

FISHERMAN'S WHARF

43 FISHERMANS WAY, JUPITER, FL 33477



CONSTRUCTION DOCUMENTS

05-15-2026



SPINAOROURKE
+ PARTNERS
Architecture + Interior Design
Keith M. Spina # AR13419

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

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Revisions:

Project no: 25009
Date: 05-15-2026
Drawn by: Author
Project Manager: Checker

CVR.1
CONSTRUCTION
DOCUMENTS

SHEET INDEX

GENERAL				
CVR.1	COVER SHEET			
IND-0	SHEET INDEX			
SURVEY				
SRV.	SURVEY			
SITE				
SFO.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			
ARCHITECTURAL				
A1.0.1	TIKI HUT FLOOR PLAN, RCP, ROOF PLAN, ELEVATIONS & SECTIONS			
A1.0.2	TIKI HUT SECTION & DETAILS			
A1.0.3	FINISH SPECIFICATIONS			
STRUCTURAL				
S11.0.	TIKI HUT - PLANS			
S21.0.	TIKI HUT - SECTIONS			
S31.0.	NOTES & SCHEDULES			
PLUMBING				
PO.0.1.	PLUMBING SYMBOLS, ABBREVIATIONS AND NOTES			
PO.0.2.	PLUMBING SITE PLAN			
P11.1.	TIKI HUT - DRAINAGE & PRESSURE PLAN			
P2.0.1.	PLUMBING TIKI HUT RISER DIAGRAM			
P3.0.1.	PLUMBING DETAILS			
P4.0.1.	PLUMBING SPECIFICATIONS			
ELECTRICAL				
EO.0.1.	ELECTRICAL SYMBOLS, ABBREVIATIONS AND NOTES			
E11.1.	TIKI HUT - LIGHTING POWER & SYSTEM PLAN			
E2.0.1.	ELECTRICAL DETAILS			
E.3.0.1.	ELECTRICAL SPECIFICATIONS			
FIRE PROTECTION				
FPO.0.1.	FIRE PROTECTION SYMBOLS, ABBREVIATIONS AND NOTES			
FPO.0.2.	FIRE PROTECTION SITE PLAN			
FP11.1.	FIRST FLOOR FIRE PROTECTION PLAN			
FP2.0.1.	FIRE PROTECTION DETAILS			
FP3.0.1.	FIRE PROTECTION SPECIFICATIONS			

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

SHEET INDEX

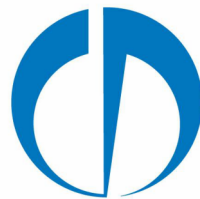
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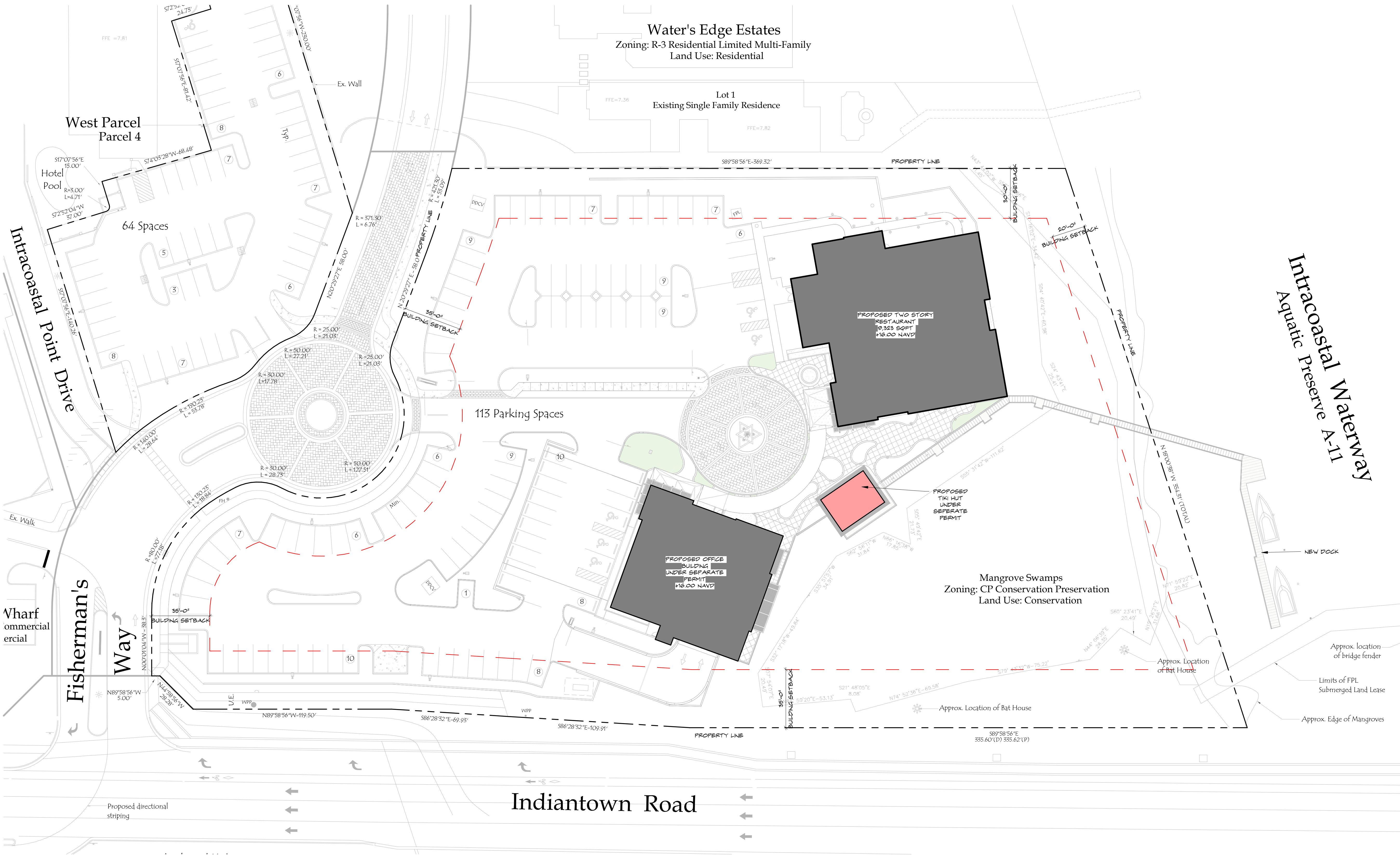
IND-0
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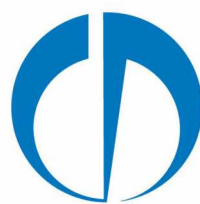


