



Digital Signature Certificate

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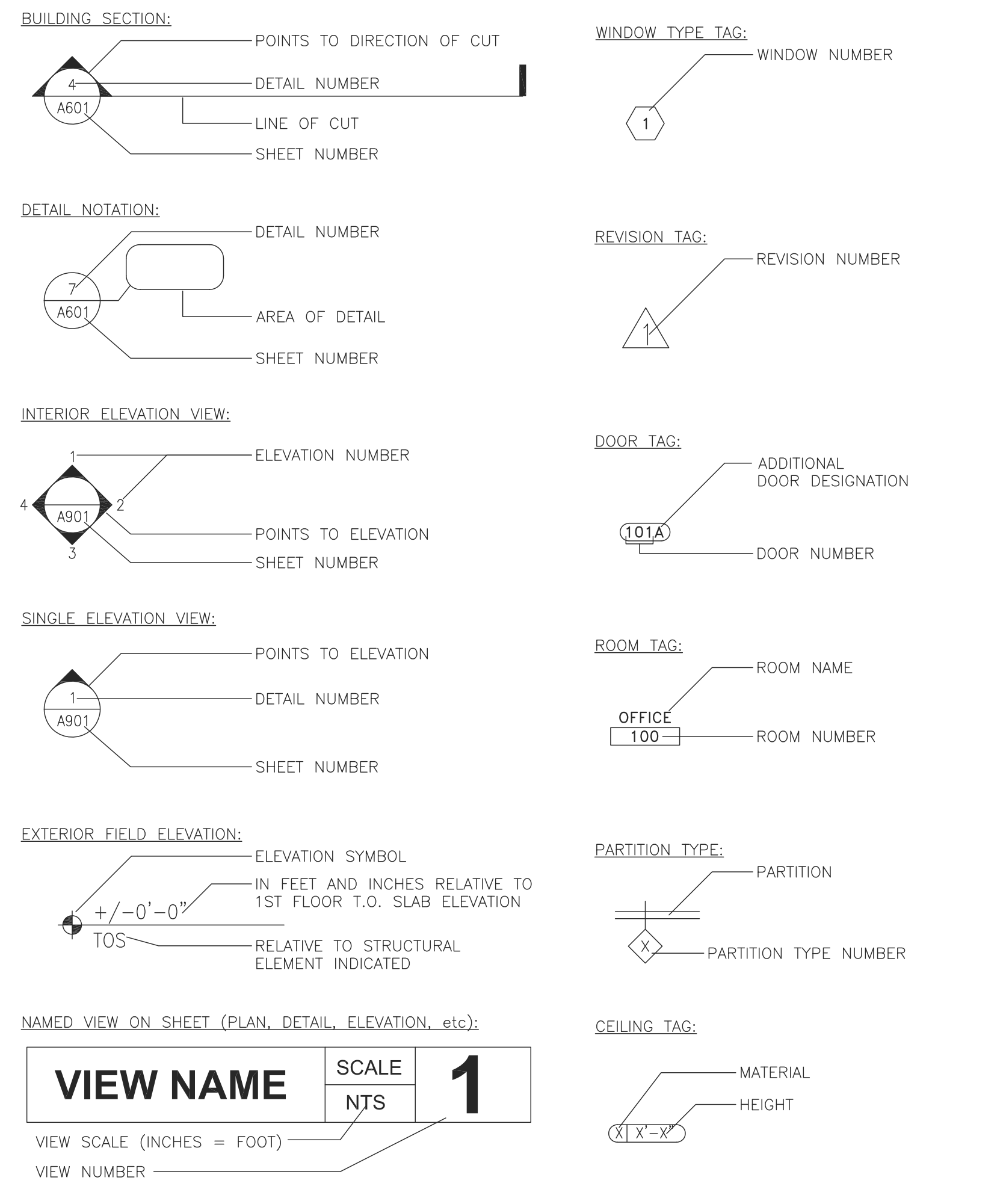
**REGAL BOATS AMBASSADOR BUILDING  
ADDITION AND RENOVATION**  
 2300 JEFFERSON DRIVE  
 BELLE ISLE, ORANGE COUNTY,  
 FLORIDA 32309

