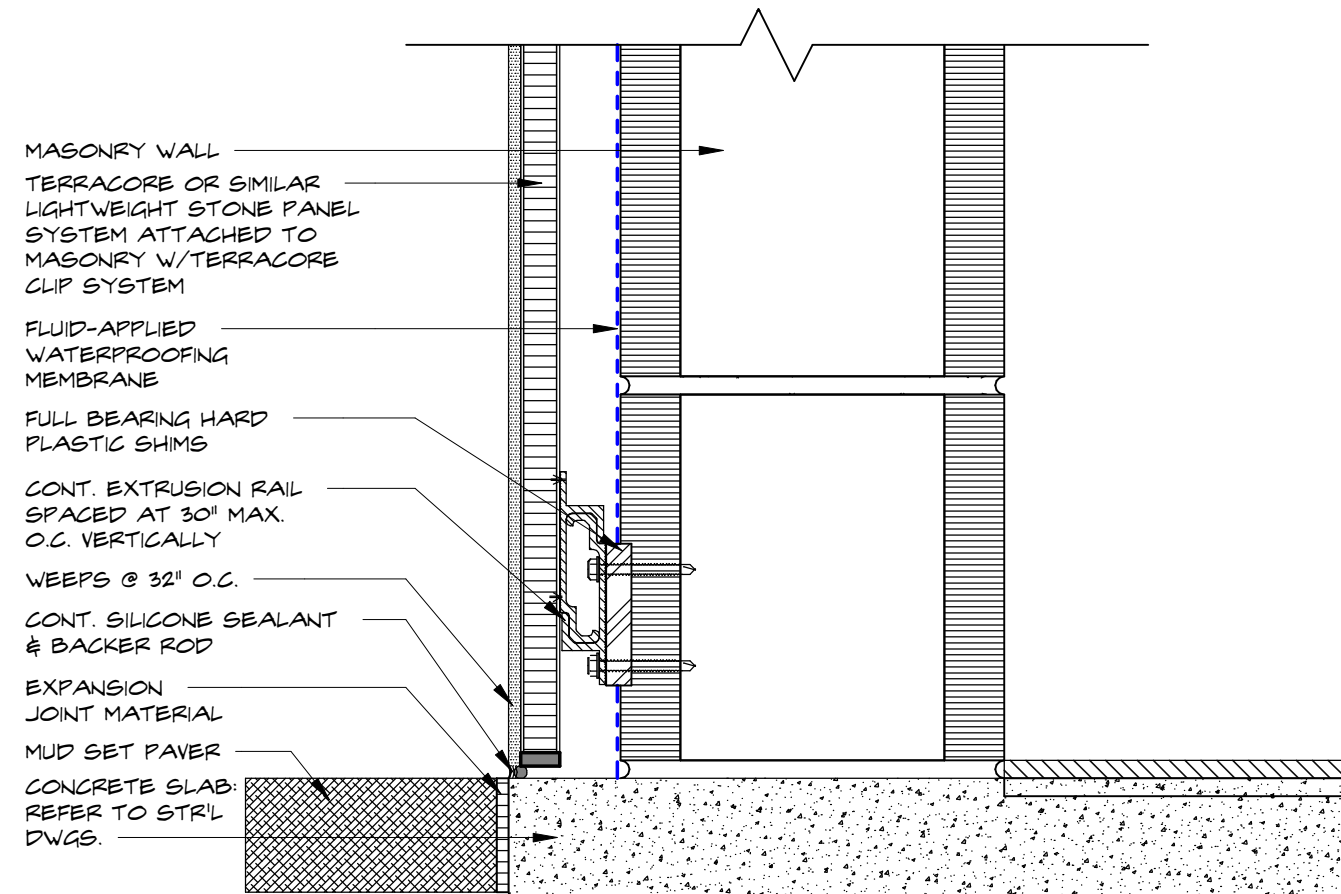
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A8.1.6
BALCONY PARAPET DETAIL
SCALE: 1 1/2" = 1'-0"



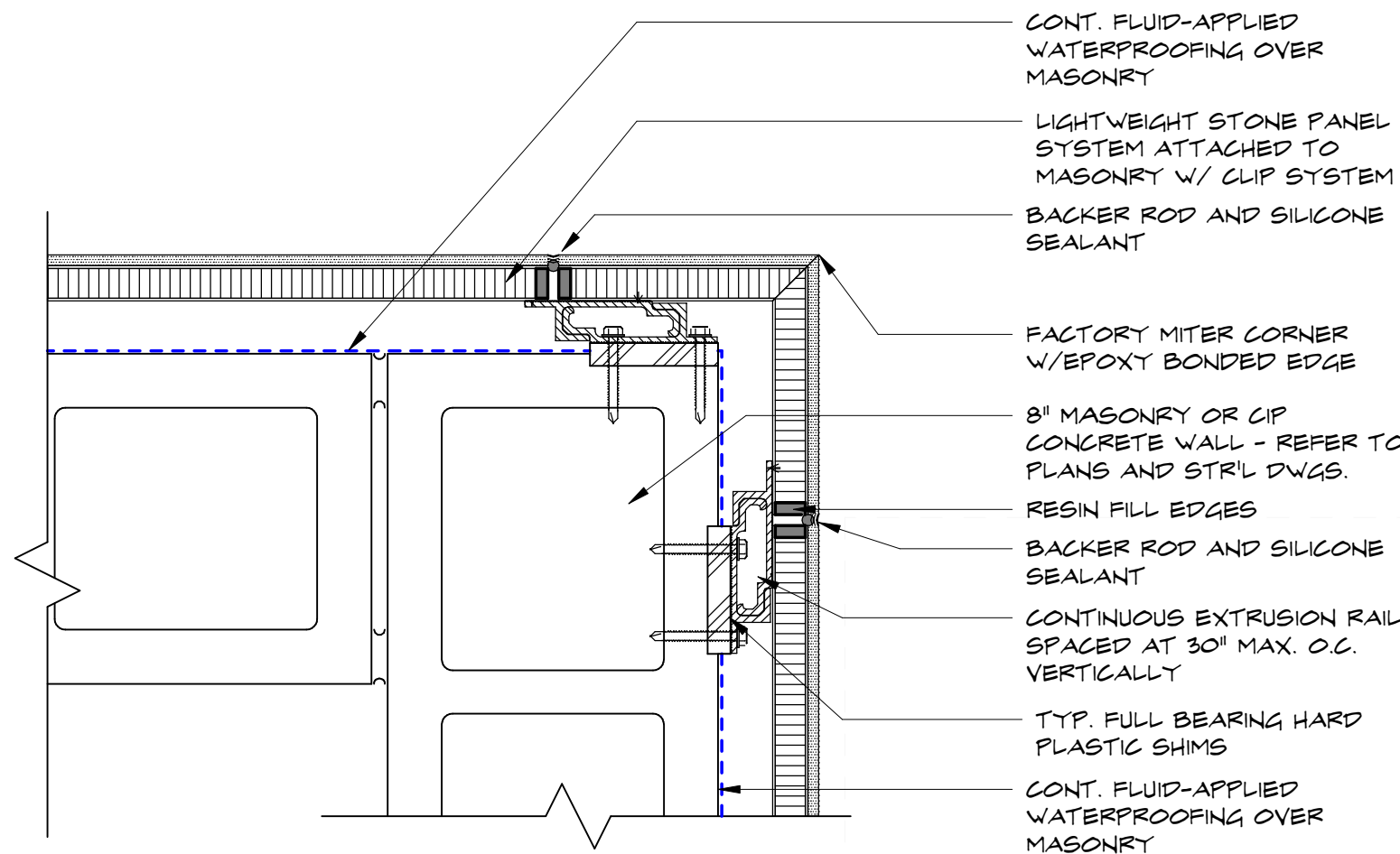
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A8.1.6
PARAPET DETAIL
SCALE: 1 1/2" = 1'-0"



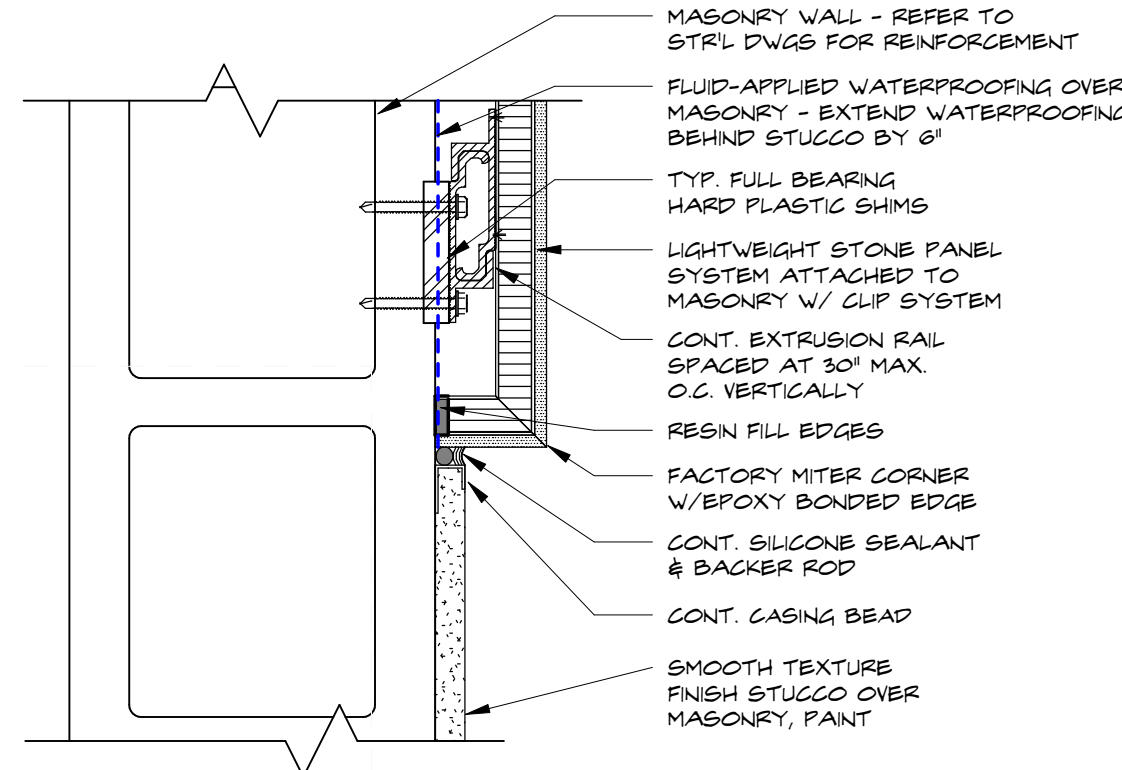
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A8.1.6
BALCONY PARAPET DETAIL
SCALE: 1 1/2" = 1'-0"



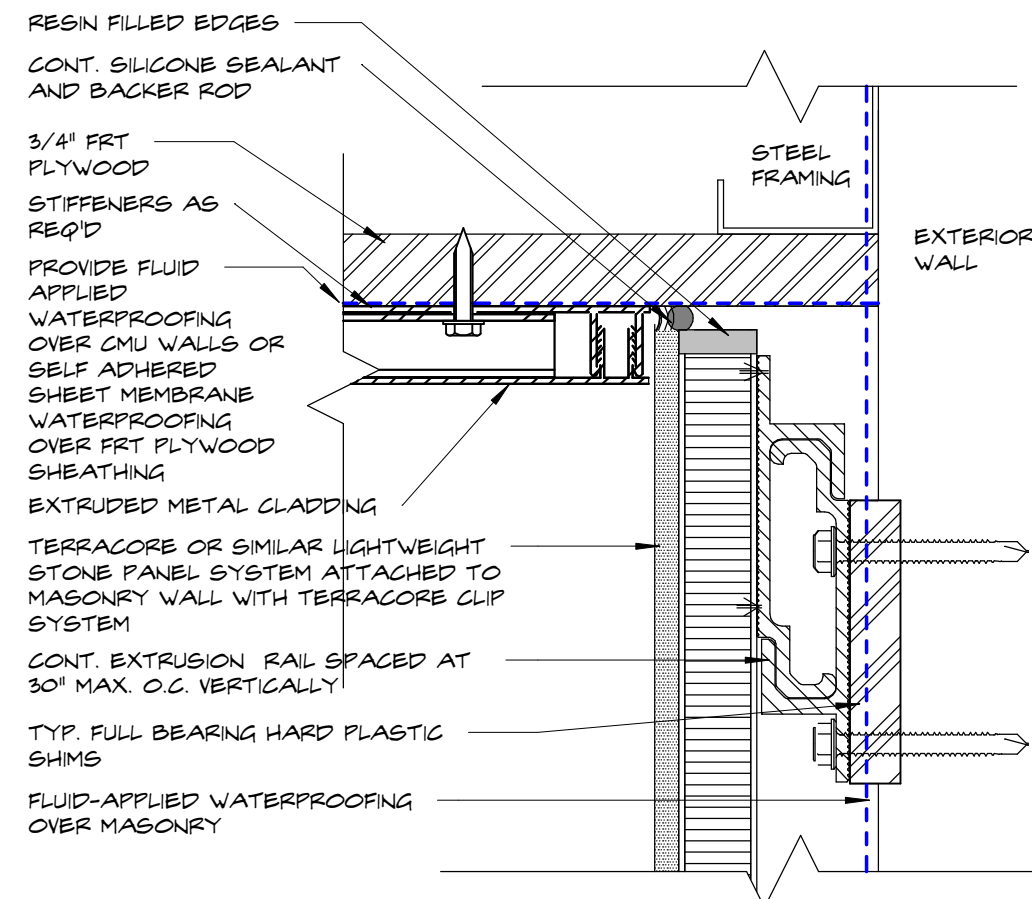
1 STONE PANEL CLADDING BASE DTL
SCALE: 3" = 1'-0"