ARCHITECTURAL SITE PLAN NOTES

1. THE INTENT OF THIS SITE PLAN IS TO ILLUSTRATE DESIGN INTENT ACROSS DISCIPLINES. THE GC IS TO REFER TO OTHER DISCIPLINES FOR SPECIFIC SCOPE 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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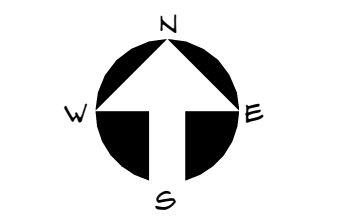
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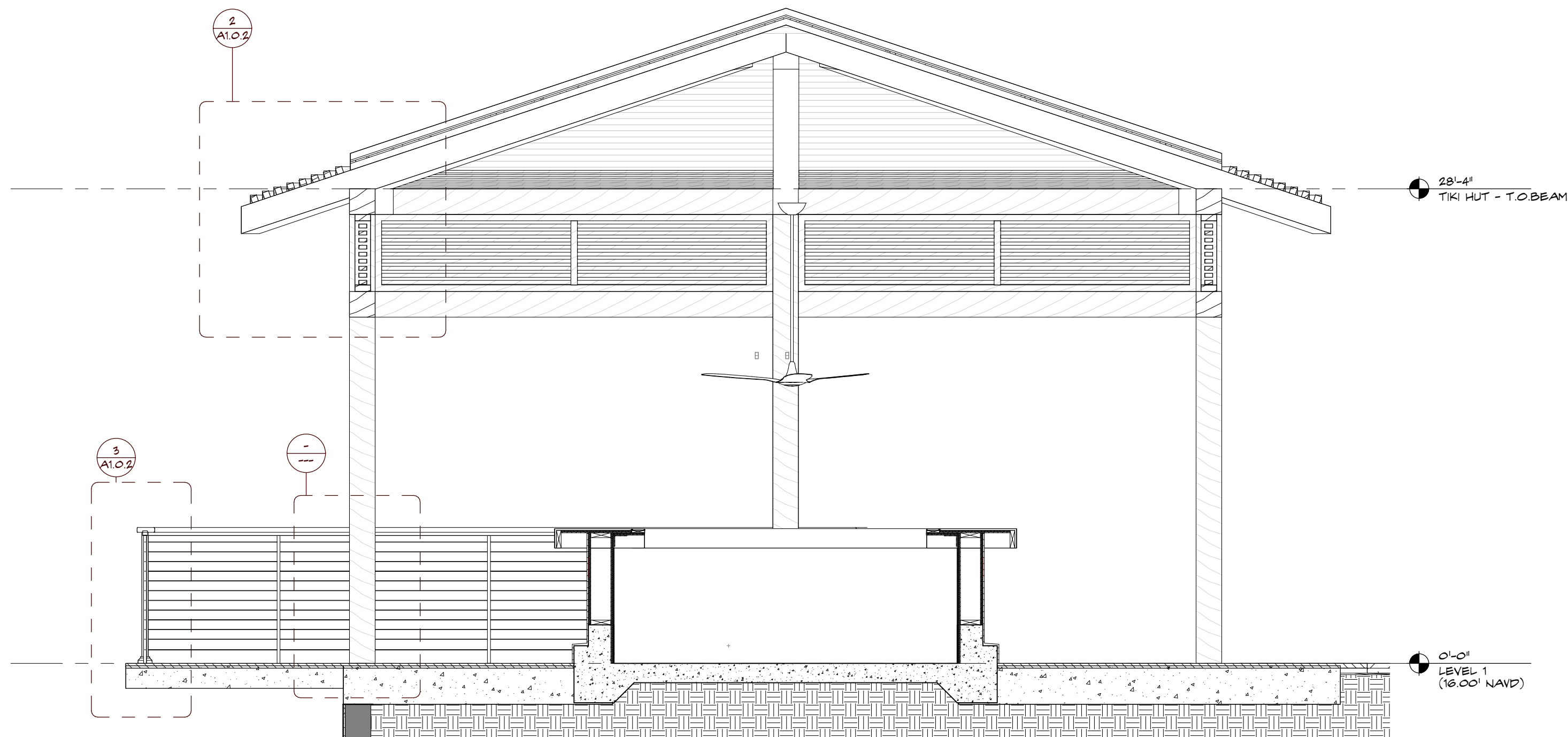


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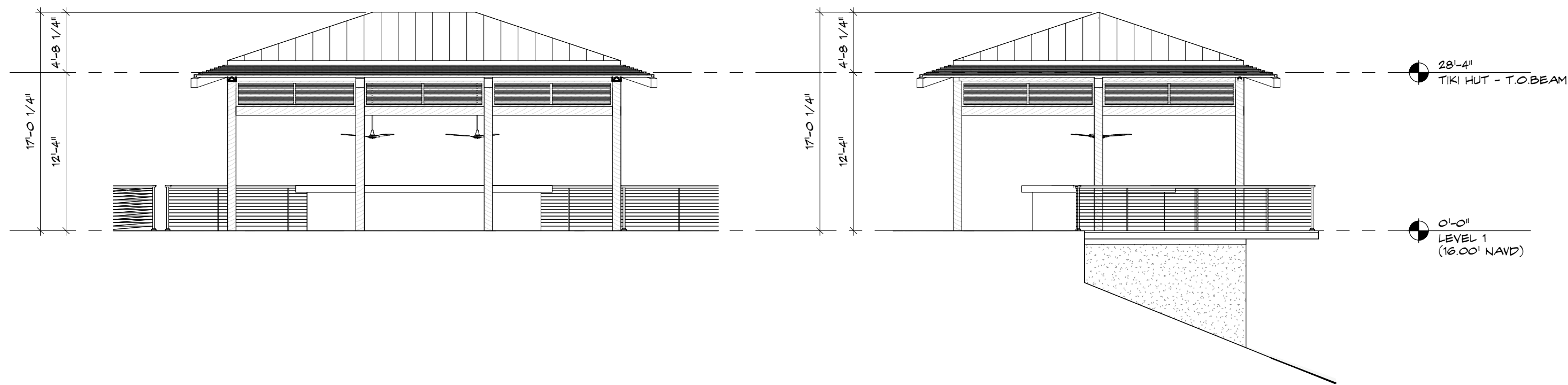
CONSTRUCTION
DOCUMENTS