KEY PLAN - NTS

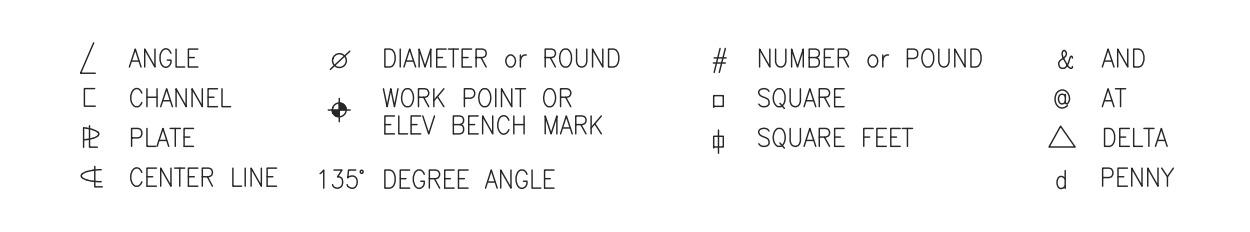
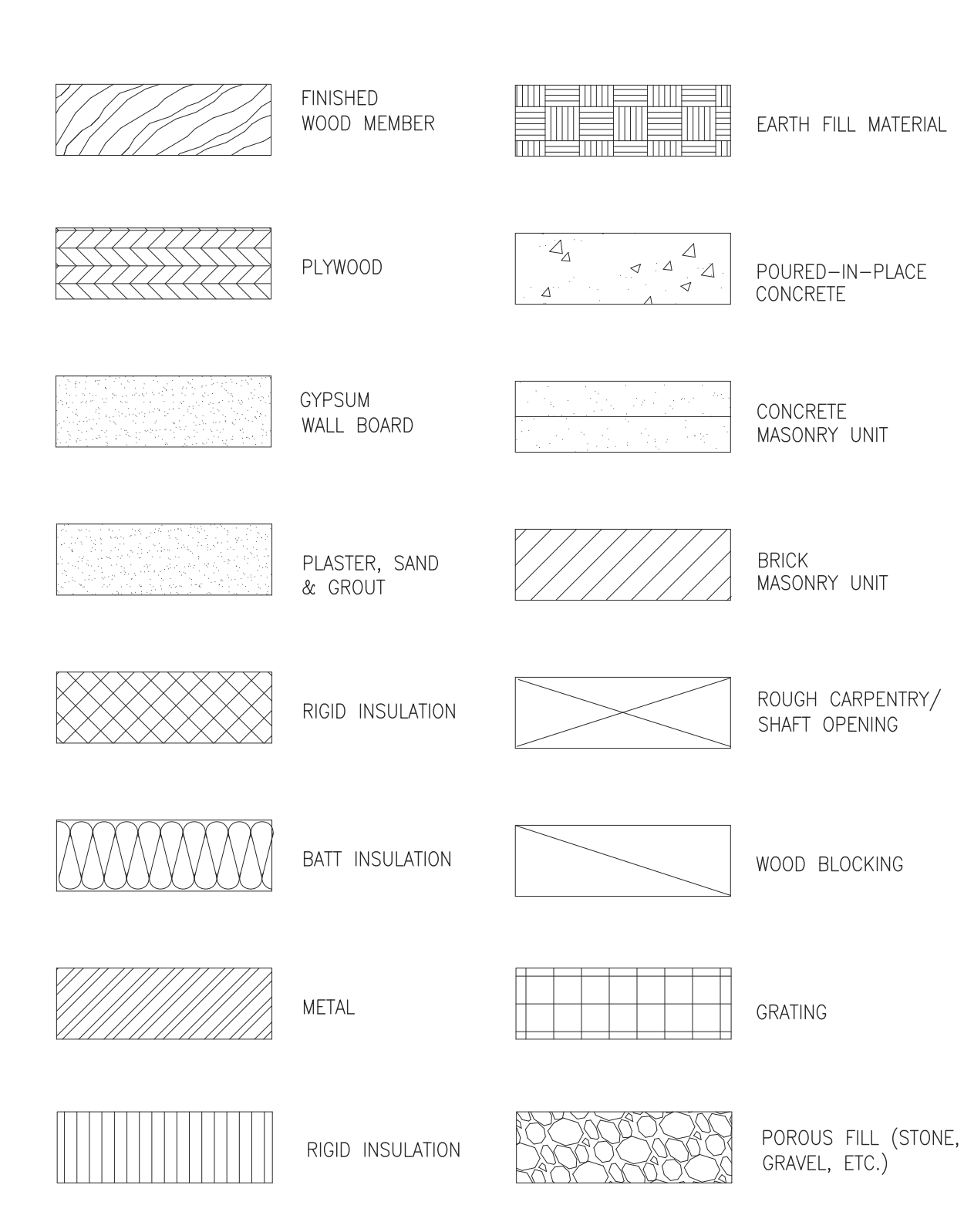
Sheet No.  
**A-001**