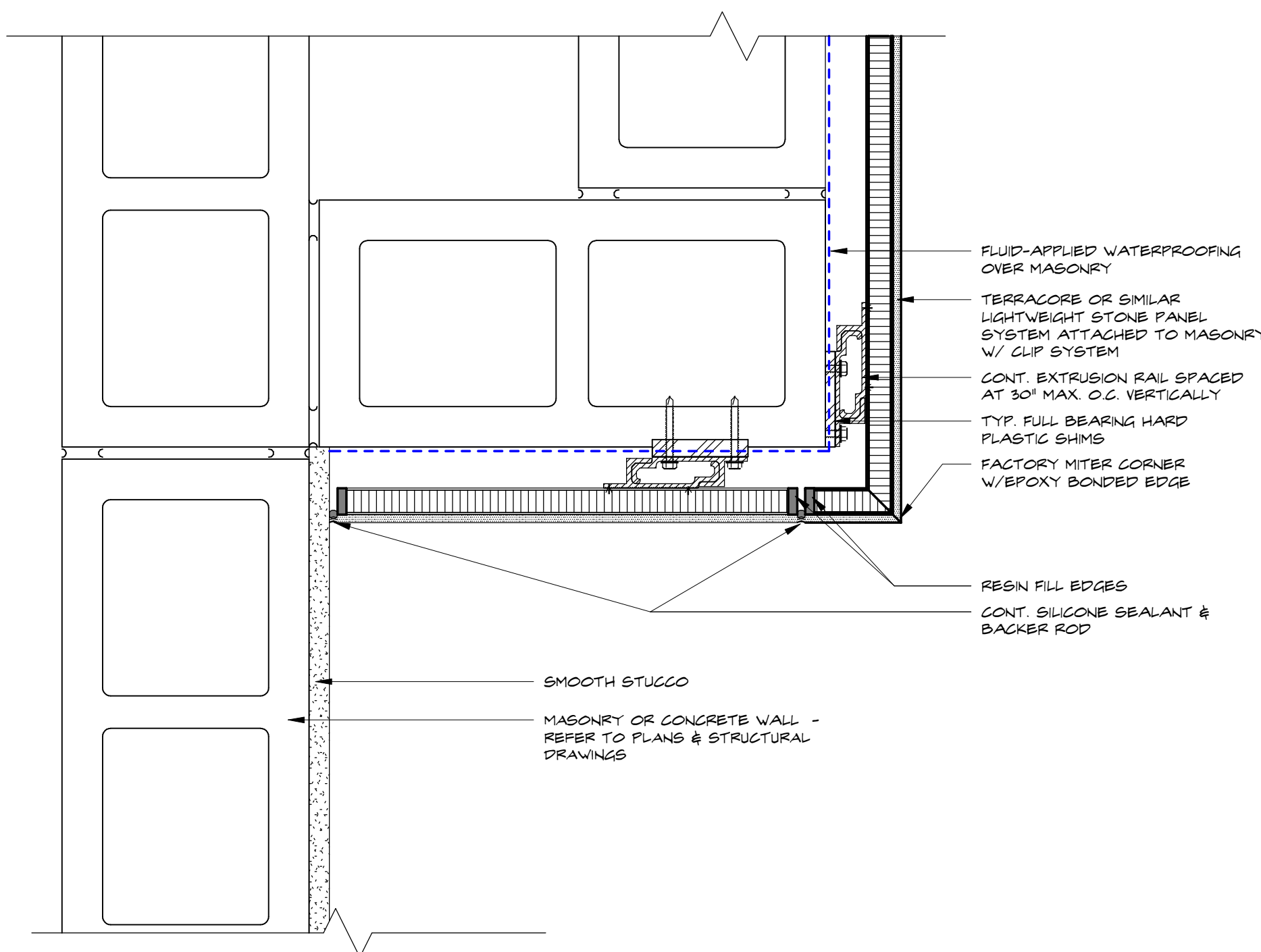
3 STONE PANEL OUTSIDE CORNER PLAN DETAIL
SCALE: 3" = 1'-0"



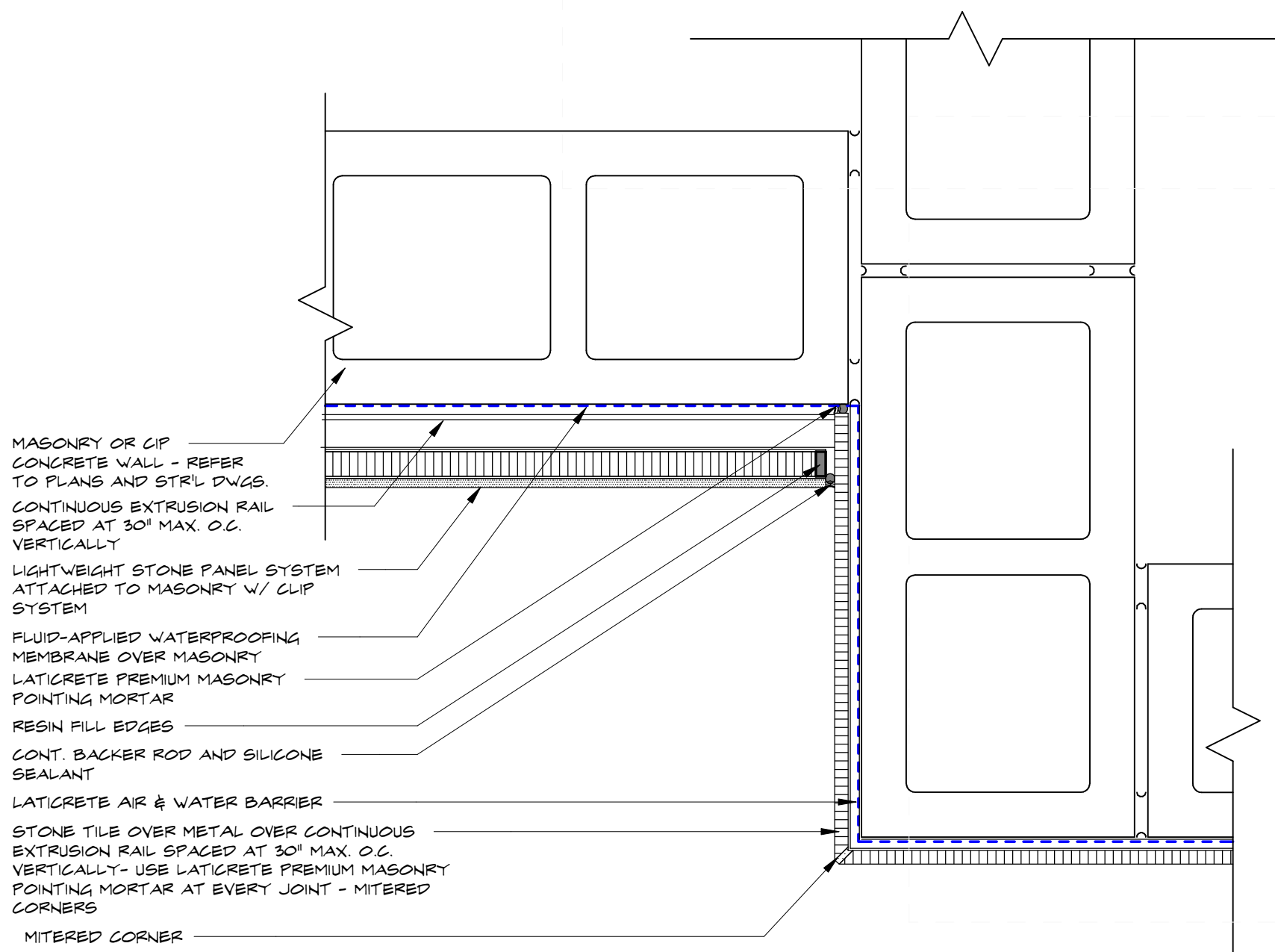
4 STONE PANEL TO STUCCO DTL
SCALE: 3" = 1'-0"



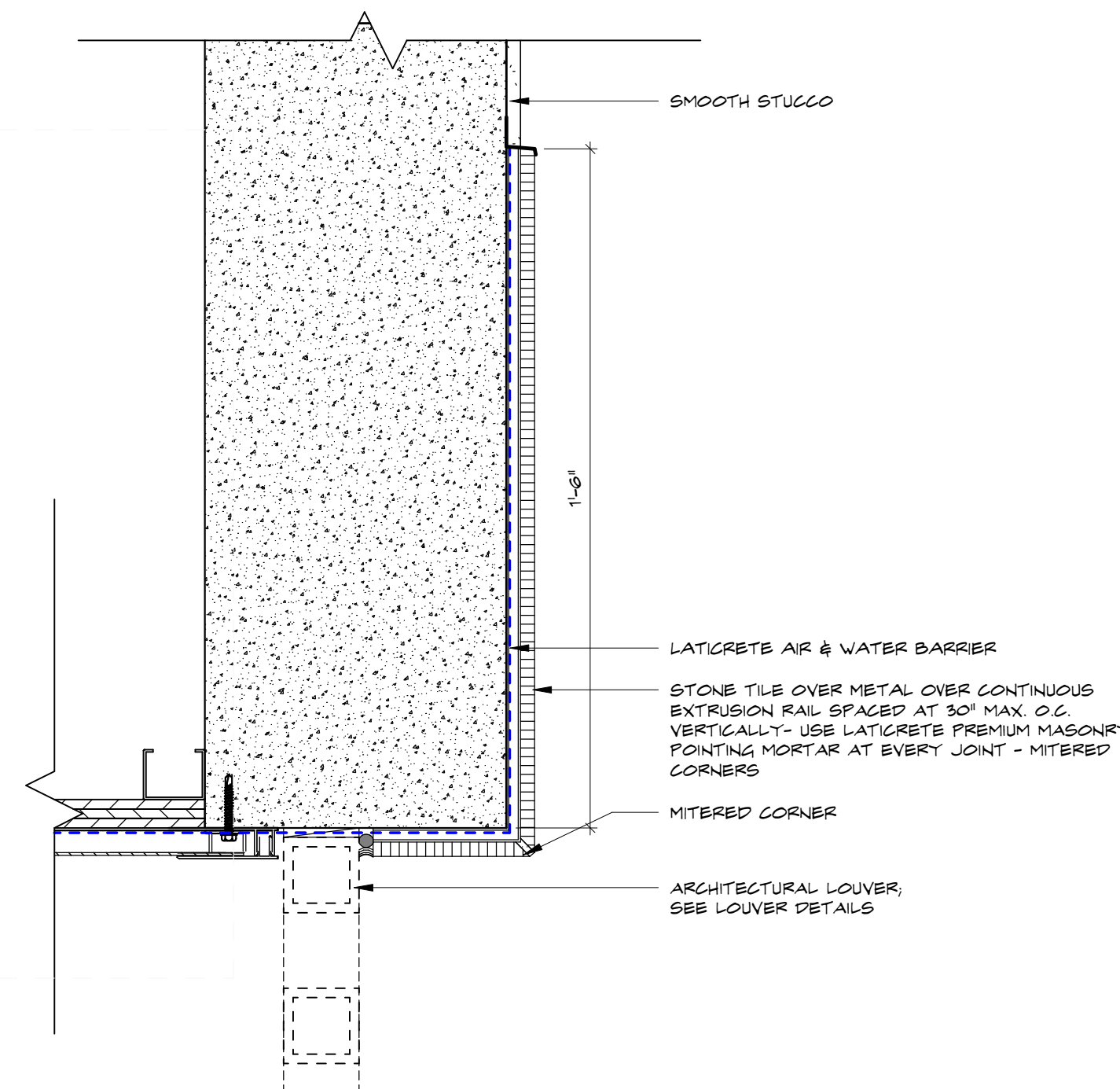
6 STONE-EXTRUDED METAL CLADDING & STONE PANEL SOFFIT DET.
SCALE: 6" = 1'-0"



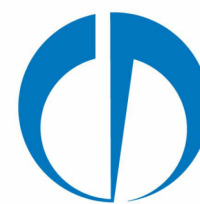
2 STONE PANEL CORNER & STUCCO DETAIL
SCALE: 3" = 1'-0"



5 STONE PANEL/ STONE TILE PLAN DETAIL
SCALE: 3" = 1'-0"



7 STONE PANEL/ STONE TILE SOFFIT DETAIL
SCALE: 3" = 1'-0"

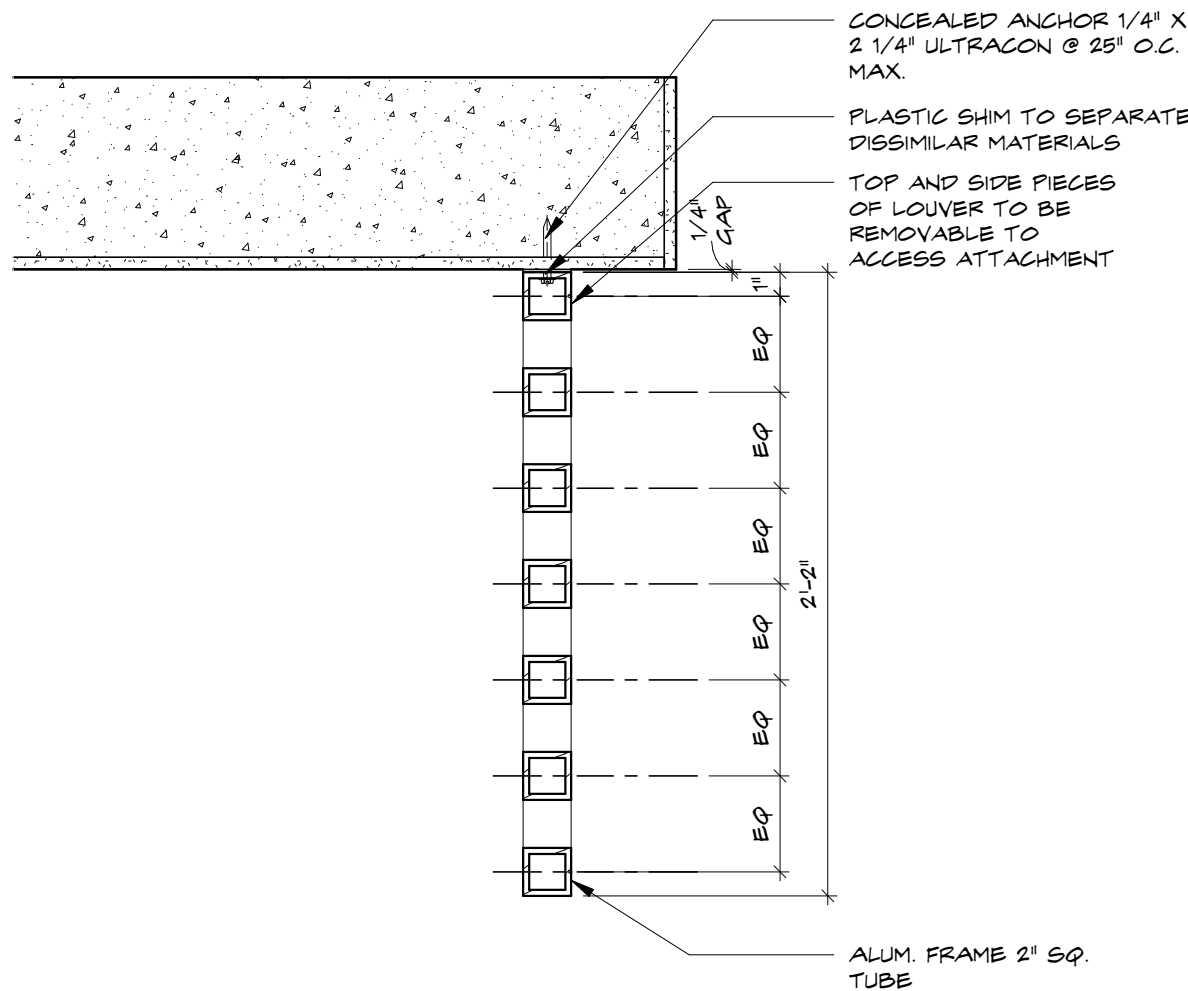
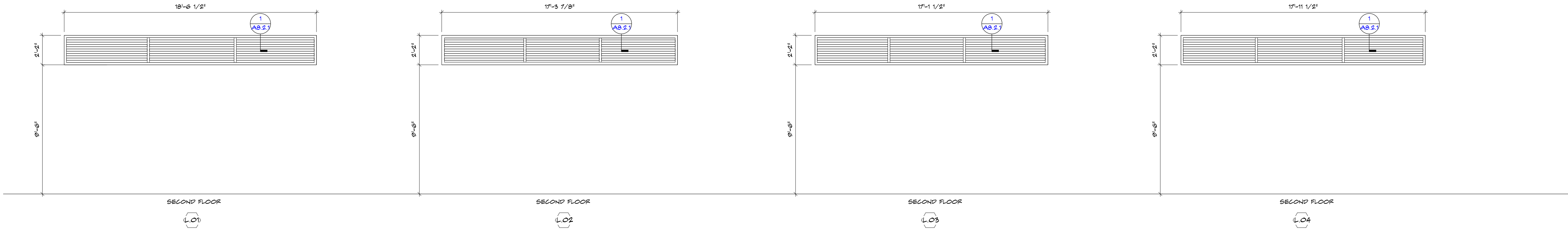