SITE PLAN & NOTES

1 SITE PLAN
SP0.1 SCALE: 1" = 30'-0"

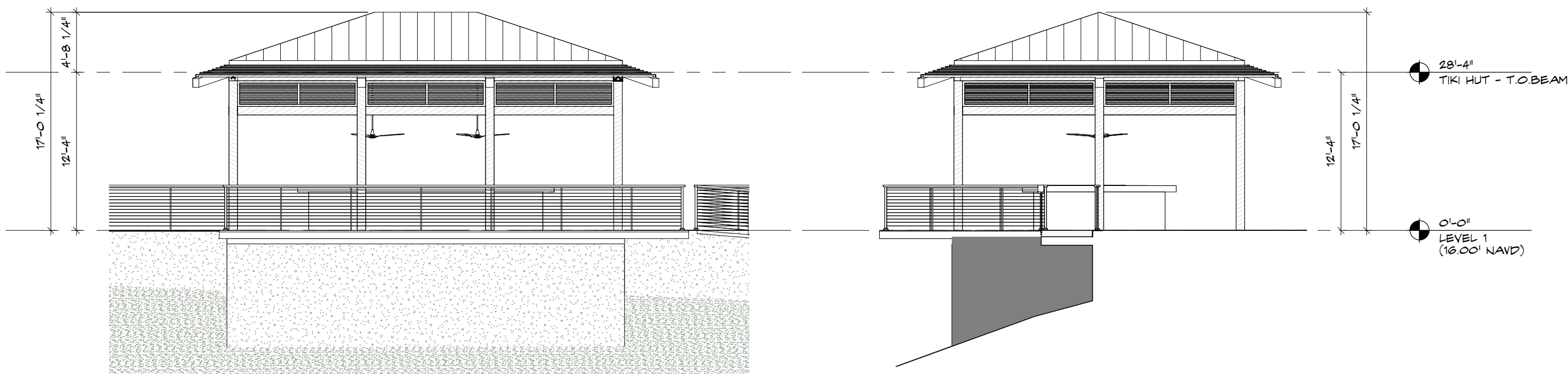


8 TIKI HUT - SECTION 1
SCALE: 3/8" = 1'-0"



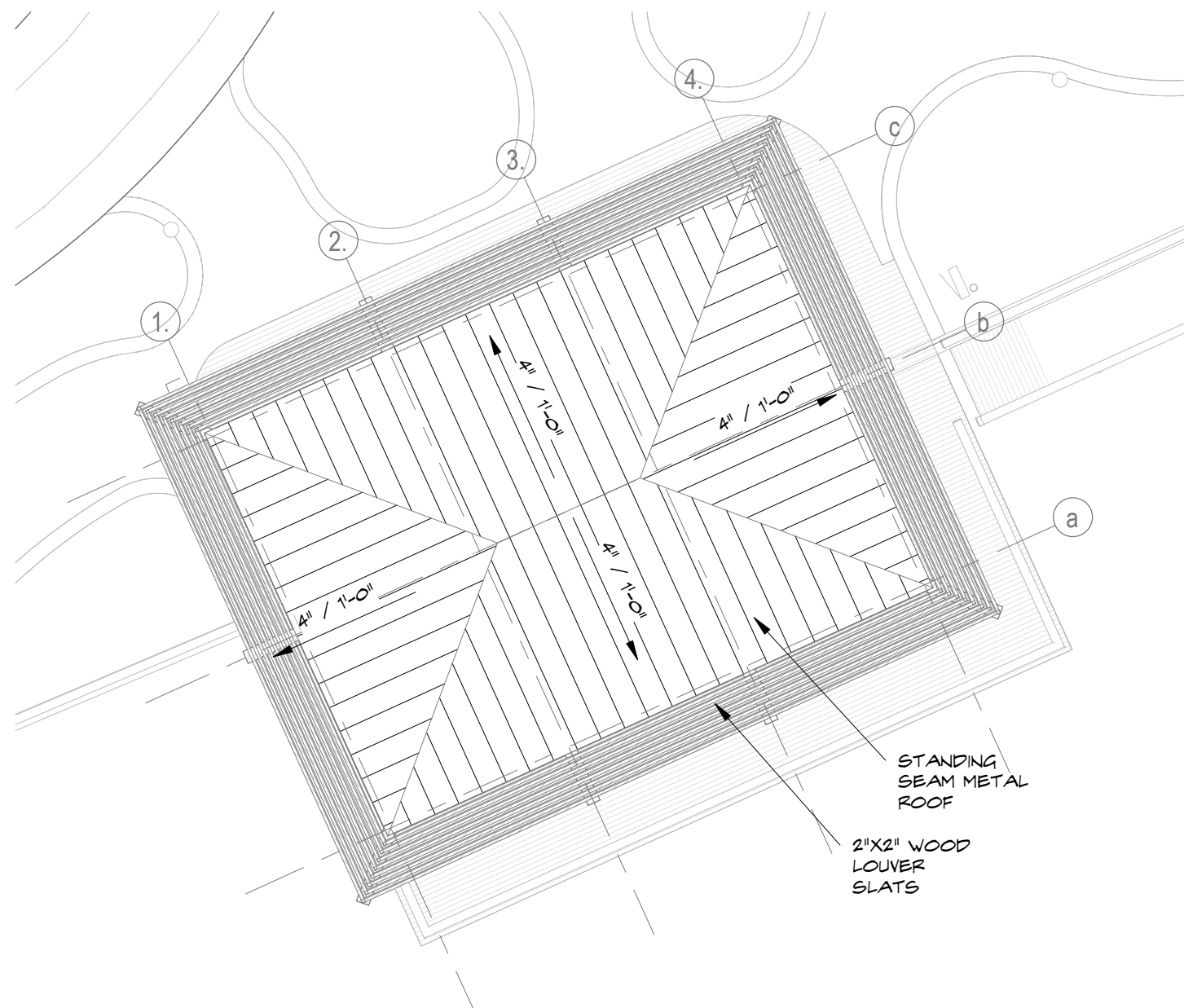
7 WEST ELEVATION
SCALE: 1/8" = 1'-0"