Sheet Name:  
**INFO SITE  
PROGRAM**

**SYMBOLS**



**MATERIALS LEGEND**



**ARCHITECTURAL GENERAL NOTES**

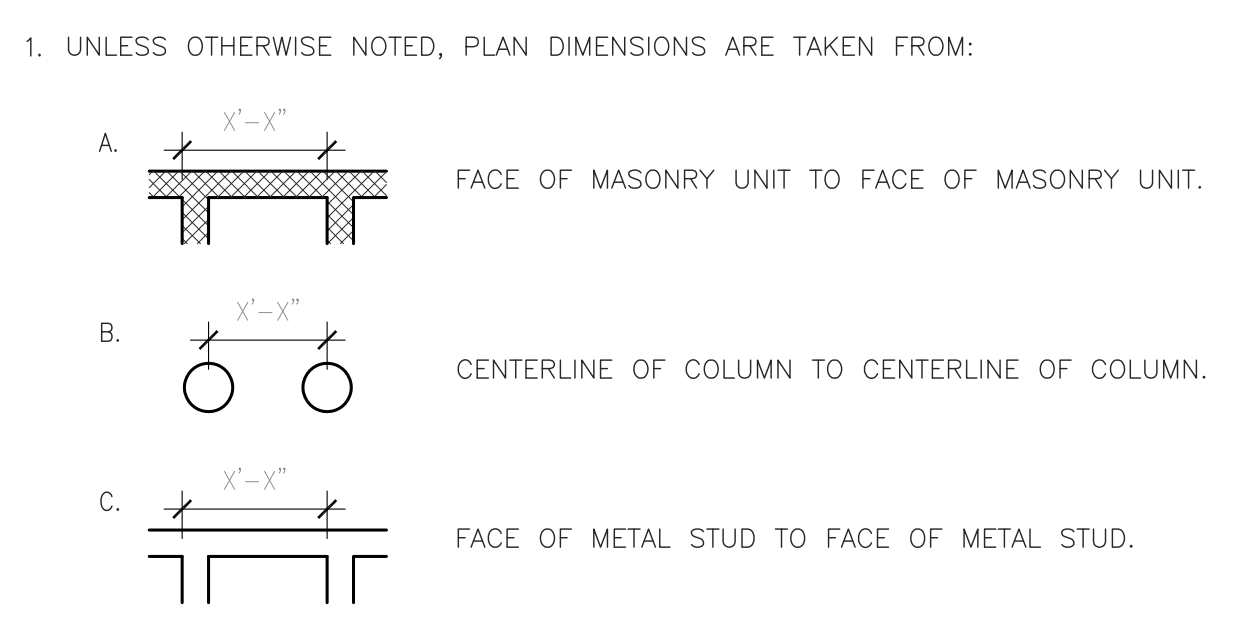
- VISIT AND INSPECT THE PREMISES, PRIOR TO SUBMITTING THEIR PROPOSAL, TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS UNDER WHICH WORK WILL BE PERFORMED. NO SUBSEQUENT EXTRAS OR ADDITIONS WILL BE ALLOWED ON ANY CLAIM DUE TO LACK OF KNOWLEDGE OF CONDITIONS OR CIRCUMSTANCES ABOUT WHICH THE CONTRACTOR COULD HAVE INFORMED THEMSELVES.
- BEFORE COMMENCING WORK, REVIEW ALL PLANS, NOTES, GENERAL CONDITIONS, AND SPECIFICATIONS AND VERIFY ALL GOVERNING DIMENSIONS ON THE JOB SITE. THE CONTRACTOR SHALL EXAMINE ALL ADJOINING AREAS OR AREA UPON WHICH THE PERFORMANCE OF HIS WORK IS IN ANY WAY DEPENDENT. ALL VARIANCES OR DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO FABRICATION OR ERECTION OF WORK IN QUESTION. ANY VARIANCES OR DISCREPANCIES IN THE DOCUMENTS NOT REPORTED IMMEDIATELY TO THE ARCHITECT SHALL BECOME THE RESPONSIBILITY OF THE CONTRACTOR.
- MAKE KNOWN TO THE ARCHITECT ANY LIMITATIONS, EXCLUSIONS, OR MODIFICATIONS TO THE DOCUMENTS DURING THE PRICING PHASES OF THE PROJECT. UNLESS ADVISED OTHERWISE IN WRITING, THESE ITEMS SHALL BE PRESUMED INCLUDED IN THE CONTRACTOR'S PRICE.
- BE SOLELY RESPONSIBLE FOR THE ACCURACY OF HIS MEASUREMENTS AND TOTAL FINISH REQUIREMENTS TO BE FURNISHED. NO REQUESTS FOR MATERIALS OR INSTALLATION EXTRAS WILL BE CONSIDERED DUE TO MEASUREMENT OR TAKEOFF ERRORS BY CONTRACTOR.
- BE RESPONSIBLE FOR DISTRIBUTION OF 100% CONSTRUCTION DOCUMENTS TO ALL TRADES AND NOT THE RESPONSIBILITY OF THE ARCHITECT.
- PROVIDE ALL LABOR AND MATERIALS TO EXECUTE ALL WORK AS SHOWN ON THESE DRAWINGS WITH THE EXCEPTION OF ITEMS OR AREAS MARKED "NOT IN CONTRACT", "N.I.C.", OR "BY OTHERS".
- KEEP SUFFICIENT WORKERS ON THE JOB SITE AT ALL TIMES TO PERFORM THE WORK IN THE MOST EXPEDITIOUS MANNER CONSISTENT WITH GOOD WORKMANSHIP, SOUND BUSINESS PRACTICE AND THE BEST INTEREST OF THE END USER.
- ALL FEES, TAXES, PERMITS, APPLICATIONS, CERTIFICATES OF INSPECTION AND THE FILING OF ALL WORK WITH GOVERNMENTAL AGENCIES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR OR DESIGNATED SUB-CONTRACTOR.
- DO NOT PROCEED WITH ANY ADDITIONAL WORK OR CHANCES FOR WHICH ADDITIONAL COMPENSATION IS EXPECTED WITHOUT WRITTEN AUTHORIZATION TO PERFORM SUCH WORK.
- AT ALL TIMES KEEP THE PREMISES FREE OF ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR OPERATIONS OR THE OPERATIONS OF ANY OTHER CONTRACTORS WITHIN THE AREA OF WORK. METHODS FOR SUCH REMOVAL MUST BE AGREEABLE TO THE OWNER AND GOVERNMENT AGENCIES HAVING JURISDICTION.
- PREMISES SHALL BE SWEEP CLEAN DAILY OF CONSTRUCTION DEBRIS.
- FINAL CLEANING PRIOR TO OWNER OCCUPANCY SHALL INCLUDE (BUT NOT BE LIMITED TO): CLEANING OF ALL WOOD AND GLASS SURFACES, DUSTING OF ALL HORIZONTAL SURFACES, VACUUMING OF ALL CARPETED AREAS, REMOVAL OF ALL STAINS, SPOTS, SPILLS, ETC. ON ANY SURFACE, MOP CLEANING AND WAXING OF ALL RESILIENT FLOORS, AND CLEANING ALL VINYL WALL COVERINGS FREE FROM DIRT ADHESIVE OR OTHER FOREIGN MATERIALS.