Revisions:

Project no: 25009
Date: 05-15-2026
Drawn by: CH, SH
Project Manager: CG



DECORATIVE LOUVERS AT BALCONIES



1
AB.2.1 LOUVERS AT BALCONIES
SCALE: 1 1/2" = 1'-0"

NOTES:
ENGINEERED BY CONTRACTORS DELEGATED FLORIDA REGISTERED
PROFESSIONAL ENGINEER MANUFACTURER/VENDOR SHALL PROVIDE CURRENT,
VALID, MIAMI DADE COUNTY NOA OR STATE OF FLORIDA PRODUCT APPROVAL
OR RATIONAL ANALYSIS FOR ENTIRE SYSTEM ASSEMBLY MEETING OR
EXCEEDING DESIGN AND LOAD REQUIREMENTS. PROVIDE SHOP DRAWINGS FOR
REVIEW AND APPROVAL PRIOR TO PURCHASE ORDER AND FABRICATION.

LOUVER SCHEDULE

A8.2.1

CONSTRUCTION
DOCUMENTS

New Construction for:
FISHERMAN'S WHARF
RESTAURANT BUILDING
43 FISHERMANS WAY, JUPITER, FL 33477

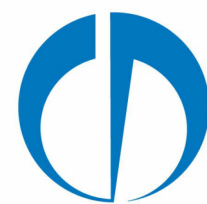
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Revisions:

Project no: 25009
Date: 05-15-2026
Drawn by: CH, SH
Project Manager: CG

A8.2.1

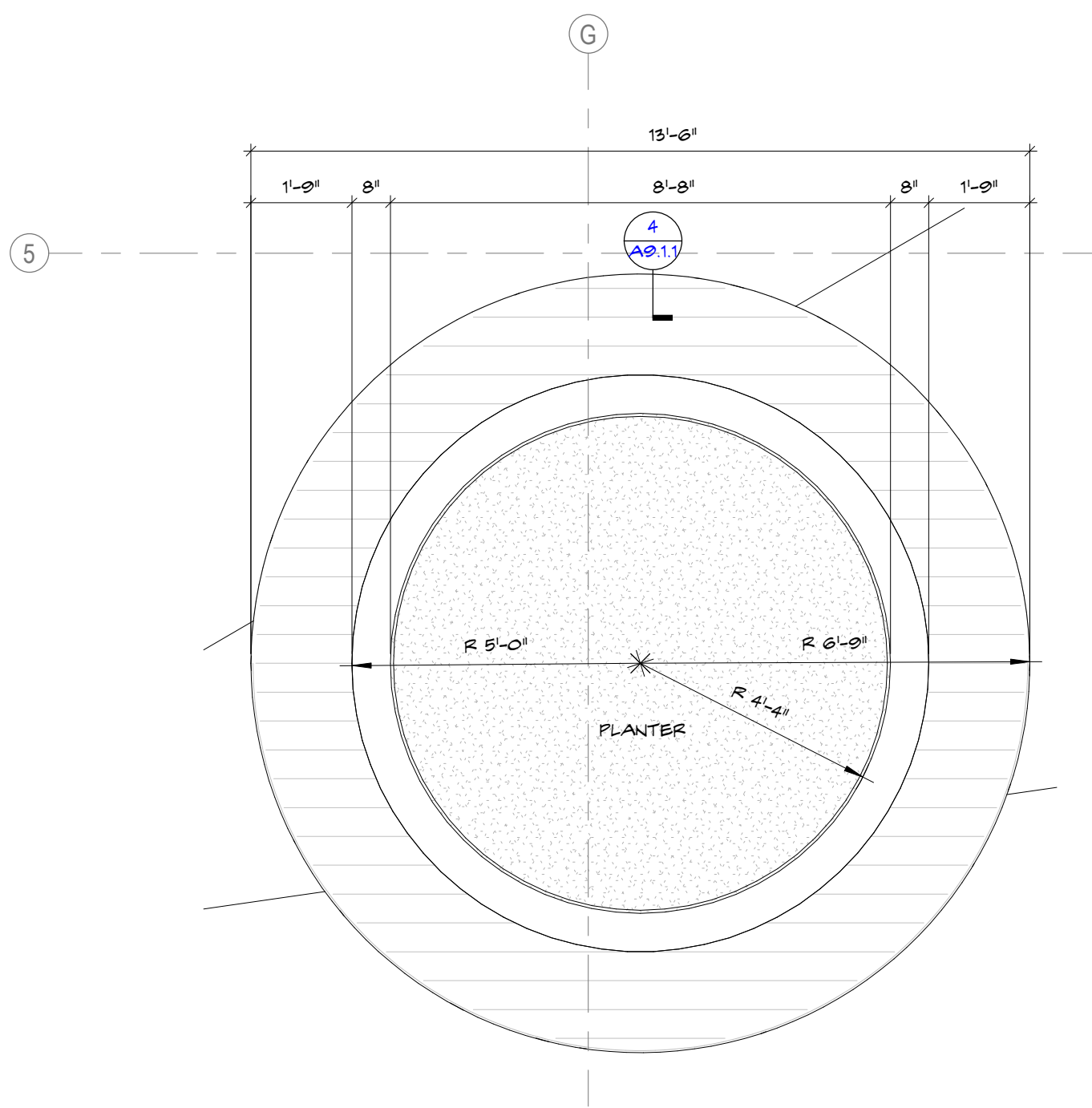
CONSTRUCTION
DOCUMENTS



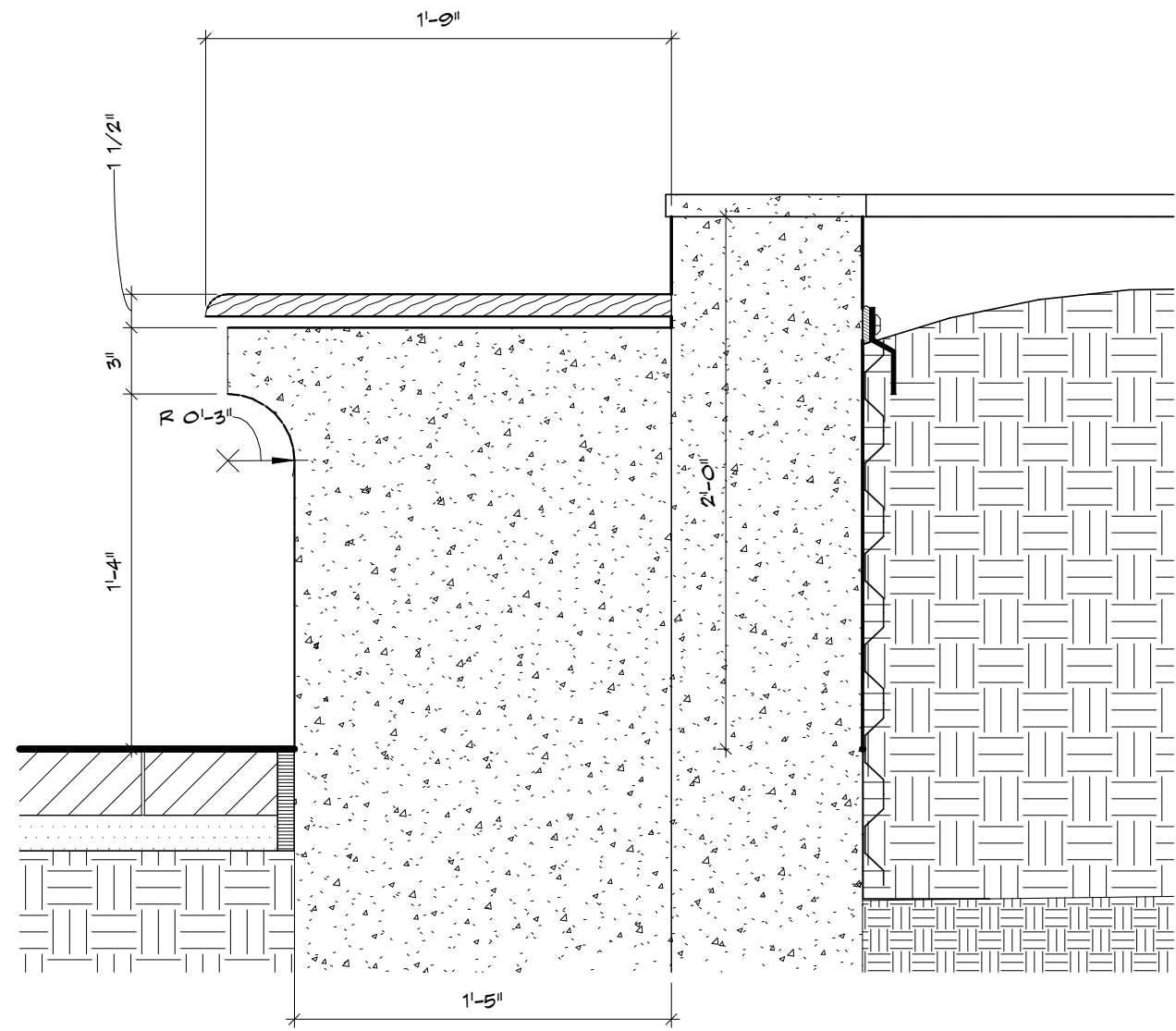
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+ PARTNERS

Architecture • Interior Design
Keith M. Spina # A073419

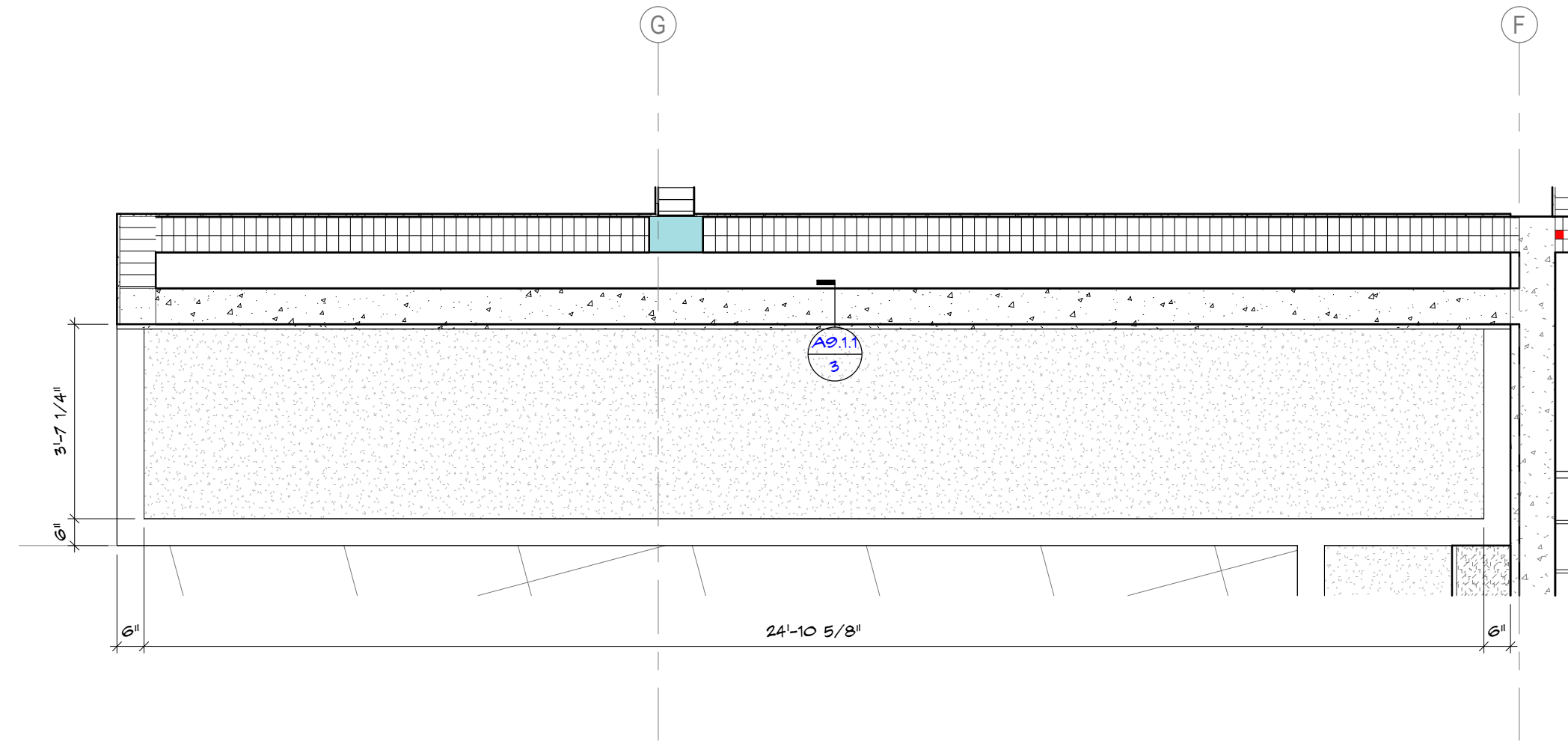
285 Banyan Blvd
West Palm Beach Florida 33401
561.684.6844 • spinaorourke.com
FL LIC # A26202289