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

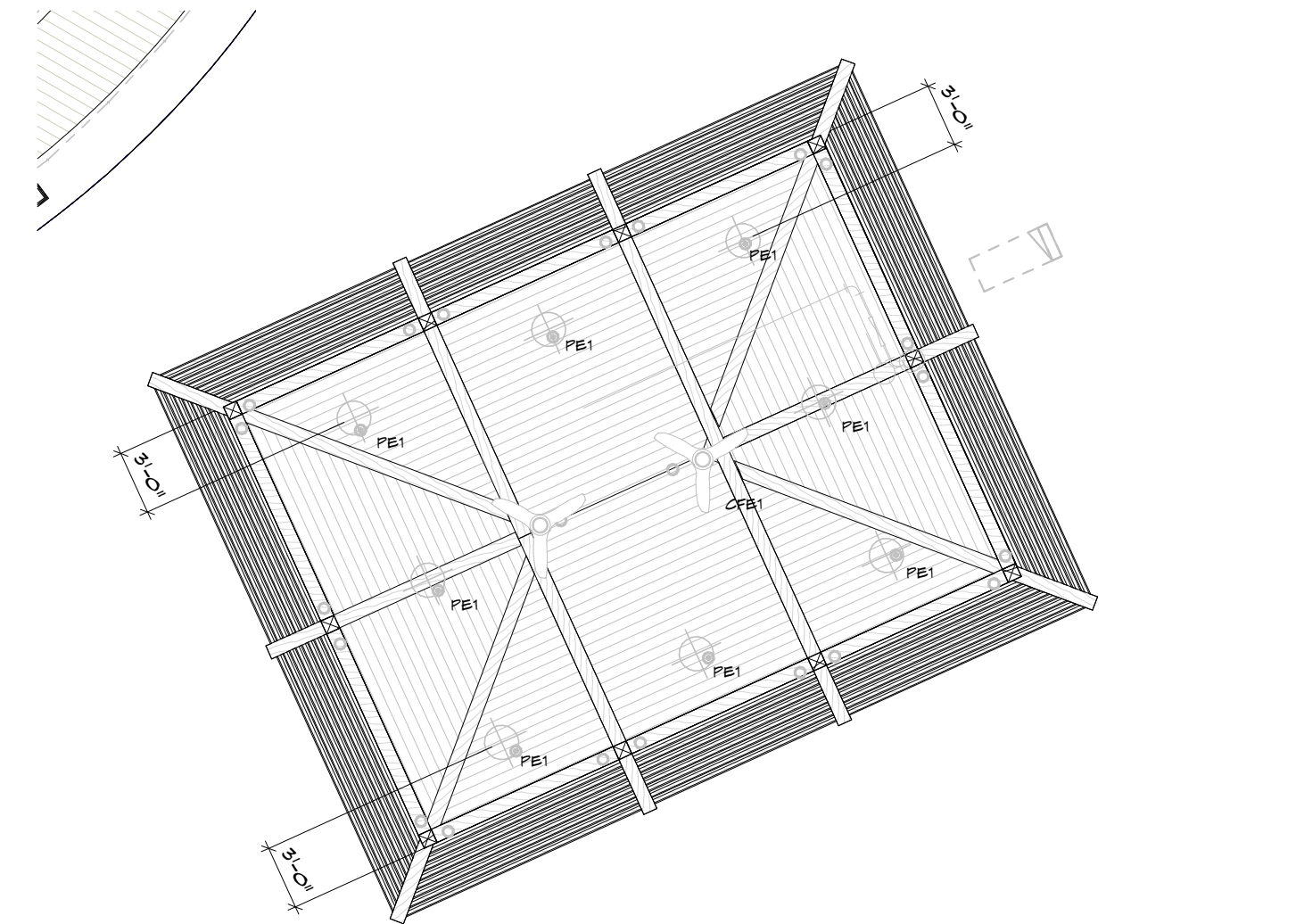


6 EAST ELEVATION
SCALE: 1/8" = 1'-0"

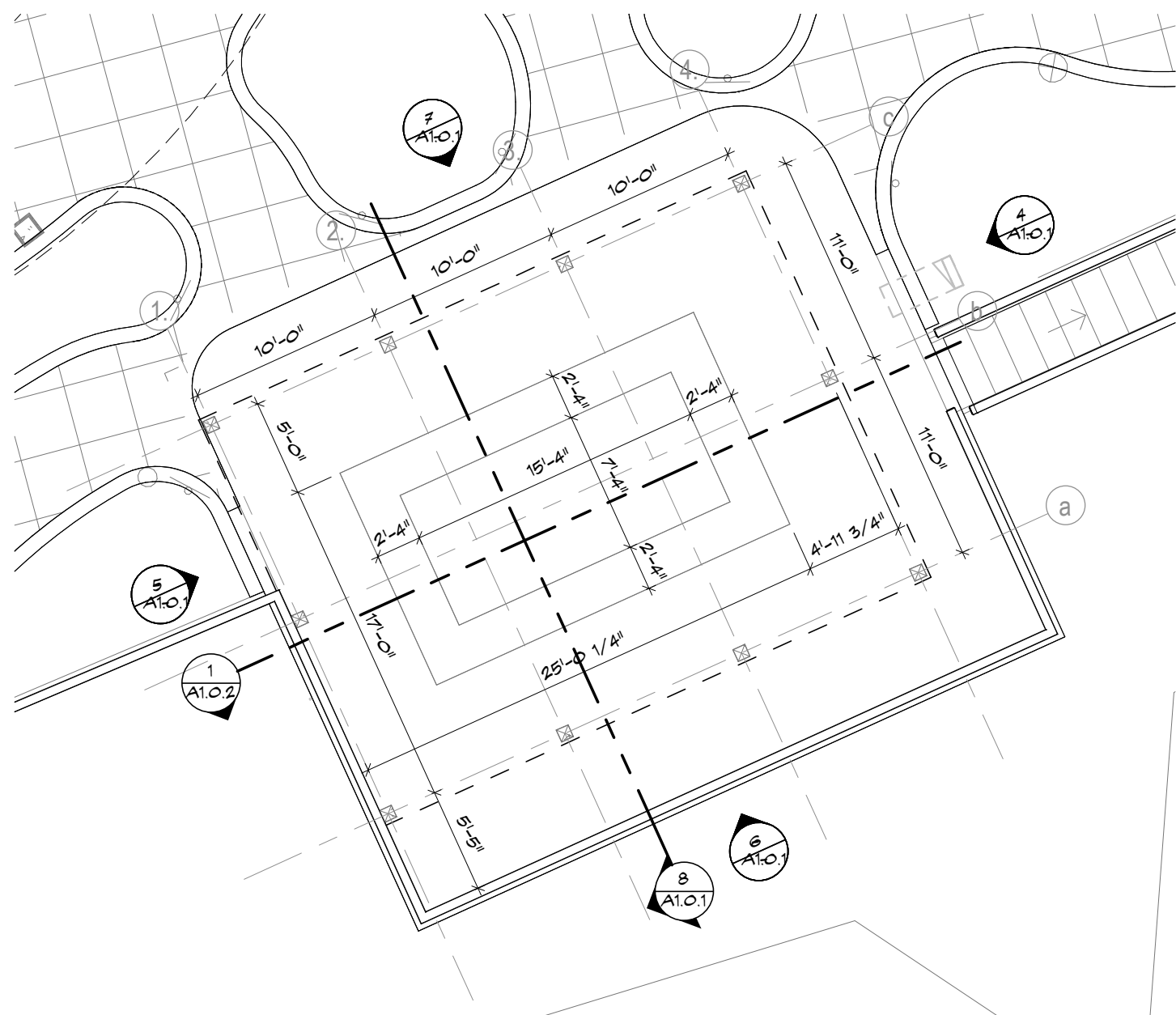
4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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