- DETERMINE AVAILABILITY OF ALL FINISH MATERIALS, TRADES AND ITEMS SHOWN IN THESE DOCUMENTS. ANY DELIVERY THAT MAY CAUSE POTENTIAL PROBLEMS IN MEETING AGREED UPON CONSTRUCTION SCHEDULE SHALL BE BROUGHT TO THE ARCHITECT ATTENTION FOR POSSIBLE REEVALUATION OF MATERIAL DESIGNATION.
- BE ANSWERABLE FOR THE WORK AND SHALL NOT ACCEPT INSTRUCTION FROM LOCAL PERSONNEL WITHOUT VERIFICATION FROM THE OWNER'S AGREED UPON REPRESENTATIVE. THE CONTRACTOR WILL BE LIABLE FOR ANY EXPENSE CAUSED BY THE EXECUTION AND REMOVAL OF SUCH WORK WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER'S REPRESENTATIVE.
- PROVIDE ALL WOOD BLOCKING NECESSARY FOR THE ATTACHMENT OF MISCELLANEOUS EQUIPMENT INCLUDING BUT NOT LIMITED TO TOILET ACCESSORIES, EQUIPMENT BRACKETS, DOOR HARDWARE, ELECTRICAL DEVICES, EQUIPMENT, GRAB BARS, HANDRAILS, CASEWORK AND MILLWORK, AS APPLICABLE.
- COMPLY WITH ALL THE RULES AND REGULATIONS OF THE BUILDING AS TO HOURS OF AVAILABILITY OF ELEVATORS, LOADING DOCKS, ETC. FOR THE PURPOSE OF DELIVERY AND THE MANNER OF HANDLING MATERIALS, EQUIPMENT AND DEBRIS, TO AVOID CONFLICT OR INTERFERENCE WITH NORMAL BUILDING OPERATIONS.
- EACH CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS PRIOR TO PROCEEDING WITH CONSTRUCTION AND OBTAIN ALL MEASUREMENTS REQUIRED FOR PROPER EXECUTION OF WORK. ALL DISCREPANCIES AND OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT WHEN VERIFICATION OF EXISTING DIMENSIONS IS REQUIRED. THE CONTRACTOR REQUIRING SAID VERIFICATION FOR THE CONSTRUCTION OR FABRICATION OF MATERIAL OR EQUIPMENT, THEY SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF THE FIELD INFORMATION.
- THE TRANSITION OF DIFFERENT FLOORING MATERIALS AT A DOORWAY SHALL OCCUR AT THE CENTERLINE OF DOOR UNLESS INDICATED OTHERWISE.
- ALL WALL SURFACES, DOOR FRAMES, BULKHEADS AND CEILINGS SHALL RECEIVE PAINT WHEN PAINT IS INDICATED ON THE FINISH SCHEDULE OR FINISH PLANS. PAINT SURFACES BEHIND MOVABLE EQUIPMENT AND FURNITURE SHALL RECEIVE SIMILAR EXPOSED SURFACES. PAINT SURFACES BEHIND PERMANENTLY FIXED EQUIPMENT OR FURNITURE WITH PRIME COAT ONLY BEFORE FINAL INSTALLATION OF EQUIPMENT. PAINT ALL MECHANICAL AND ELECTRICAL EQUIPMENT EXPOSED IN FINISHED SPACES UNLESS THE EQUIPMENT, DEVICE OR MATERIAL IS INDICATED AS A FACTORY FINISH, NOT REQUIRING FIELD PAINTING.
- REPAIR ALL SURFACES DAMAGED BY NEW CONSTRUCTION TO MATCH EXISTING ADJACENT OR CONTIGUOUS FINISH.
- ALL CUTTING AND PATCHING AS A RESULT OF NEW CONSTRUCTION SHALL BE PERFORMED IN A WORKMANLIKE MANNER, AND SHALL MATCH IN COLOR, SHAPE, SIZE AND TEXTURE ADJACENT AND/OR CONTIGUOUS FINISHED SURFACES.
- FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED MEASUREMENTS. DO NOT SCALE DRAWINGS.
- DETAILED DRAWINGS AND LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS.
- UNLESS OTHERWISE NOTED, PLAN DIMENSIONS ARE TAKEN FROM FACE OF STUDS TO FACE OF STUDS; OR IN THE CASE OF EXISTING CONDITIONS, FACE OF EXISTING FINISH TO FACE OF NEW STUD/FRAME/BLOCK/STRUCTURE.