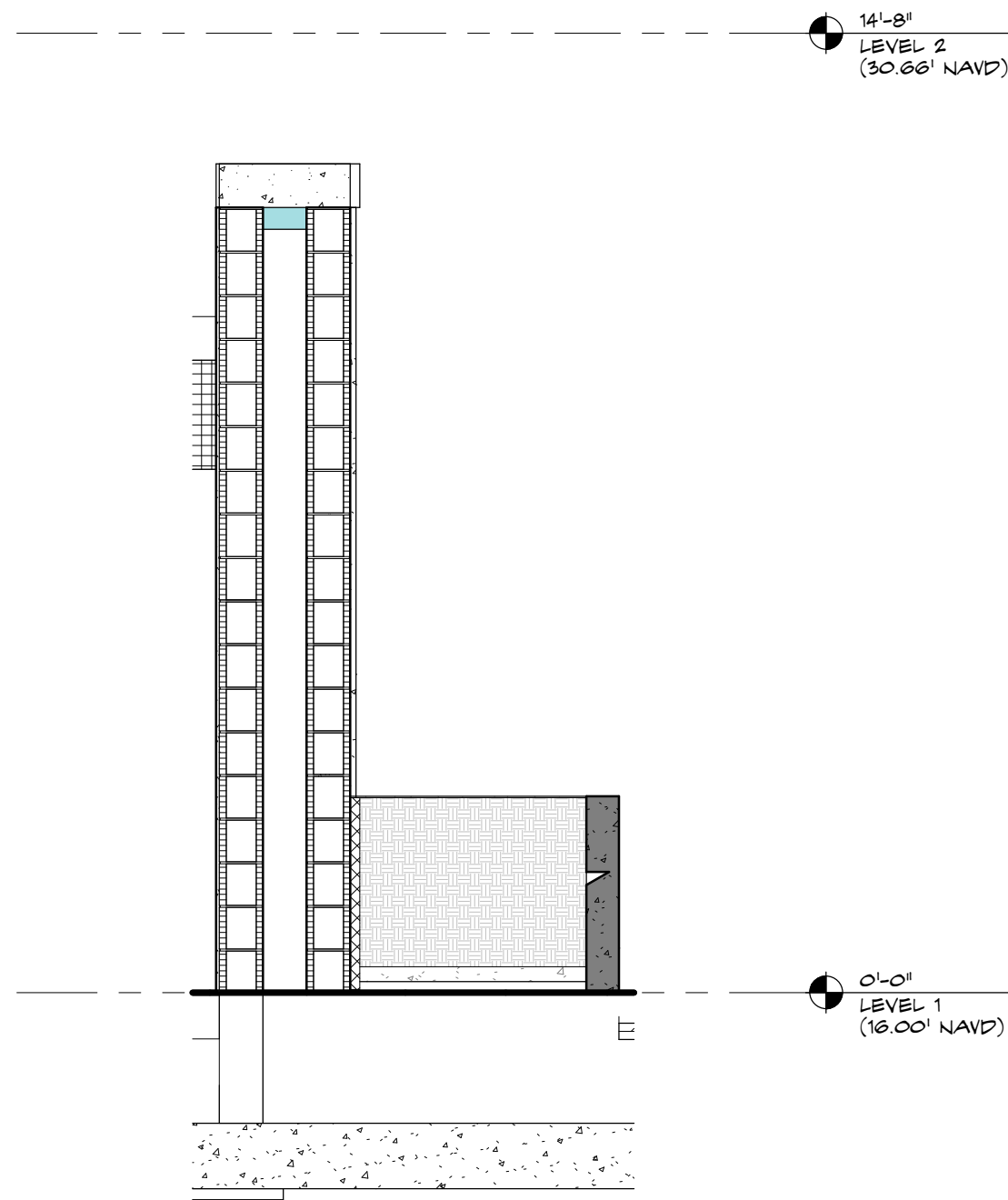
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A9.1.1
ENLARGED PLAN - GROUND FLOOR PLANTER
SCALE: 3/8" = 1'-0"



4
A9.1.1
CONCRETE SEATING DETAIL
SCALE: 1 1/2" = 1'-0"



2
A9.1.1
ENLARGED PLAN - GROUND FLOOR PLANTER AND ACCENT WALL
SCALE: 3/8" = 1'-0"



3
A9.1.1
PLANTER SECTION DETAIL
SCALE: 3/8" = 1'-0"

ENLARGED PLANS AND INTERIOR ELEVATIONS

A9.1.1

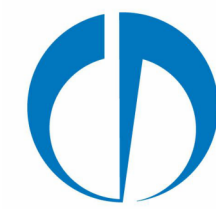
CONSTRUCTION
DOCUMENTS

Project no: 25009
Date: 05-15-2026
Drawn by: CH, SH
Project Manager: CG

Revisions:

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New Construction for:
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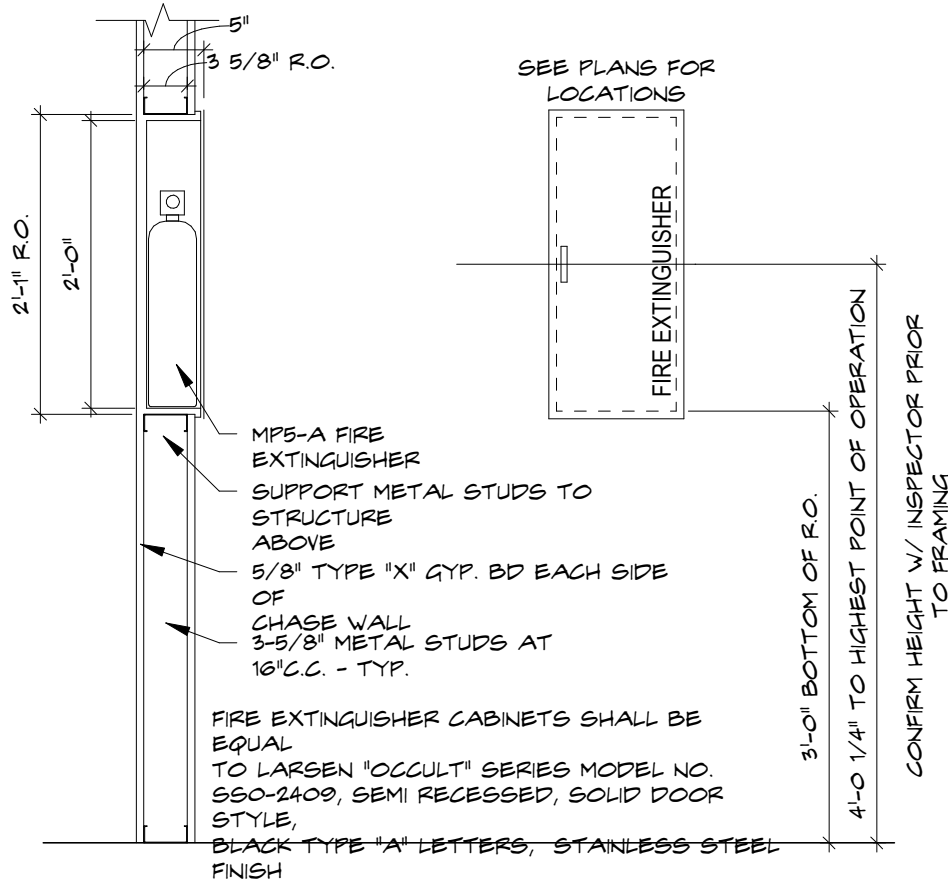
SPINAOROURKE
+ PARTNERS

Architecture • Interior Design
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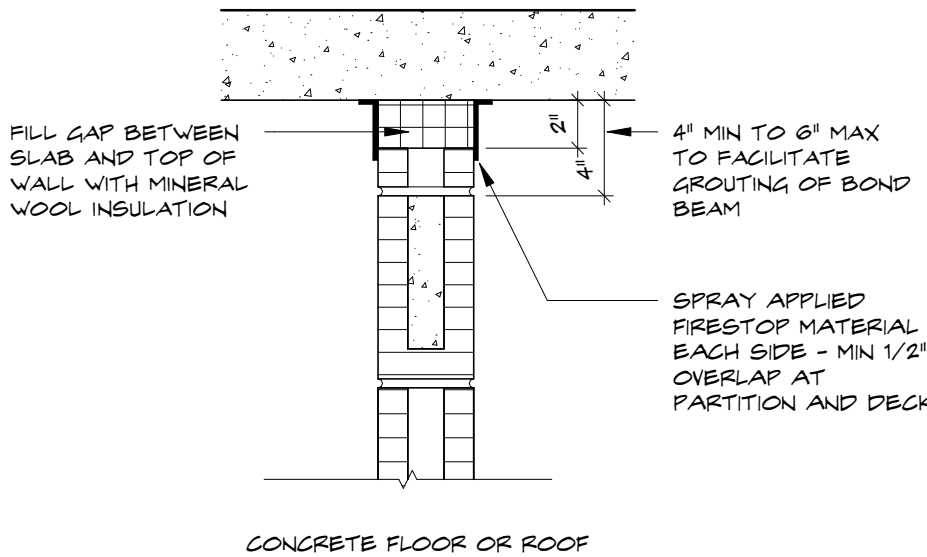
285 Banyan Blvd
West Palm Beach, Florida 33401
561.684.6844 • spinaorourke.com
FL LIC #A26022899

1. LIMITING HEIGHTS APPLY TO WALLS CONSTRUCTED WITH A MINIMUM 5/8" THICKNESS OF GYPSUM BOARD AND WITH A MINIMUM OF ONE FULL-HEIGHT LAYER ON BOTH SIDES OF THE STUD FRAMING.
2. LIMITING HEIGHTS ARE BASED ON TESTS CONDUCTED WITH GYPSUM BOARD ATTACHED WITH SCREWS SPACED 12" O.C. TO FRAMING MEMBERS.
3. THIS LIMITING HEIGHT DATA IS FROM AUSTIN C754 G5&P PRESENTS THIS INFORMATION ONLY AS REFERENCE, AND WILL NOT BE RESPONSIBLE FOR THE PERFORMANCE OF WALLS BASED ON THIS TABLE. CONSULT CURRENT INFORMATION FROM AUSTIN C754 AND G5&P AND THE STUD MANUFACTURERS FOR LIMITING HEIGHT CHARACTERISTICS OF THEIR PARTICULAR PRODUCT.
4. CONTRACTOR TO SUBMIT PRODUCT APPROVAL AND MANUFACTURES SPECIFICATIONS TO ARCHITECT.

10.0.1 SCALE: 12" = 1'-0"



10.0.1 SCALE: 3/4" = 1'-0"



REFER TO UL LISTING FOR
COMPLETE ASSEMBLY
REQUIREMENTS

SCALE: 1 1/2" = 1'-0"

GENERAL PARTITION NOTES

1.

PARTITION TAG DESIGNATIONS ARE INTENDED TO INDICATE PARTITION TYPE ALONG AN ENTIRE PARTITION PLAN AND / OR SURFACE ALONG THE FULL LENGTH OF A SPACE OR CORRIDOR, UNLESS INDICATED OTHERWISE.
2.

ALL PARTITION TYPES ARE DIAGNOMATIC IN NATURE, REFER TO THE UL DESIGN SYSTEM AND GA-600 FILE NUMBER FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
3.

UL NUMBERS REFER TO APPROVED ASSEMBLIES DESCRIBED IN THE UNDERWRITERS LABORATORIES INC. FIRE RESISTANCES DIRECTORY-VOLUME 1, 2014 EDITION.
4.

UNDERWRITERS LABORATORY TESTED DESIGN NUMBERS ARE PROVIDED FOR REFERENCE PURPOSES. CONTRACTOR SHALL OBTAIN ORIGINAL DOCUMENTS AND MUST BE MADE AVAILABLE AT THE SITE DURING CONSTRUCTION FOR REVIEW BY TRAPES, CONSULTANTS AND INSPECTORS.
5.

GA FILE NUMBERS REFER TO ASSEMBLIES DESCRIBED IN THE GYPSUM ASSOCIATION FIRE RESISTANCES DESIGN MANUAL (GA-600-12), 20TH EDITION.
6.

USG / THE GYPSUM CONSTRUCTION HANDBOOK, LATEST EDITION SHALL BE USED AS A REFERENCE AND GUIDE, AND IS MADE PART OF THESE PARTITION TYPES AND DETAILS FOR THE MINIMUM INSTALLATION STANDARDS.
7.

FIRE RATING FOR CONCRETE MASONRY UNITS SHALL BE IN CONFORMANCE WITH THE FLORIDA BUILDING CODES - BUILDING CURRENT EDITION - CHAPTER 7 - TABLE 721(2).
8.

INSTALL FRAMING SPACED AT 24" O.C. MAXIMUM AT ALL NON-LOAD BEARING PARTITIONS UNLESS OTHERWISE INDICATED.
9.

INSTALL FRAMED SPACED AT 16" O.C. MAXIMUM AT ALL LOCATIONS WHERE PARTITIONS SUPPORTS WALL CABINETS OR WALL MOUNTED EQUIPMENT.
10.