2 TIKI HUT - REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"



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

TIKI HUT - WALL LEGEND

- W1 WALL TYPE TAG REFER TO WALL PARTITION TYPE DETAILS IN A10 SERIES
- TYPICAL METAL STUD PARTITION; REFER TO PARTITION TYPES
- TYPICAL CMU BLOCK OR CONCRETE WALL; REFER TO STRUCTURAL DRAWINGS

TIKI HUT - GENERAL PLAN NOTES

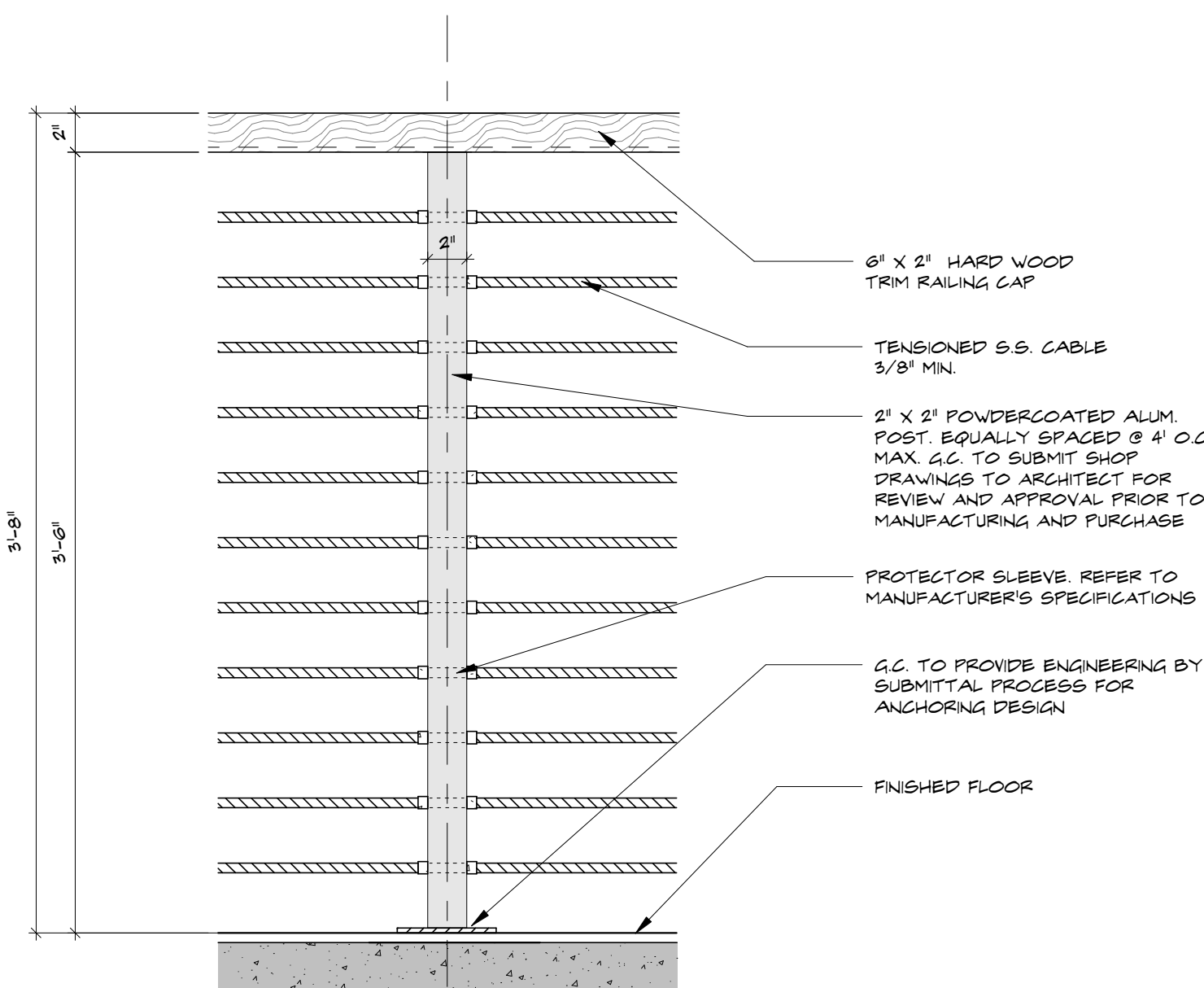
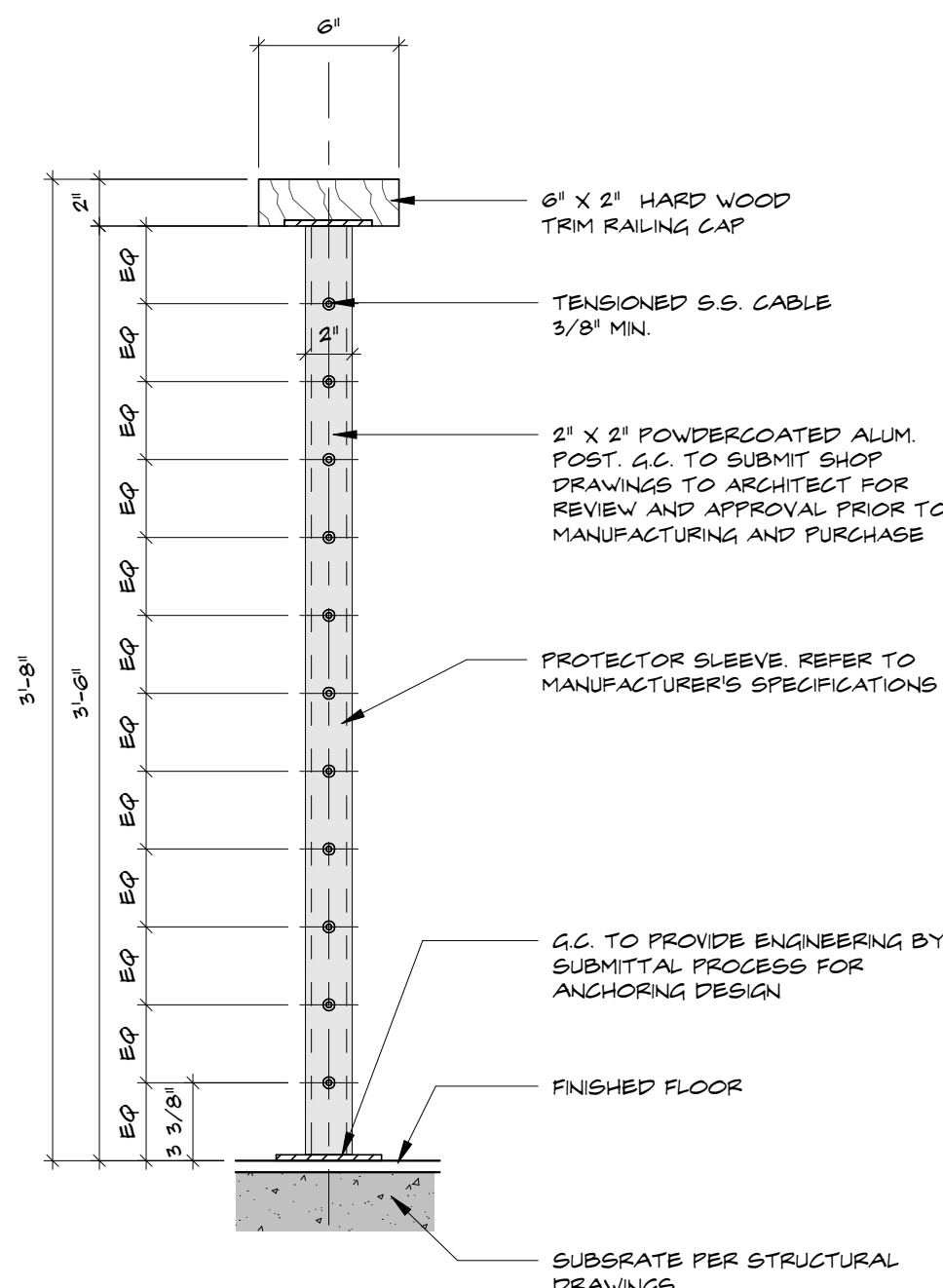
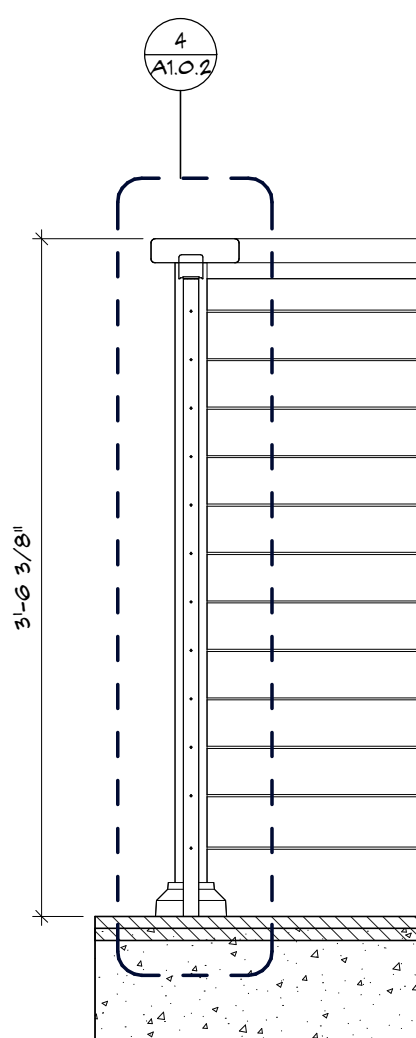
SEE SHEET A11.1 AND A11.2 FOR GENERAL NOTES AND SYMBOL LEGEND.
SEE SHEET L6.11.1 & L6.11.2 FOR CODE INFORMATION.
ALL DIMENSIONS ARE TO FACE OF PARTITION AS SCHEDULED; REFER TO FINISH PLANS AND SPECIFICATIONS FOR ADDITIONAL FINISH INFORMATION.
UNLESS NOTED OTHERWISE, INTERIOR PARTITIONS ARE 3-5/8".
DIMENSIONS 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 A7.11.1 & A7.11.2 SERIES FOR DOOR SCHEDULES, DETAILS, AND NOTES.
SEE A8.11.1 & A8.11.2 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.