- DOORS NOT OTHERWISE DIMENSIONED SHALL BE 8" FROM FACE OF ADJACENT CMU OR CONCRETE WALL TO ROUGH DOOR OPENING, AND 4" FROM FACE OF ADJACENT STUD WALL TO ROUGH DOOR OPENING.
- FOR CONSTRUCTION DETAILS NOT SHOWN, USE THE PRODUCT MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS AND STANDARD DETAILS, IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATION REQUIREMENTS AND BASIS OF DESIGN INTENT.
- PLAN NORTH DIFFERS FROM ACTUAL NORTH. ACTUAL NORTH IS INDICATED ON PLAN SHEETS FOR REMAINDER OF DISCIPLINES UNO. ORDINAL DIRECTIONS ON NON-CIVIL PLAN DRAWINGS ARE IN REFERENCE TO PLAN NORTH UNO.
- IF THE CONTRACTOR ENCOUNTERS ANY UNFORESEEN CONDITION, THE ARCHITECT MUST BE MADE AWARE FOR A POSSIBLE CHANGE IN DESIGN.
- REVIEW THE ARCHITECTURAL, STRUCTURE, CIVIL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR LOCATION AND DIMENSIONS OF CHASE, INSERTS, OPENINGS, SLEEVES, DEPRESSIONS AND OTHER PROJECT REQUIREMENTS. ALL DISCREPANCIES AND OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.
- THESE DRAWINGS WERE DESIGNED TO BE USED (AND REFERENCED) BY AN EXPERIENCED, QUALIFIED AND FLORIDA LICENSED GENERAL CONTRACTOR AND SUB-CONTRACTOR. INTERPRETATION OF THE PLANS BY A LAY PERSON IS NOT RECOMMENDED OR AUTHORIZED BY THE ARCHITECT.
- CONTRACTOR SHALL SUBMIT SAMPLES TO THE ARCHITECT AND OWNER FOR REVIEW OF ALL MATERIALS TOGETHER WITH FINISHES AND INTENDED USE IN THE WORK PRIOR TO COMMENCEMENT OF WORK.
- WHEN THE JOB IS SUBSTANTIALLY COMPLETE, THE GENERAL CONTRACTOR SHALL PREPARE A PUNCH LIST OF ITEMS TO BE COMPLETED OR CORRECTED AND SUBMIT THIS LIST TO THE ARCHITECT AND TO THE OWNER. FAILURE TO INCLUDE ANY ITEMS ON THIS LIST DOES NOT ALTER THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLETE THE WORK IN ACCORDANCE WITH THESE DOCUMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE OWNER (IN WRITING) ALL MANUFACTURER'S MANUALS, WARRANTIES, AND RECOMMENDED MAINTENANCE PROCEDURES/SCHEDULES FOR ALL EQUIPMENT AND FINISHES INSTALLED.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE GOVERNMENTAL AGENCY HAVING JURISDICTION AND SHALL CONFORM TO ALL LIFE, SAFETY AND SANITARY LAWS, CITY, COUNTY, STATE, AND/OR FEDERAL ORDINANCES WHICH APPLY.
- THE MANUFACTURER'S STANDARD DETAILS OR APPROVED SHOP DRAWINGS / DATA SHEETS, IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, SHALL APPLY UNLESS OTHERWISE DETAILED IN CONSTRUCTION DOCUMENTS.
- FINISH FLOOR ELEVATION 0'-0" SHOWN ON ARCHITECTURAL DRAWINGS IS EQUAL TO ACTUAL FINISH FLOOR ELEVATIONS SHOWN ON CIVIL DRAWINGS.
- ASBESTOS OR ANY ASBESTOS CONTAINING MATERIAL SHALL NOT BE USED UNDER ANY CIRCUMSTANCES.
- PLANS THAT HAVE BEEN DIGITALLY SIGNED, SEALED, AND CERTIFIED BY A THIRD PARTY CERTIFICATE AUTHORITY PER REQUIREMENTS OF ORANGE COUNTY, FLORIDA, SHALL NOT BE CHANGED, ALTERED, REVISED, BY ANY OTHER INDIVIDUAL, COMPANY, OR AGENCY OTHER THAN THE ARCHITECT WHO PREPARED AND SIGNED THE PLANS.