COMBUSTIBLE MATERIALS, INCLUDING FIRE TREATED WOOD, MAY NOT BE USED IN PLENUM SPACES.
11.

WOOD BLOCKING AT PERMITTED LOCATIONS IS TO BE FIRE TREATED AND FULLY ENCAPSULATED BY GYPSUM WALL BOARD.
12.

ALL EXTERIOR STUD WALLS SHALL BE FRAMED WITH GALVANIZED METAL STUDS UNLESS INDICATED OTHERWISE.
13.

IF FRAMING INSTALLATION PROCEEDS PRIOR TO ENCLOSURE OF THE BUILDING AND AIR-CONDITIONING IS WORKING, ALL STUDS SHALL BE GALVANIZED. GC SHALL BE RESPONSIBLE FOR ANY DAMAGE DUE TO DEGRADATION OF THE STUDS.
14.

REFERENCE STRUCTURAL DRAWINGS FOR FRAMING SPACING AT LOAD BEARING WALLS.
15.

GAUGE OF METAL FRAMING FOR NON BEARING PARTITIONS DETERMINED BY CONTRACTOR BASED ON HEIGHT OF PARTITION, 5 PSF LATERAL LOAD AND MAXIMUM DEFLECTION OF L/360 WITHOUT COMPOSITE ASSEMBLY WITH WALL FINISH. REFER TO MARNOWARE STUD-RITE DRYWALL FRAMING SYSTEM OR EQUAL. CONTRACTOR TO SUBMIT FRAMING MANUFACTURING BROCHURE & TABLES FOR REVIEW.
16.

ALL GYPSUM WALL BOARD MATERIALS TO BE 5/8" THICK UNLESS OTHERWISE NOTED.
17.

ALL SCHEDULE GYPSUM LINER PANELS SHALL BE USG SHEETROCK BRAND ENHANCED (8+) GYPSUM LINER PANEL OR EQUIVALENT. PANELS SHALL MEET ASTM D3957-00 FOR RESISTANCE TO GROWTH OR MOULD.
18.

GYPSUM BOARD AND SURFACE FINISH MATERIALS SHALL EXTEND A MINIMUM OF 6" ABOVE THE NEAREST ADJACENT CEILING, UNLESS NOTED OTHERWISE.
19.

IF A CEILING IS NOT SCHEDULED IN A ROOM FOR SPACE, THE GC SHALL CONTINUE THE GNB TO THE UNDERSIDE OF THE STRUCTURE ABOVE ON THE EXPOSED SIDE OF THE PARTITION.
20.

REFER TO FINISH SCHEDULES AND FINISH PLANS FOR TYPE OF FINISH TO BE UTILIZED ON SCHEDULED PARTITIONS AT PARTICULAR LOCATIONS.
21.

FIRE RATED GYPSUM WALL BOARD (TYPE X OR EQUAL) TO BE USED IN ALL FIRE RATED OR SMOKE BARRIER PARTITIONS. REFER TO LIFE SAFETY PLANS FOR SPECIFIC PARTITION LOCATIONS. GC SHALL BE RESPONSIBLE FOR MAINTAINING ALL RATINGS SPECIFIED.
22.

CORRIDOR PARTITIONS, SMOKE STOP PARTITIONS, HORIZONTAL EXIT PARTITIONS, EXIT ENCLOSURES, AND FIRE RATED WALLS REQUIRED TO HAVE PROTECTED OPENINGS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STANDING IN A MANNER ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION. SUCH IDENTIFICATION SHALL BE ABOVE ANY DECORATIVE CEILING AND/OR IN CONCEALED SPACES WITH LETTER A MINIMUM OF TWO INCHES HIGH ON A CONTRASTING BACKGROUND SPACES A MAXIMUM OF TWENTY FIVE (25) FEET ON CENTER WITH A MINIMUM OF ONE (1) PER WALL OF BARRIER, AND A MAXIMUM DISTANCE OF 16'-0" FROM THE END OF THE WALL. THE HOURLY FIRE RATING SHALL BE INCLUDED ON ALL RATED BARRIERS OR WALLS. SUGGESTED WORDING: (1) HOUR FIRE AND SMOKE BARRIER PROTECT ALL OPENINGS.
23.

ALL VERTICAL PIPING EXPOSED IN ROOMS SHALL BE FURRED WITH SAME MATERIAL AS ADJACENT WALLS. EXCEPTIONS ARE: MECHANICAL ROOMS, ELECTRICAL ROOMS, TELEPHONE ROOMS.
24.

METAL STUD PARTITIONS BEHIND ALL PLUMBING AND OTHER FIXTURES SHALL BE BRACED TO SUPPORT THE EQUIPMENT PROVIDED. SEE PLUMBING DRAWINGS FOR REQUIRED CARRIERS.
25.

PROVIDE 3/4" COLD ROLLED CHANNEL 1/2" BRACE @ 48" O.C. VERT. AT METAL STUD WALL(S) IN EXCESS OF 16'-0" IN LENGTH AND/OR 10'-0" IN CLEAR HEIGHT.
26.

ALL GNB AT LOWER 2'-0" AFF PORTION OF PARTITIONS IN BATHROOMS, TOILET ROOMS, AND/OR ANY WET CONDITION AREA SHOULD BE PENEGLOSS TYPE WATER RESISTANT BOARDS ALONG ENTIRE PERIMETER OF APPLICABLE ROOM.
27.

TILE FINISH INSTALLATIONS AT TUB, SHOWER, SAUNAS, KITCHENS, AND STEAM ROOM AREAS SHALL HAVE CEMENTITIOUS BACKER BOARDS.
28.

FOR ALL WALL / PARTITION ASSEMBLIES USING GYPSUM BOARD, THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE MOST CURRENT EDITION OF THE GYPSUM ASSOCIATION GA-600 FIRE RESISTANCE DESIGN MANUAL AND THE MOST CURRENT EDITION OF THE UNDERWRITERS LABORATORIES UL FIRE RESISTANCE DIRECTORY.
29.

PARTITIONS THAT ARE REQUIRED TO EXTEND TO THE DECK ABOVE SHALL HAVE THE GYPSUM BOARD CUT TO FIT WITHIN A 1/4" MAXIMUM TOLERANCE TO THE SHAPE OF THE DECK OR STRUCTURAL ASSEMBLY AND/OR COMPONENTS ABOVE, AND ALL LAYERS OF THE GYPSUM BOARD SHALL BE SEALED FOR THE FULL DEPTH OF THE GYPSUM BOARDS WITH FLEXIBLE SEALANT. (REFER TO ALL APPLICABLE UL PENETRATIONS DETAILS / PENETRATION ASSEMBLY REQUIREMENTS).
30.

THE GYPSUM BOARD SHALL BE CUT SO THAT A CLEARANCE BETWEEN METALLIC ELECTRICAL OUTLET / SWITCH BOXES AND THE GYPSUM BOARD DOES NOT EXCEED 1/8".
31.

THE GYPSUM BOARD SHALL BE CUT TO FIT WITHIN A 1/4" MAXIMUM TOLERANCE AROUND ALL PENETRATIONS AND SHALL BE SEALED FOR THE FULL DEPTH OF THE GYPSUM BOARD WITH FLEXIBLE SEALANT.
32.

THE BOTTOM OF THE GYPSUM BOARD ON ALL PARTITIONS SHALL BE 1/4" MINIMUM AND 1/2" MAXIMUM ABOVE THE CONCRETE FLOOR SLAB AND BE SEALED FOR THE FULL DEPTH OF THE GYPSUM BOARD WITH FLEXIBLE SEALANT.
33.

IF THE GYPSUM BOARD IS NOT CUT TIGHT TO THE FLOOR SLAB BELOW, TO THE DECK ABOVE AND AROUND PENETRATIONS, WITHIN THE MAXIMUM TOLERANCES AS NOTED PREVIOUSLY, AND WITHIN THE REQUIREMENTS OF THE INTENT OF THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE A UL TESTED FIRESTOP ASSEMBLY FOR THE APPROPRIATE (JOINT SYSTEM), THROUGH PENETRATION FIRE STOP SYSTEM, ETC. PER THE REQUIREMENTS OF THE MOST CURRENT EDITION OF THE UL FIRE RESISTANCE DIRECTORY - VOLUME 2 - OR SHALL REMOVE ALL NON-COMPLIANT WORK AND RE-INSTALL AS REQUIRED.
34.

ALL PARTITION TYPES THAT SEPARATE TENANTS / UNITS FROM PUBLIC CORRIDORS OF OTHER TENANTS / UNITS OR BOH SPACES SHALL HAVE A MINIMUM STC RATING OF STC-50 UNLESS NOTED, TAGGED OR OTHERWISE REQUIRED. STC-50 IS A ONLY MINIMUM CODE REQUIREMENT AND IS FREQUENTLY EXCEEDED BY THE CONTRACT DOCUMENTS.
35.

ALL PARTITIONS SEPARATING PARKING AREAS FROM THE BUILDING INTERIOR, UNIT DEMISING WALLS, AND UNIT INTERIOR WALLS SHALL USE MINERAL WOOL INSULATION IN LIEU OF SCHEDULED FIBERGLASS BATT INSULATION.
36.

ALL STORM, SANITARY, AND SUPPLY PLUMBING LINES WITHIN PARTITION CAVITIES SHALL HAVE SOUNDPROOFING PIP WRAP AND / OR USE MINERAL WOOL INSULATION BLANKETS TO MINIMIZE SOUND TRANSMISSION.
37.

RECOMMENDED LEVELS OF GYPSUM BOARD FINSH SHALL COMPLY WITH GA-24-10. PUBLISHED BY THE GYPSUM ASSOCIATION, AND (ASSOCIATION OF THE WALL AND CEILING INDUSTRIES - INTERNATIONAL) AND SHALL MEET ASTM C840, STANDARD SPECIFICATION FOR APPLICATION AND FINISHING OF GYPSUM BOARD.
38.

LEVEL OF FINISH: THE MINIMUM REQUIREMENT FOR EACH LEVEL SHALL BE AS DESCRIBED HEREIN.

A.

LEVEL 0 - NOT ACCEPTABLE AND SHALL NOT BE USED.

B.

LEVEL 1 - USE IN PLENUM AREAS, ABOVE FINISH CEILINGS AND CONCEALED SPACES. CAN BE USED IN BACK OF HOUSE SPACES AND SERVICE CORRIDORS AND OTHER SPACES NOT OPEN TO PUBLIC VIEWS.

C.

LEVEL 2 - USE AT AREA SPECIFIED TO RECEIVE WALL TILES AND WHERE WATER-RESISTANT GYPSUM IS USED AS A SUBSTRATE.

D.

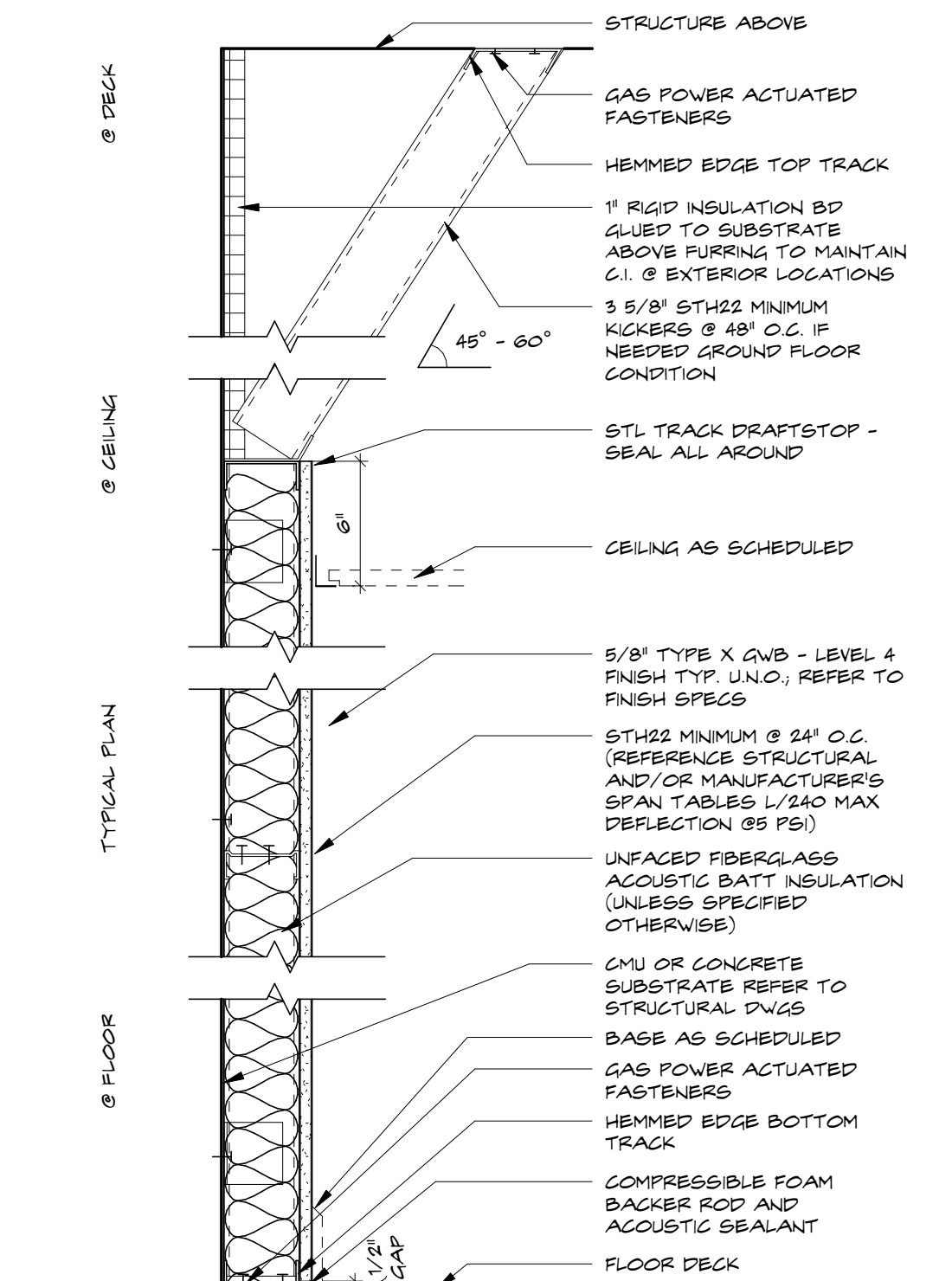
LEVEL 3 - USE AT AREAS THAT WILL RECEIVE HEAVY OR MEDIUM (SPRAY OR HAND APPLIED) FINISHES BEFORE FINAL PAINTING OR HEAVY GRADE WALL COVERING ARE TO BE APPLIED AS FINAL FINISH.