TIKI HUT - PLAN KEY NOTES

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

TIKI HUT - CEILING LEGEND

- LEG COLUMN UPLIGHT - SEE ELECTRICAL DWGS.
- CFB1 EXTERIOR FAN LIGHTING FIXTURE - SEE ELECTRICAL DWGS.
- PE1 DECORATIVE PENDANT - SEE ELECTRICAL DWGS.
- WXYCLAD WOOD LOOK CLADDING SOFFIT/CEILING
- 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



TIKI HUT - GENERAL PLAN NOTES

- | | |
|---|--|
|  | WALL TYPE TAG; REFER TO WALL PARTITION TYPE DETAILS IN <u>A10</u> SERIES |
|  | TYPICAL METAL STUD PARTITION; REFER TO PARTITION TYPES |
|  | TYPICAL CMU BLOCK OR CONCRETE WALL; REFER TO STRUCTURAL DRAWINGS |

SEE SHEET **A11.1** AND **A12.1** FOR GENERAL NOTES AND SYMBOL LEGEND.

SEE SHEET **A5.1.1.1** & **A5.1.2.1** 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".

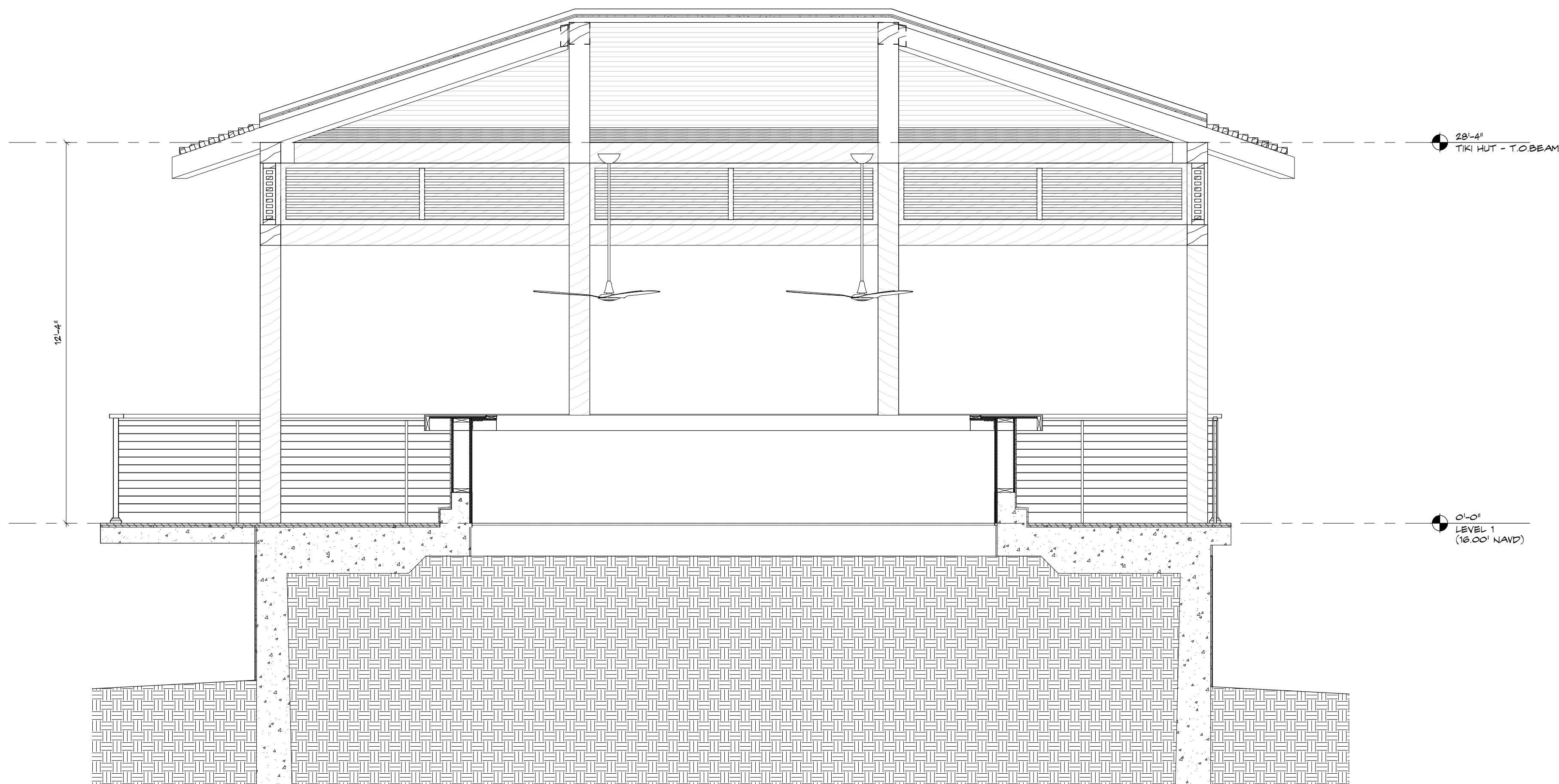
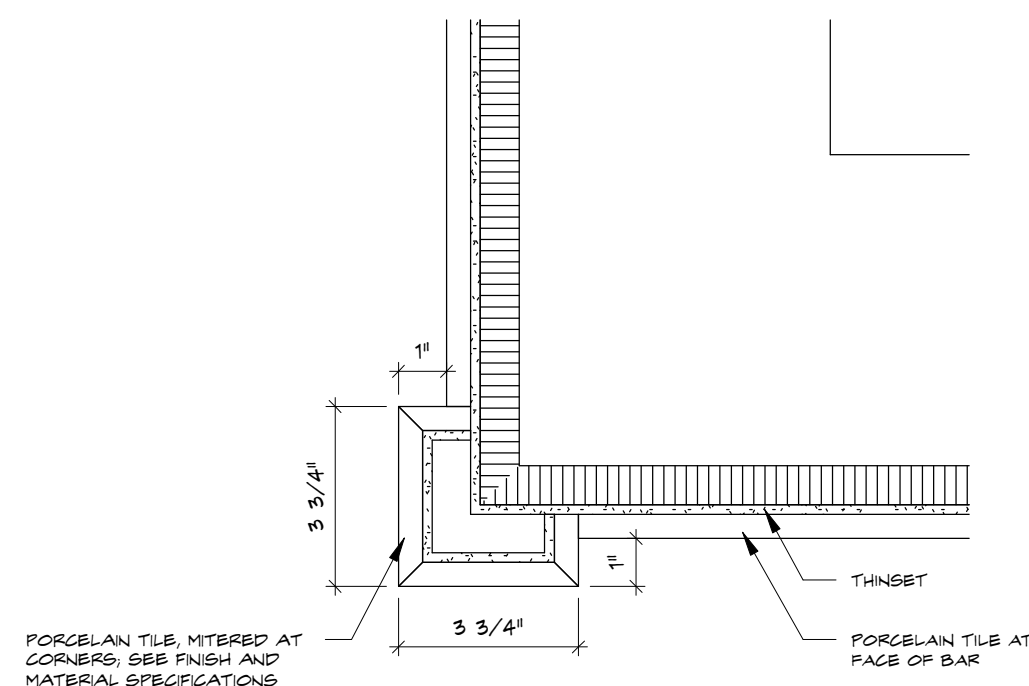
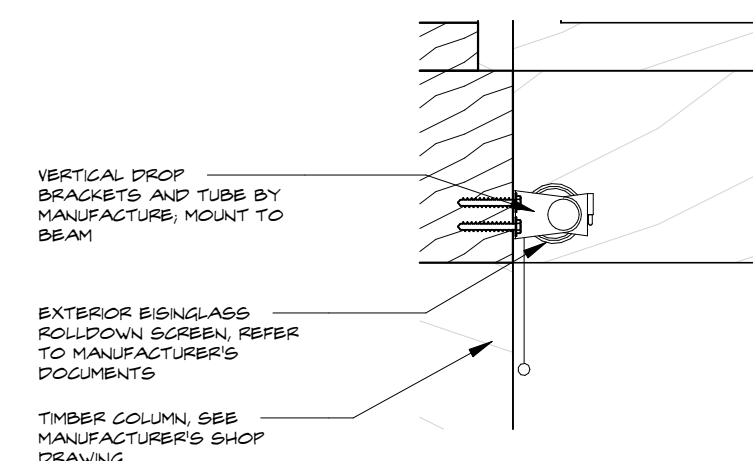
SEE SHEET **A10.0.1** FOR STANDARD FRAMING NOTES AND DETAILS.

SEE **A7.1.1** & **A7.1.2** SERIES FOR DOOR SCHEDULES, DETAILS, AND NOTES.