**ABBREVIATIONS**

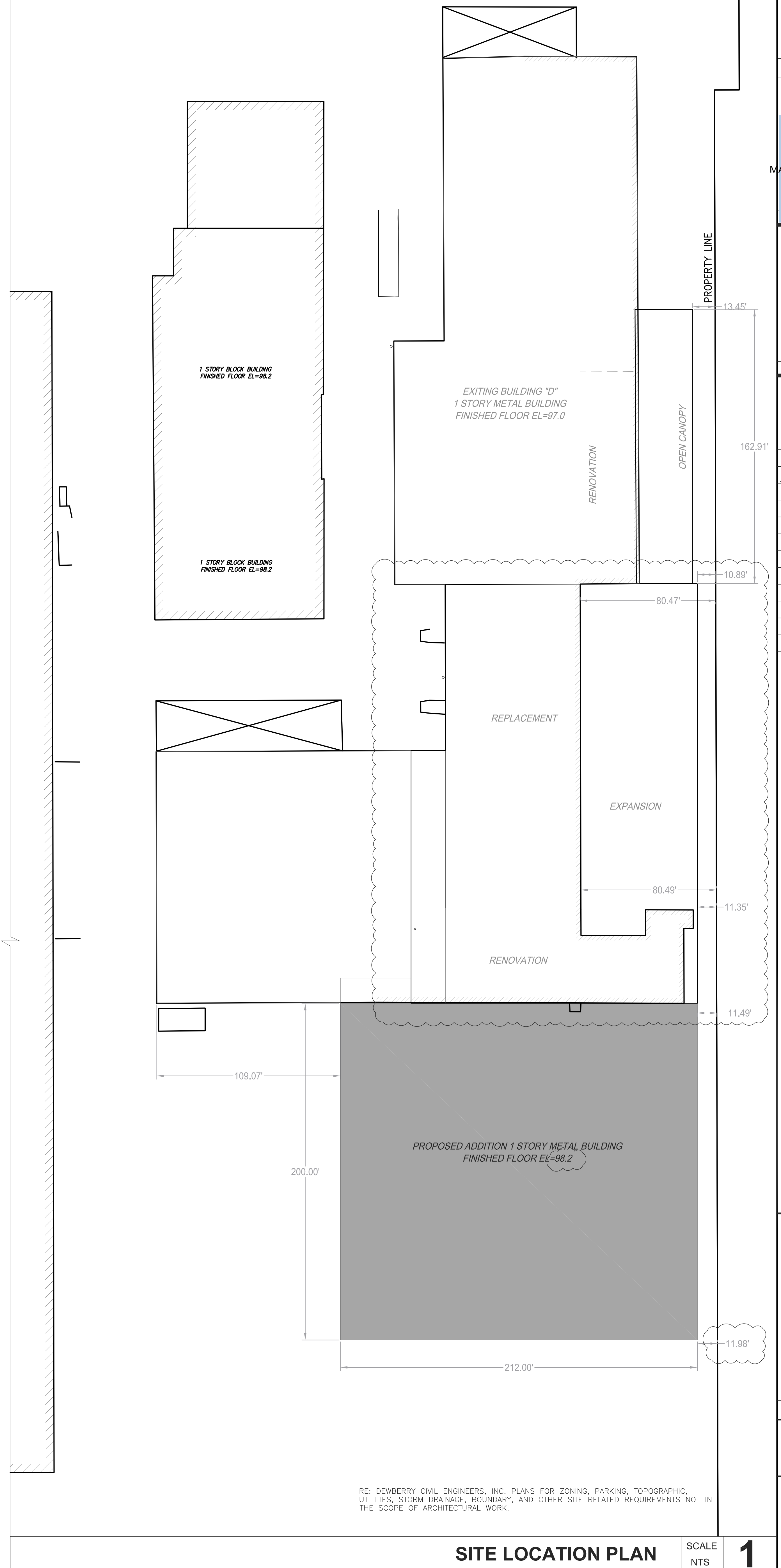
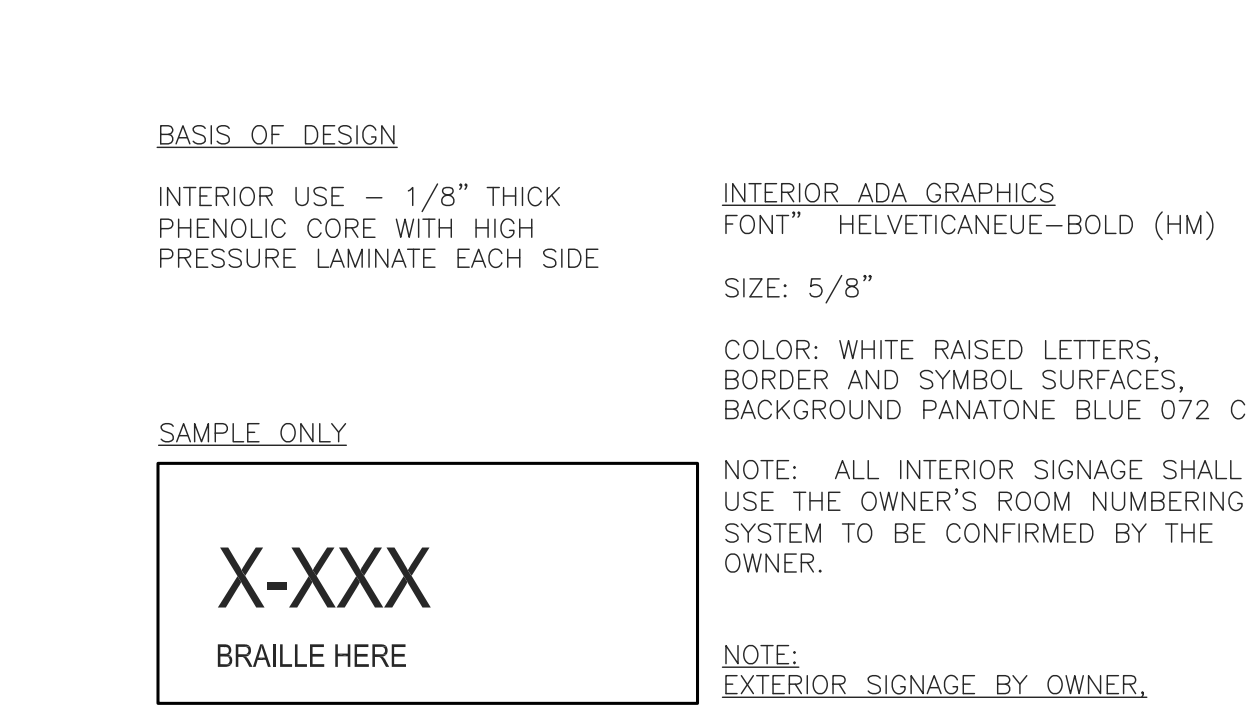
AB	ANCHOR BOLTS	FD	FLOOR DRAIN	PC	PORTLAND CEMENT
AC or A/C	AIR CONDITIONING	FE	FIRE EXTINGUISHER	PL	PLATE
ACOUS	ACOUSTICAL	FH	FULL HEIGHT	PLY	PLYWOOD
AD	ACCESS DOOR	FHC	FIRE HOSE CABINET	PR	PAIR
AFF	ABOVE FINISHED FLOOR	FIN	FINISH	PREP	PREPARATION
ALUM	ALUMINUM	FLR	FLOOR	PROJ	PROJECTION
APPR	APPROVED	FO	FINISHED OPENING	QT	QUARRY TILE
BD or BRD	BOARD	FOC	FACE OF CONCRETE	R	RISER
BLDG	BUILDING	FOS	FACE OF STUD	RAD	RADIUS
BLK	BLOCK	FOW	FACE OF WALL	RD	ROOF DRAIN
BM	BEAM	FS	FLOOR SINK	REF	REFERENCE
BOB	BOTTOM OF BEAM	FT	FEET	REFL	REFLECTED
BOT	BOTTOM	GA	GAUGE	REINF	REINFORCE
		GALV	GALVANIZE	REQ'D	REQUIRED
C/C	CENTER TO CENTER	GL	GLASS	REV	REVERSE
CEM	CEMENT	GR	GRADE	RM	ROOM
CER	CERAMIC	CYP BD	GYPSUM BOARD	RO	ROUGH OPENING
CH	CEILING HEIGHT			SOWD	SOLID CORE WOOD DOOR