E.

LEVEL 4 - USE AT AREAS THAT WILL RECEIVE FLAT PAINT, LIGHT TEXTURE COATINGS AND WALL COVERINGS AS THE FINAL FINISH.

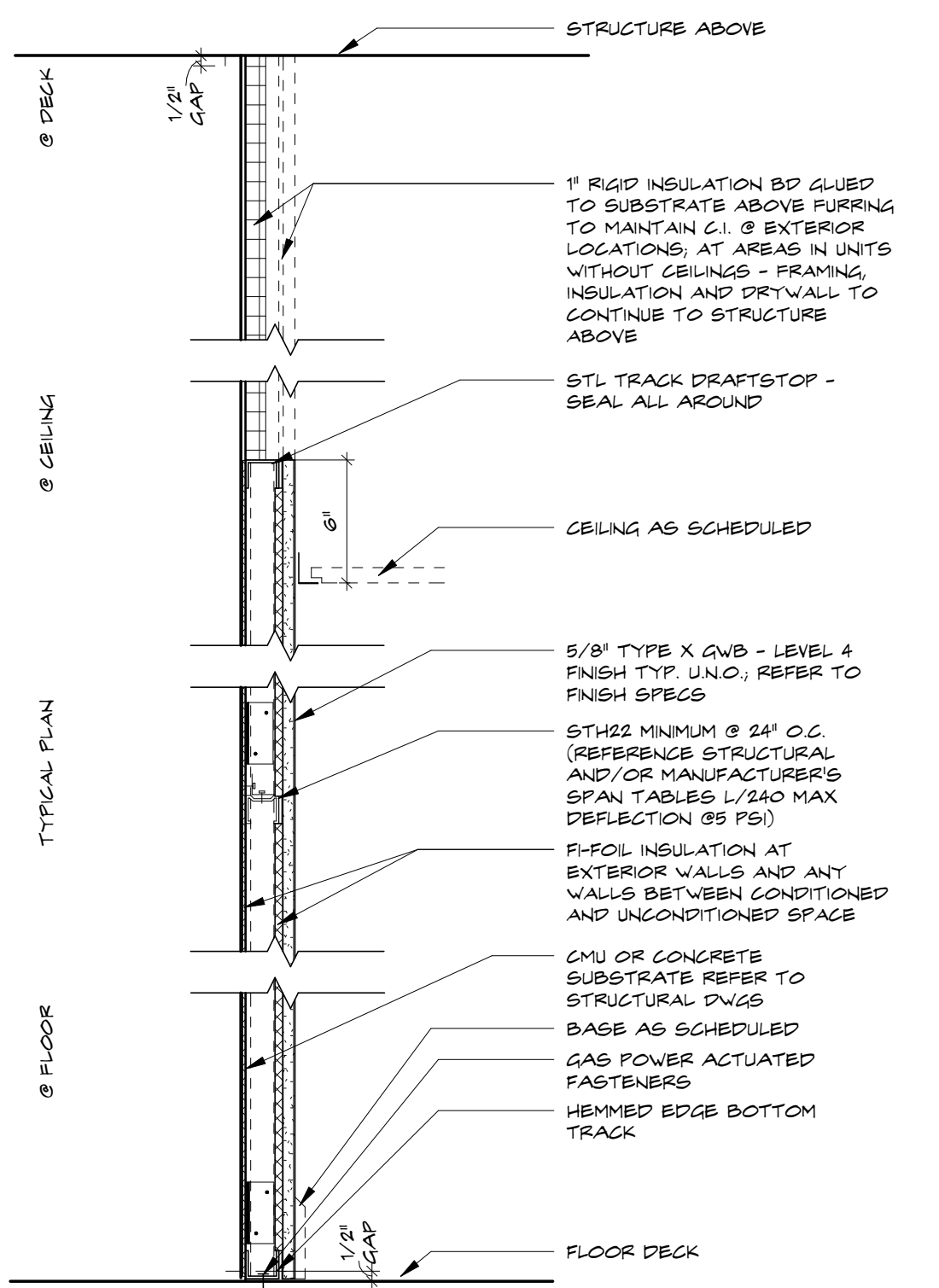
F.

LEVEL 5 - USE AT AREAS WHERE GLOSS, SEMI-GLOSS, ENAMEL OR NON-TEXTURE FLAT PAINTS ARE SPECIFIED AS FINISH. USE THIS LEVEL AT ALL HIGH END PUBLIC SPACES, SUCH AS MAIN LOBBY, ELEVATOR LOBBIES, PUBLIC CORRIDORS AND WHERE SEVERE LIGHTING CONDITION WILL OCCUR.



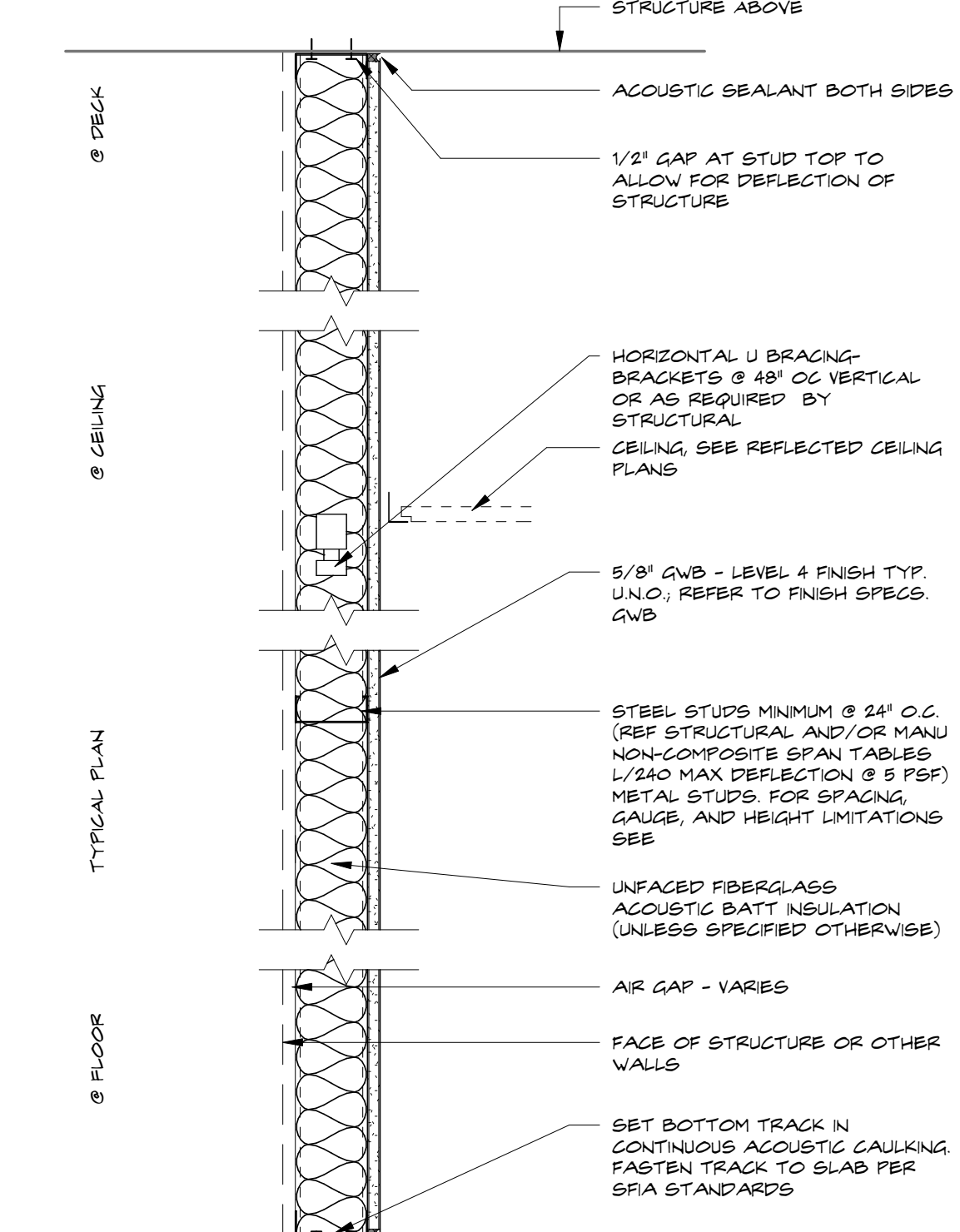
MARK	STUD SIZE	PART. SIZE	FIRE RATING	UL LISTING	MIN. STC	INSULATION
FS	2 1/2"	3 1/8"	NON RATED	-	-	(MIN. 57 @ AT EXTERIOR WALLS)
FS	3 5/8"	6 1/2"	NON RATED	-	-	BATT/RIGID BD EXT WALLS
FS	3 5/8"	4 1/4"	NON RATED	-	-	BATT/RIGID BD EXT WALLS

6 FURRING PARTIAL HEIGHT
A10.1.1 SCALE: 1 1/2" = 1'-0"



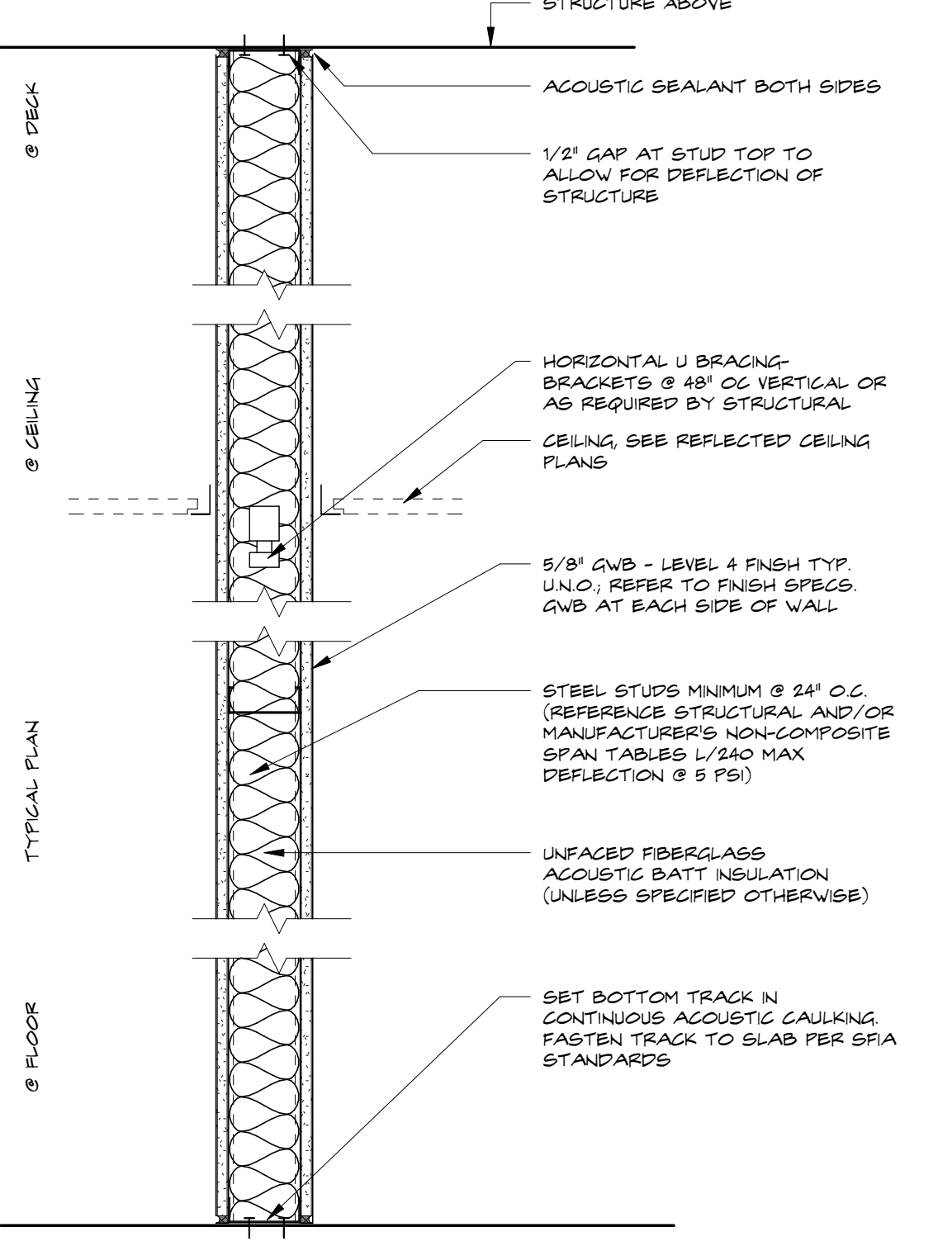
MARK	STUD SIZE	PART. SIZE	FIRE RATING	UL LISTING	MIN. STC	INSULATION
FS	1 5/8"	2 1/4"	NON RATED	-	-	(MIN. 57 @ AT EXTERIOR WALLS)
FS	1 5/8"	2 1/4"	NON RATED	-	-	F-FOIL/RIGID @ EXT WALLS