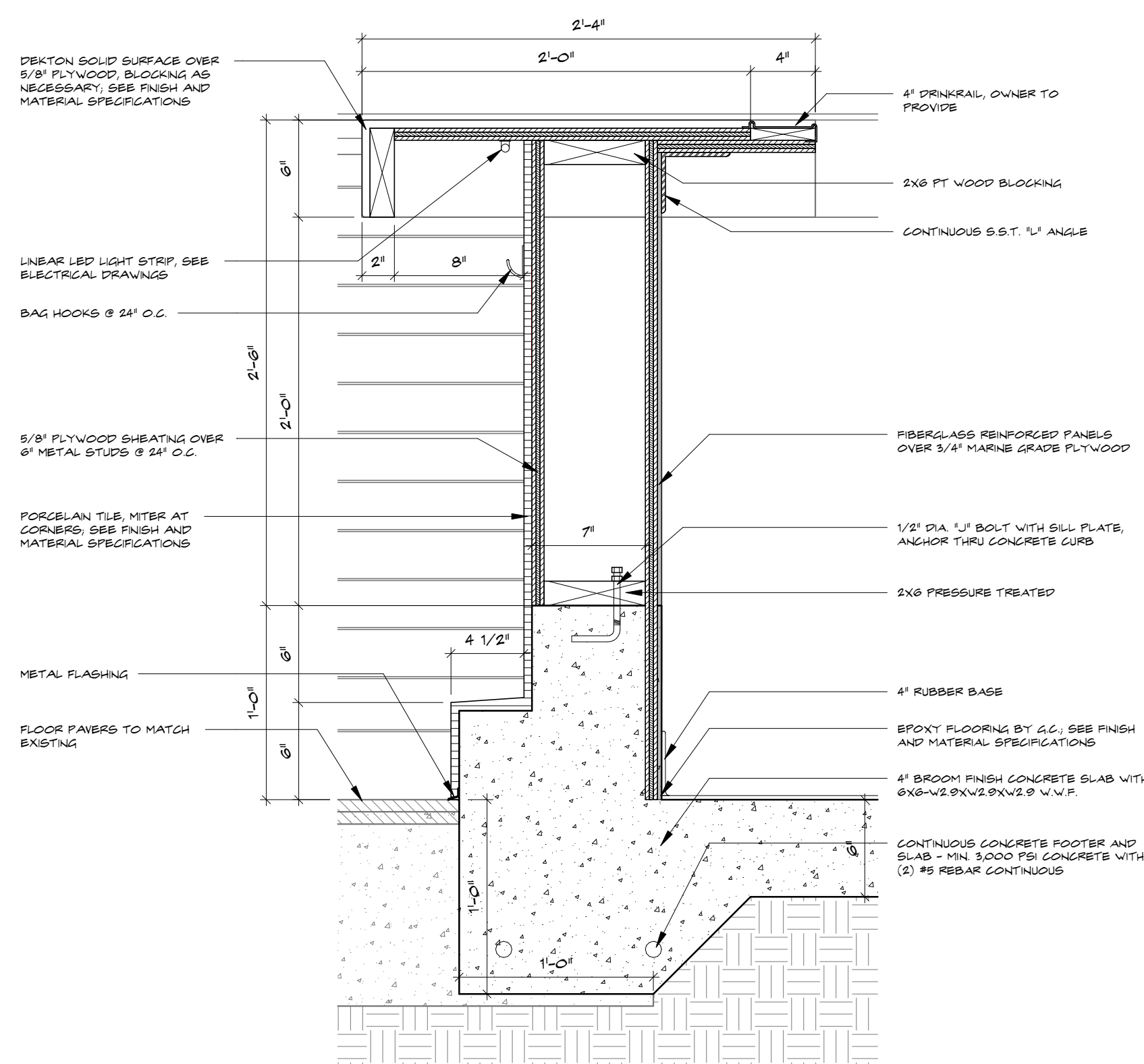
SEE **A8.1.1** & **A8.1.2** SERIES FOR WINDOW SCHEDULES, DETAILS, AND NOTES.

WHERE A WALL DIMENSION IS NOT PROVIDED BY A DIMENSION STRING ON THIS PLAN, REFER TO PARTIAL PLANS AND ENLARGED PLANS OF THE SET FOR DIMENSIONS.

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



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



A1.0.2 SCALE: 3" = 1'-0"



A1.0.2 SCALE: 1" = 1'-0"

A1.0.2 SCALE: 1" = 1'-0"

A1.0.2 SCALE: 1 1/2" = 1'-0"

(A1.0.2) SCALE: 3/8" = 1'-0"

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A1.0.2

CONSTRUCTION
DOCUMENTS

TIKI HUT SECTION & DETAILS

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 MANUFACTURER'S 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 ATTIC 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 PATCHING 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 MANUFACTURER'S 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, CABINETRY 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 CABINETRY- CUSTOM GRADE.
- WOOD CASEWORK- PREMIUM GRADE.
- WOOD DOORS- CUSTOM GRADE OR PREMIUM GRADE.

PLASTIC LAMINATE FACED CABINETRY SHALL BE FLUSH OVERLAY STYLE WITH 3/4" THICK DOORS AND DRAWERS. ALL EXTERIOR SURFACES SHALL HAVE A PLASTIC LAMINATE FINISH AND ALL INTERIOR SURFACES SHALL HAVE A MELAMINE FINISH. ALL SHELVES SHALL BE 3/4" 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 GUIDES 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/CABINETRY. ALL CONCEALED BLOCKING SHALL BE FIRE RETARDANT MATERIAL.

PORCELAIN TILE

FOR-18

TIKI BAR FACE - MANUFACTURER: ARIZONA TILE, SERIES: GLAM, COLOR: TAUPE, FINISH: POLISHED, SIZE: 2.25' X 9.5', 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: KERACOLOR, COLOR: 5001 ALABASTER. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR SEALING TILE AND/OR GROUT. MATERIAL AND INSTALLATION BY GC. PROVIDE ANTI-CRACK ISOLATION MEMBRANE & SOUND DEADENING UNDERLAYMENT (PROFLEX) INSCRO FOR PORCELAIN WALL AREA. GENERAL CONTRACTOR TO REFER TO DRAWINGS FOR WALL PATTERN AND LOCATION. CONTACT: PAIGE BUTZ (281)388-5098

QUARTZ

QTZ-18

COUNTERTOP AT TIKI BAR - MANUFACTURER: DEKTON, COLOR: PIETRA KOPE, FINISH: MATT, THICKNESS: 22MM, EDGE: FLAT. SQUARE MATERIAL AND INSTALLATION BY GENERAL CONTRACTOR. REFER TO DRAWINGS AND INTERIOR ELEVATIONS FOR APPLICATION DETAILS. PROVIDE SAMPLE TO INTERIOR DESIGNER FOR APPROVAL. CONTACT: CRYSTAL MELLENDEZ (954)805-0994

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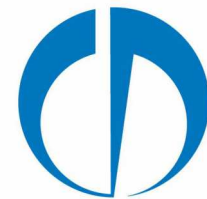
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