CJ	CONTROL JOINT	HWWD	HARDWOOD	SECT	SECTION
CLG or CEIL	CEILING	HM	HOLLOW METAL	SHT	SHEET
CLO	CLOSET	HORIZ	HORIZONTAL	SIM	SIMILAR
CLR	CLEAR			SIMUL	SIMULATED
CMU	CONCRETE MASONRY UNIT	ID	INSIDE DIAMETER	SPECS	SPECIFICATIONS
COL	COLUMN	INSUL	INSULATION	SQ	SQUARE
COMP	COMPOSITION	INT	INTERIOR	SS	STAINLESS STEEL
CONC	CONCRETE	JAN	JANITOR	STD	STANDARD
CONN	CONNECTION	LAV	LAVATORY	STL	STEEL
CONT	CONTINUOUS	LEV	LEVEL	STRUCT	STRUCTURAL
CORR	CORRIDOR	LTG	LIGHTING	SUSP	SUSPENDED
CSK	COUNTERSINK	LT WT	LIGHT WEIGHT	SYM	SYMMETRICAL
		MAINT	MAINTENANCE	T	TREAD
DBL	DOUBLE	MATL	MATERIAL	TB	TACKBOARD
DF	DRINKING FOUNTAIN	MAX	MAXIMUM	T&G	TONGUE AND GROOVE
DIA	DIAMETER	MECH	MECHANICAL	TEL	TELEPHONE
DIAG	DIAGONAL	MTL	METAL	THK	THICK
DIM	DIMENSION	MEZZ	MEZZANINE	TOP	TOP OF CONCRETE / CURB
DN	DOWN	MFR	MANUFACTURER	TOP	TOP OF PARAPET
DO	DOOR OPENING	MNI	MINIMUM	TOW	TOP OF STEEL