5 FURRING (EXTERIOR)
A10.1.1 SCALE: 1 1/2" = 1'-0"



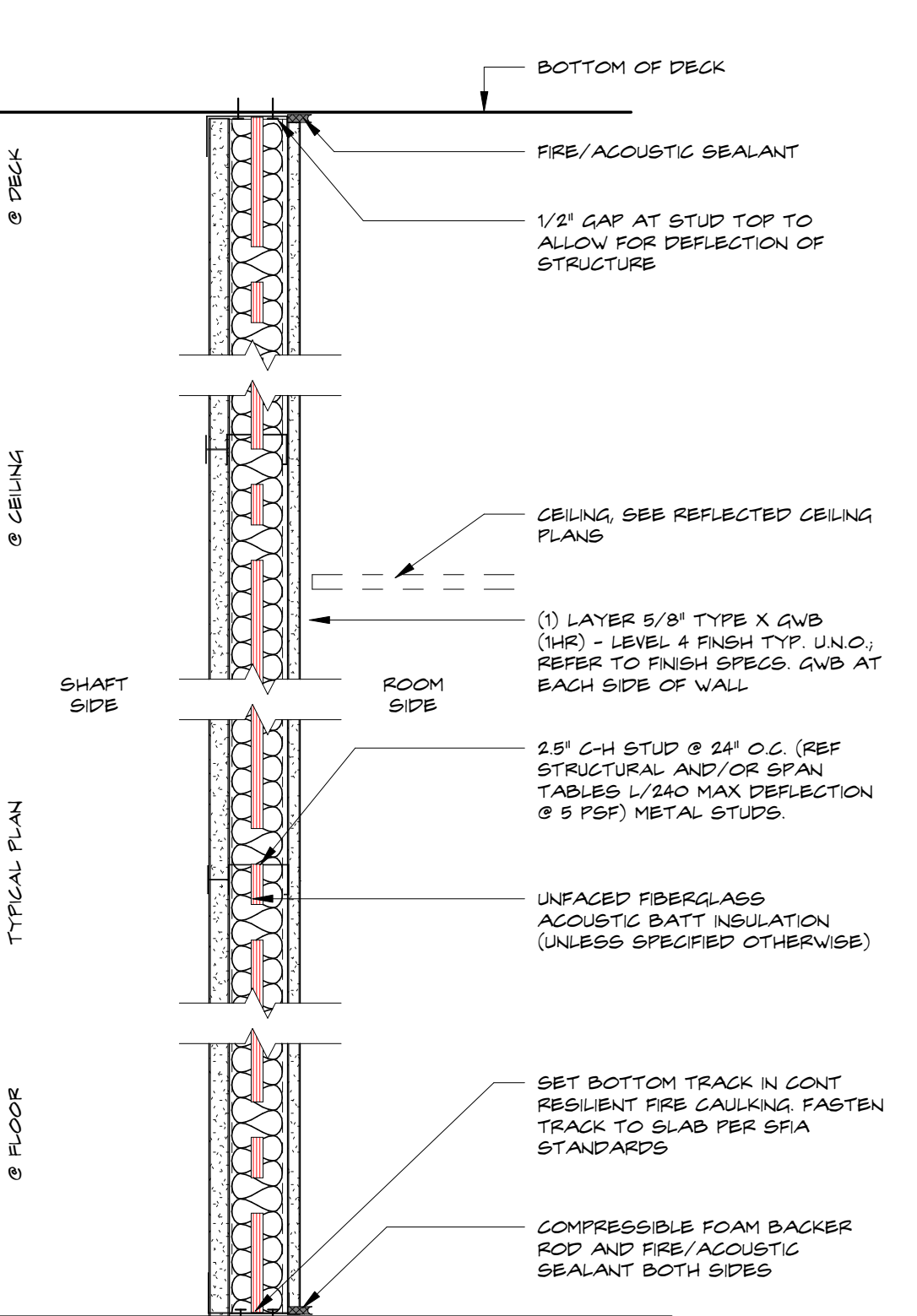
MARK	AIR GAP	STUD SIZE	PART. SIZE	FIRE RATING	UL LISTING	MIN. STC	INSULATION
FS	VARIES	3 5/8"	4 1/4"	NON RATED	-	-	3 1/2" UNFACED FIBERGLASS INSULATION
FS	2 1/4"	3 5/8"	6 1/2"	-	-	-	3 1/2" UNFACED FIBERGLASS INSULATION
FS	VARIES	3 5/8"		-	-	-	3 1/2" UNFACED FIBERGLASS INSULATION

4 FURRING FULL HEIGHT
A10.1.1 SCALE: 1 1/2" = 1'-0"



MARK	STUD SIZE	PART. SIZE	FIRE RATING	UL LISTING	MIN. STC	INSULATION
FS	3 5/8"	4 7/8"	NON RATED	-	-	3 1/2" UNFACED FIBERGLASS INSULATION
FS	6"	7 1/4"	NON RATED	-	-	6" UNFACED FIBERGLASS INSULATION

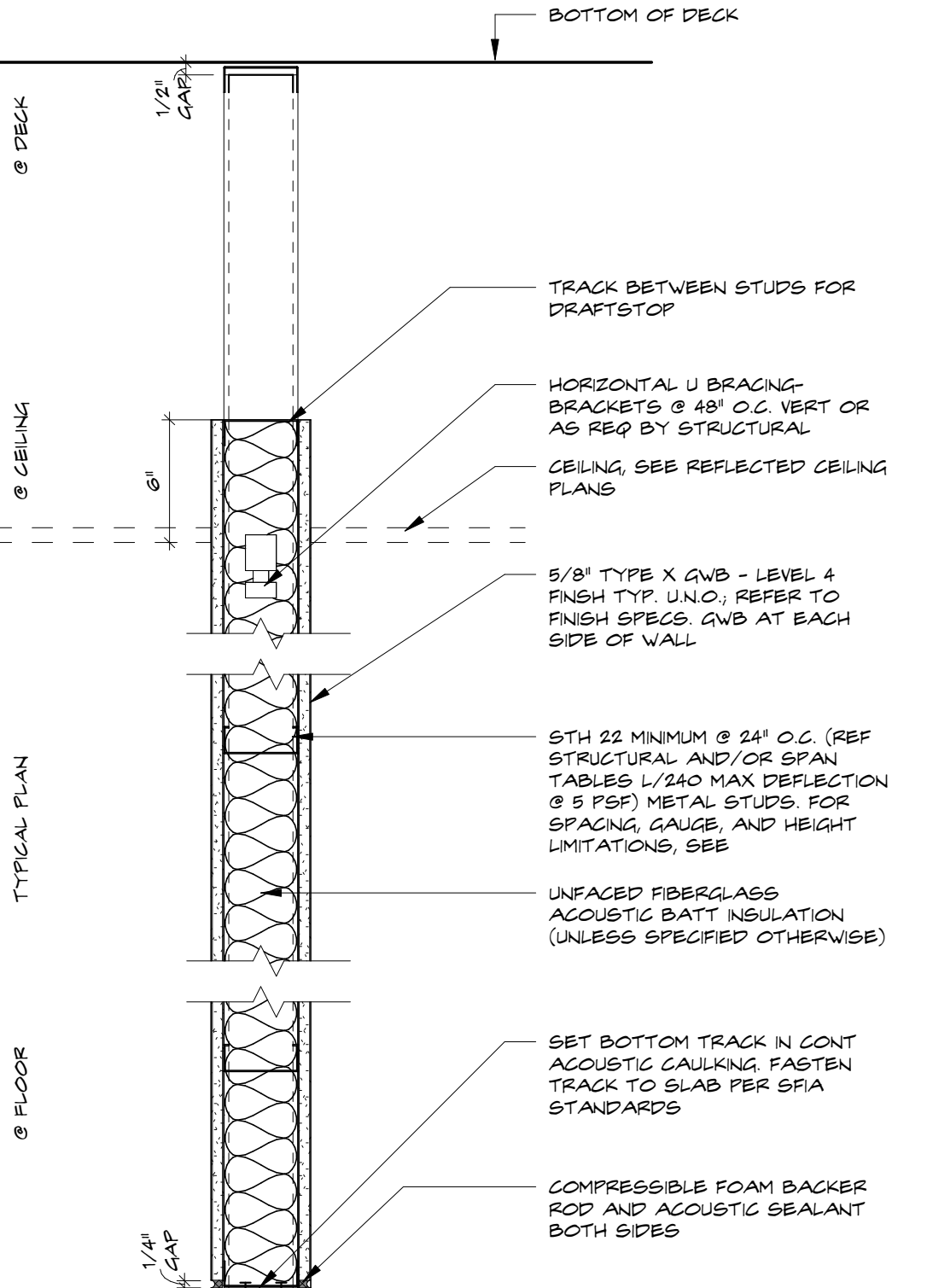
3 PARTITION - FULL HEIGHT
A10.1.1 SCALE: 1 1/2" = 1'-0"



NOTE: REFER TO FLOOR PLANS FOR RATED WALL LOCATIONS. REFER TO FINISH PLANS AND SPECIFICATIONS FOR ALL FINISH WALL INFORMATION.

MARK	STUD SIZE	PART. SIZE	FIRE RATING	UL LISTING	MIN. STC	INSULATION
FS	3 5/8"	3 5/8"	1HR	U415	30	5" UNFACED FIBERGLASS INSULATION

2 PARTITION - RATED SHAFT WALL
A10.1.1 SCALE: 1 1/2" = 1'-0"



NOTE: REFER TO FLOOR PLANS FOR RATED WALL LOCATIONS. REFER TO FINISH PLANS AND SPECIFICATIONS FOR ALL FINISH WALL INFORMATION.

MARK	STUD SIZE	PART. SIZE	FIRE RATING	UL LISTING	MIN. STC	INSULATION
FS	3 5/8"	4 7/8"	-	-	-	3 1/2" UNFACED FIBERGLASS INSULATION
FS	6"	7 1/4"	-	-	-	6" UNFACED FIBERGLASS INSULATION

1 PARTITION - FREESTANDING
A10.1.1 SCALE: 1 1/2" = 1'-0"

FINISH SPECIFICATION

GENERAL NOTES:

THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL VISIT THE SITE TO EVALUATE THE EXISTING CONDITIONS PRIOR TO SUBMITTING BIDS AND SHALL FURNISH AND INSTALL ALL ITEMS NECESSARY FOR A COMPLETE JOB AS INDICATED IN THE CONTRACT DOCUMENTS.

THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE FAMILIAR WITH THE CONTRACT DOCUMENTS PRIOR TO SUBMITTING BIDS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR CLARIFICATION TO ALL BIDDERS.

THE GENERAL CONTRACTOR SHALL REVIEW THE CONTRACT DOCUMENTS TO DETERMINE THE SCOPE OF DEMOLITION AND/OR REMOVAL OF EXISTING FINISH MATERIALS. ALL EXISTING FINISH MATERIAL TO REMAIN SHALL BE PROTECTED TO PREVENT DAMAGE DURING CONSTRUCTION.

ALL FINISH MATERIAL SHALL BE PROVIDED AND INSTALLED BY THE GENERAL CONTRACTOR AND SUBCONTRACTORS UNLESS OTHERWISE NOTED. INSTALLATION SHALL INCLUDE PREPARATION OF THE SUBSTRATE AS NOTED IN THE CONTRACT DOCUMENTS AND PER THE FINISH MATERIAL MANUFACTURERS WRITTEN INSTRUCTIONS AND RECOMMENDATIONS.

UPON COMMENCEMENT OF CONSTRUCTION, THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL CONFIRM AVAILABILITY AND LEAD TIMES OF ALL SPECIFIED FINISHES AND MATERIALS AND SHALL RESERVE AND/OR PURCHASE SUCH MATERIAL TO ENSURE COMPLIANCE WITH THE CONSTRUCTION SCHEDULE.

ALL FINISH MATERIAL SAMPLES SHALL BE SUBMITTED TO THE ARCHITECT/DESIGNER FOR REVIEW AND COMMENT PRIOR TO PRODUCT ORDER PLACEMENT.

THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL CONFIRM WITH THE CLIENT IF ATTC STOCK IS REQUIRED.

THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL PREPARE THE FLOORING SUBSTRATE TO A LEVEL OF TOLERANCE NOT TO EXCEED 1/8" IN 10' UNLESS APPROVED BY THE ARCHITECT/DESIGNER.

THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL PROVIDE AND INSTALL FLASH FLASHING AT ELEVATION TRANSITIONS BETWEEN STONE/TILE/WOOD/ AND CARPET/VCT AT A MAXIMUM SLOPE 1/8" PER FOOT.

THE GENERAL CONTRACTOR SHALL CONFIRM THAT FLOOR FINISHES WHEN INSTALLED ON THE PREPARED FLOOR SUBSTRATE WILL NOT CONFLICT WITH THE OPERATIONAL SWING OF DOORS PRIOR TO THE INSTALLATION OF DOOR FRAMES.

ALL EXISTING CARPETING SPECIFIED TO BE REMOVED SHALL BE RECYCLED PER THE CARPET AMERICA RECOVERY EFFORT (CARE) RECOMMENDATIONS.

THE GENERAL CONTRACTOR SHALL TOUCH UP THE FINISH OF BASE, DOORS, CASING, MILLWORK AND WALLS AFTER THE INSTALLATION OF CARPET.

INSTALLATION OF ALL PORCELAIN TILE, CERAMIC TILE AND STONE SHALL COMPLY WITH THE TILE COUNCIL OF NORTH AMERICA (TCNA) STANDARDS.

GYPSEUM BOARD WALLS AND CEILINGS SHALL RECEIVE A LEVEL 4 FINISH, UNLESS NOTED OTHERWISE, READY FOR THE APPLICATION OF PAINT OR WALLCOVERING. SURFACES TO RECEIVE WALLCOVERING SHALL BE PRIMED PER THE RECOMMENDATIONS OF THE WALLCOVERING MANUFACTURER.

ALL SURFACES SPECIFIED TO BE PAINTED SHALL BE PREPARED PER THE PAINT/STAIN MANUFACTURERS WRITTEN INSTRUCTIONS AND INDUSTRY STANDARDS.

ALL EXISTING PAINTED SURFACES SPECIFIED TO BE PAINTED SHALL BE ASSESSED FOR SURFACE AND SUBSTRATE INTEGRITY. ANY LOOSE OR marginally ADHERED COATINGS/MATERIALS SHALL BE REMOVED BY ACCEPTABLE METHODS.

THE GENERAL CONTRACTOR SHALL SUBMIT PAINT PRODUCT DATA SHEETS AND PAINT COLOR SAMPLES TO THE ARCHITECT/DESIGNER FOR REVIEW AND COMMENT.

THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL REFER TO THE ARCHITECTURAL REFLECTED CEILING PLAN FOR THE LOCATION OF ALL BUILDING ELEMENTS THAT ARE INSTALLED IN THE CEILING AND SHALL COMPARE WITH THE MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS. ANY CONFLICTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT/DESIGNER FOR CLARIFICATION PRIOR TO THE COMMENCEMENT OF THE CEILING CONSTRUCTION.

ALL MILLWORK, CABINETY AND WOOD DOORS SHALL MEET OR EXCEED THE FOLLOWING ARCHITECTURAL WOODWORK INSTITUTE (AWI) QUALITY STANDARDS.