DR	DOOR	MISC	MISCELLANEOUS	TYP	TYPICAL
DS	DOWNSPOUT	MO	MASONRY OPENING	UNO	UNLESS NOTED OTHERWISE
DTL	DETAIL	MT	METAL THRESHOLD	VERT	VERTICAL
DWG	DRAWINGS	MULL	MULLION	WC	WATER CLOSET
		N	NEW	WD	WOOD
EA	EACH	NO	NUMBER	WI	WROUGHT IRON
EJ	EXPANSION JOINT	NR	NON-RATED	WP	WATERPROOFING
ELEC	ELECTRICAL	NTS	NOT TO SCALE	WP	WORKING POINT
ELEV or EL	ELEVATION	OC	ON CENTER		
EQ	EQUAL	OD	OUTSIDE DIAMETER		
EQUIP	EQUIPMENT	OH	OPPOSITE HAND		
EXIST	EXISTING	OPNG	OPENING		
EXT	EXTERIOR	OPP	OPPOSITE		
EWC	ELEC. WATER COOLER				

NOTE: ALL ITEMS, PRODUCTS OR SYSTEMS ABBREVIATED MAY NOT BE INCLUDED IN THIS CONTRACT

**DIMENSIONING**



**INTERIOR SIGNAGE**



RE: DEWBERRY CIVIL ENGINEERS, INC. PLANS FOR ZONING, PARKING, TOPOGRAPHIC, UTILITIES, STORM DRAINAGE, BOUNDARY, AND OTHER SITE RELATED REQUIREMENTS NOT IN THE SCOPE OF ARCHITECTURAL WORK.

**SITE LOCATION PLAN** SCALE NTS **1**