- RUNNING/STANDARD WOOD TRIM- CUSTOM GRADE.
- WOOD PANELING- CUSTOM GRADE.
- PLASTIC LAMINATE CABINETY- CUSTOM GRADE.
- WOOD CASEWORK- PREMIUM GRADE.
- WOOD DOORS- CUSTOM GRADE OR PREMIUM GRADE.

PLASTIC LAMINATE FACED CABINETY SHALL BE FLUSH OVERLAY STYLE WITH 3/4" THICK DOORS AND DRAWERS. ALL EXTERIOR SURFACES SHALL HAVE A PLASTIC LAMINATE FINISH. ALL INTERIOR SURFACES SHALL HAVE A MELAMINE FINISH. ALL SHELVES SHALL BE 3/8" THICK WITH ADJUSTABLE STANDARDS. REFER TO THE INTERIOR ELEVATIONS FOR THE TYPE OF BACKSPLASH TO BE SUPPLIED AND INSTALLED. DOOR HINGES SHALL BE FULLY CONCEALED WITH SOFT CLOSE FUNCTION. DRAWER GLIDES SHALL BE HEAVY DUTY, FULL EXTENSION, SOFT CLOSE FUNCTION. REFER TO THE FINISH SPECIFICATIONS FOR THE FULL DESIGN.

THE GENERAL CONTRACTOR SHALL PROVIDE ALL FRAMING AND REINFORCEMENT OF WALLS, FLOOR AND CEILING NECESSARY TO SUPPORT MILLWORK AND OR CABINETY. ALL CONCEALED BLOCKING SHALL BE FIRE RETARDANT MATERIAL.

TRANSITION STRIPS

CONTRACTOR SHALL PROVIDE TRANSITION STRIPS AS MANUFACTURED BY SCHLUTER AT CARPET/TILE & CARPET/LUXURY VINYL TILE TRANSITIONS, "SCHIENE" SERIES MODEL, FINISH: ANODIZED ALUMINUM. IF A RUBBER TRANSITION IS SUBSTITUTED, THEN COLOR OF STRIP SHALL MATCH CARPET OR TILE AND BE APPROVED BY DESIGNER.

CONTRACTOR SHALL PROVIDE TRANSITION STRIPS AS MANUFACTURED BY SCHLUTER AT ENTRY TILE STAIR TRANSITIONS, "JOLLY" SERIES MODEL, FINISH: R/AGOMBW.

AT MATERIAL TRANSITIONS, SUBCONTRACTOR TO PROVIDE LEVELING TO EXTEND 6" TO CREATE A GRADUAL SLOPE AND TRANSITIONS SHALL NOT BE GREATER THAN 1/8"

PORCELAIN TILE

POR-3 FLOOR TILE AT LOBBY AND ELEVATOR FLOOR- MANUFACTURER: ATLAS CONCORDE, SERIES: MARVEL T, COLOR: HALO SAND, FINISH: MATTE, SIZE: 23" X 47" X 9 MM, METHOD OF INSTALLATION: STACKED STRAIGHT, MODIFIED THINSET OR HYBRID TO CREATE A 1/16" TIGHT GROUT CARD JOINT, NOT TO EXCEED A GROUT JOINT OF 1/8". GROUT MANUFACTURER: MAPEI, FINISH: KERAPoxy, COLOR: 8001 ALABASTER. FOLLOW MANUFACTURERS RECOMMENDATIONS FOR SEALING TILE AND/OR GROUT. MATERIAL AND INSTALLATION BY GC. PROVIDE ANTI-CRACK ISOLATION MEMBRANE & SOUND DEADENING UNDERLAYMENT "PROFLEX" #MS690 FOR PORCELAIN FLOOR AREA. GENERAL CONTRACTOR TO REFER TO DRAWINGS FOR FLOOR PATTERN AND LOCATION. CONTACT: BRAD CLIFFARD (772) 284-2980

WOOD

WD-2 PAINTED WOOD DOOR - SPECIES: BRCH OR MAPLE, MANUFACTURER: SHERWIN WILLIAMS, COLOR: EXTRA WHITE SW7005, FINISH: SEMI GLOSS, SMOOTH TEXTURE READY TO RECEIVE PAINT. 2 COATS OF PAINT OVER 1 COAT OF PRIMER

PAINT

PT-2 GENERAL WALL PAINT - MANUFACTURER: SHERWIN WILLIAMS, COLOR: EXTRA WHITE SW7005, FINISH: FLAT, GYPSUM BOARD- SMOOTH BLOCK LEVEL 5 FINISH. SMOOTH TEXTURE READY TO RECEIVE PAINT. 2 COATS OF PAINT OVER 1 COAT OF PRIMER. PROVIDE 4"x4" WALL SAMPLE FOR DESIGNER/CLIENT APPROVAL BEFORE PROCEEDING WITH ENTIRE PAINT APPLICATION

PT-4 EXPOSED CEILING PAINT- MANUFACTURER: BENJAMIN MOORE, COLOR: HARBOR GRAY AC-25, FINISH: FLAT OR DRYFALL. PROVIDE 4"x4" CEILING AREA SAMPLE FOR DESIGNER/CLIENT APPROVAL BEFORE PROCEEDING WITH ENTIRE PAINT APPLICATION

PT-5 PAINT FOR EXTERIOR STUCCO OF BUILDING - MANUFACTURER: BENJAMIN MOORE, COLOR: OC-25 CLOUD COVER, FINISH: REGAL SELECT EXTERIOR. PROVIDE 4"x4" WALL SAMPLE FOR DESIGNER/CLIENT APPROVAL BEFORE PROCEEDING WITH ENTIRE PAINT APPLICATION

PT-6 PAINT FOR INTERIOR STAIRCASE WALLS AT STAIR - MANUFACTURER: SHERWIN WILLIAMS, SW LOXON BLOCK SURFACE PRIMER FOLLOWED WITH SUPER PAINT INTERIOR SEMI-GLOSS FINISH, COLOR: EXTRA WHITE SW7005. PROVIDE 4"x4" WALL SAMPLE FOR DESIGNER/CLIENT APPROVAL BEFORE PROCEEDING WITH ENTIRE PAINT APPLICATION

PT-7 PAINT FOR HANDRAILS AND CONCRETE UNDERLAYER OF STAIRCASE - MANUFACTURER: SHERWIN WILLIAMS, SW PRO INDUSTRIAL URETHANE AUKT'D ENAMEL, IF NEEDED WITH PRIMER USE KEM BOND PRIMER, COLOR: EXTRA WHITE SW7005. PROVIDE 4"x4" AREA SAMPLE FOR DESIGNER/CLIENT APPROVAL BEFORE PROCEEDING WITH ENTIRE PAINT APPLICATION

RUBBER BASE

RB-1 GENERAL RUBBER BASE AT BACK OF HOUSE- MANUFACTURER: JOHNSONITE, TRADITIONAL STYLE: BOUNDX, COLOR: 50 WHITE, SIZE: 48" HIGH. MATERIAL AND INSTALLATION BY GENERAL CONTRACTOR. PROVIDE SAMPLE TO INTERIOR DESIGNER

MISC.

ALL COVER PLATES TO BE WHITE, UNLESS ON DARK OR WOOD SURFACE. WHEN ON WOOD SURFACE, COVER PLATES TO BE BROWN. ALL COVER PLATES TO BE DECORA WITH INCORPORATED DIMMERS AND WITHOUT TOGGLE SWITCH

EX-B- EXPOSED BLOCK WALLS AT STAIR WELLS

EXP- EXPOSED CEILING STRUCTURE

CONC- SEALED CONCRETE FLOORING AT STORAGE AND STAIRWELLS

EXTERIOR

PANT

PT-B STUCCO PAINT - BENJAMIN MOORE SWISS COFFEE (OC-45)

ALUMINUM

ALUM-B ALUMINUM FRAMING - FRAMING MEMBERS SHALL BE 6063-T5 OR 6063-T6 ALUMINUM ALLOY EXTRUSIONS AS MANUFACTURED BY ALDORA ALUMINUM AND GLASS PRODUCTS, INC. FRAME HEAD/SILL: TGF-212 (ALUM. 6063-T5), FILLER: TGF-10 (ALUM. 6063-T5), INTERMEDIATE: TGF-23 (ALUM. 6063-T5) FEMALE MULLION: TGF-202 (ALUM. 6063-T6), MALE MULLION: TGF-201 (ALUM. 6063-T5), JAMB MEMBER: TGF-110 (ALUM. 6063-T6)

GLAZING

GL-B GLASS PANELS - MANUFACTURER: ALDORA TGV-250P SERIES WINDOW WALL SYSTEM. XXXXX

RAILING

RLG-B GLASS RAILING - MANUFACTURER: ALDORA TGV-250P SERIES WINDOW WALL SYSTEM. XXXXX

STONE

ST-B STONE CLADDING- MANUFACTURER: CORAL CLASSICS BY A&P, COLOR: SHELLS REEF BEIGE, FINISH: HONED & FLIED, SIZE: 9"X6", MATERIAL AND INSTALLATION BY GENERAL CONTRACTOR. REFER TO MANUFACTURERS SPECIFICATIONS FOR GROUTING, SEALING AND TREATMENT. REFER TO DRAWINGS AND INTERIOR ELEVATIONS FOR APPLICATION LOCATION. PROVIDE SAMPLE TO INTERIOR DESIGNER FOR APPROVAL. PROVIDE GROUT COLOR OPTIONS FOR DESIGNER APPROVAL. CONTACT: SCOTT LEVY (505)693-3822

ST-2B STONE CLADDING- MANUFACTURER: TERRACORE PANELS, COLOR: CREMA CAMEL, FINISH: HONED, SIZE: 4'X8', JOINT SIZE: 1/8" MATERIAL AND INSTALLATION BY GENERAL CONTRACTOR. REFER TO DRAWINGS AND INTERIOR ELEVATIONS FOR APPLICATION LOCATION. PROVIDE SAMPLE TO INTERIOR DESIGNER FOR APPROVAL. CONTACT: NANCY GULLFORD (214)745-0999

METAL

MTL-B METAL WOOD LOOK WALL CLADDING - MANUFACTURER: KNOT WOOD, COLLECTION: INTERLOCKING CLASSIC CLADDING SYSTEMS, COLOR: BURNT SIENNA, SIZE: 16X240. MATERIAL AND INSTALLATION BY GENERAL CONTRACTOR. SEE DETAIL FOR DESIGN INTENT.

MTL-2B METAL WOOD LOOKING ARCHITECTURAL LOUVERS, COLORS: BURNT SIENNA XXXX CALCULATIONS AND ATTACHMENTS TO BE BY DELEGATED ENGINEER. PROVIDED MATERIAL AND INSTALLATION BY GENERAL CONTRACTORS

PAVER

PAV-B PAVER THROUGHOUT - MANUFACTURER: TABBY, COLLECTION: TBD, COLOR: TBD. SIZE: TBD. MATERIAL AND INSTALLATION BY GENERAL CONTRACTOR

PORCELAIN TILE

POR-2B BALCONY FLOOR - MANUFACTURER: ATLAS CONCORDE, SERIES: MARVEL T, COLOR: HALO SAND, FINISH: SENSITIVECH, SIZE: 23" X 47" X 10 MM, METHOD OF INSTALLATION: STACKED STRAIGHT, MODIFIED THINSET OR HYBRID TO CREATE A 1/16" TIGHT GROUT CARD JOINT, NOT TO EXCEED A GROUT JOINT OF 1/8". GROUT MANUFACTURER: MAPEI, FINISH: KERAPoxy, COLOR: 8001 ALABASTER. FOLLOW MANUFACTURERS RECOMMENDATIONS FOR SEALING TILE AND/OR GROUT. MATERIAL AND INSTALLATION BY GC. PROVIDE ANTI-CRACK ISOLATION MEMBRANE & SOUND DEADENING UNDERLAYMENT "PROFLEX" #MS690 FOR PORCELAIN FLOOR AREA. GENERAL CONTRACTOR TO REFER TO DRAWINGS FOR FLOOR PATTERN AND LOCATION. CONTACT: BRAD CLIFFARD (772) 284-2980

POR-3B BALCONY WALL - MANUFACTURER: ATLAS CONCORDE, SERIES: MARVEL T, COLOR: OAK BROWN, FINISH: MATTE, SIZE: 8" X 36" X 9 MM, METHOD OF INSTALLATION: STAGGERED STRAIGHT, MODIFIED THINSET OR HYBRID TO CREATE A 1/16" TIGHT GROUT CARD JOINT, NOT TO EXCEED A GROUT JOINT OF 1/8". GROUT MANUFACTURER: MAPEI, FINISH: KERAPoxy, COLOR: 8001 ALABASTER. FOLLOW MANUFACTURERS RECOMMENDATIONS FOR SEALING TILE AND/OR GROUT. MATERIAL AND INSTALLATION BY GC. PROVIDE ANTI-CRACK ISOLATION MEMBRANE & SOUND DEADENING UNDERLAYMENT "PROFLEX" #MS690 FOR PORCELAIN FLOOR AREA. GENERAL CONTRACTOR TO REFER TO DRAWINGS FOR FLOOR PATTERN AND LOCATION. CONTACT: BRAD CLIFFARD (772) 284-2980

WOOD

WD-B STAIN WOOD AT CURVED COVERED WALKWAY - SPECIES: CYPRESS/CEPAP, RPT. CUT, STAIN GRADE: STAIN TO MATCH INTERIOR DESIGNER SAMPLE FROM JACK WALSH, DATED JAN 2023. COLLECT THERMO, COLOR: GALIZANO, FINISH: URETHANE UV. REFER TO DRAWINGS AND INTERIOR ELEVATIONS FOR PATTERN AND LOCATION. PROVIDE SAMPLE FOR DESIGNER APPROVAL. CONTACT: JEREMY WALSH (561)699-4846

New Construction for:
FISHERMAN'S WHARF
RESTAURANT BUILDING
43 FISHERMANS WAY, JUPITER, FL 33477

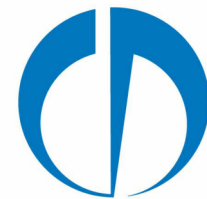
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Revisions:

Project no: 25009
Date: 05-15-2026
Drawn by: CH, SH
Project Manager: CG

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A11.1.1
CONSTRUCTION DOCUMENTS



SPINAOROURKE
+ PARTNERS

Architecture•Interior Design

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