

GENERAL NOTES

THE DRAWINGS AND SPECIFICATIONS ARE INSTRUCTIONS DIRECTED TO THE CONTRACTOR, NORMALLY OMITTING THE WORDS, "CONTRACTOR SHALL" AND THE INCLUSION OF ANY WORK BY MENTION, NOTE OR ITEMIZATION, HOWEVER BRIEF, IMPLIES THE RESPONSIBILITY OF THE CONTRACTOR TO FURNISH AND INSTALL COMPLETE IN OPERATING DETAIL FOR THE INTENDED USE. DRAWINGS BEING COMPLIMENTARY, ANYTHING SHOWN IS ASSUMED TO BE IMPLIED ON ALL OTHERS, REGARDLESS OF TRADE OR SUB-CONTRACT DIVISION OF WORK.

MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS ARE DIAGRAMATICAL, NOT NECESSARILY TO SCALE.

THE WORD "PROVIDE" IS INTERPRETED TO MEAN FURNISH AND INSTALL.

IF AN ORDER OF PRECEDENT FOR THE INTERPRETATION OF DOCUMENTS IS NOT PROVIDED IN THE PROJECT MANUAL AND A CONFLICT OCCURS IN THE SPECIFICATION, ON THE DRAWINGS OR BETWEEN THE DRAWINGS AND SPECIFICATIONS, CONTACT THE ARCHITECT. ALL REQUESTS FOR CLARIFICATION TO THE ARCHITECT SHALL BE MADE IN WRITING. THE ARCHITECT'S RESPONSE SHALL BE MADE IN WRITING.

TYPICAL AND STANDARD DETAILS MAY BE PROVIDED IN THE DRAWINGS. IF A SPECIFIC DETAIL IS NOT PROVIDED FOR CONDITION OF FABRICATION AND/OR INSTALLATION, CONTACT THE ARCHITECT PRIOR TO PROCEEDING.

DO NOT SCALE DRAWINGS. IF THERE IS A CONFLICT IN DIMENSIONS OR IF THERE IS INSUFFICIENT DIMENSIONING, CONTACT THE ARCHITECT FOR CLARIFICATION PRIOR TO PROCEEDING.

ALL DIMENSIONS ARE TO THE FACE OF CONCRETE, METAL FRAME, FACE OF MASONRY, OR TO THE CENTER LINE OF STRUCTURAL STEEL COLUMNS AND BEAMS, UNLESS OTHERWISE NOTED.

WHERE CLEAR DIMENSIONS ARE INDICATED, THIS SHALL MEAN CLEAR WIDTH FROM FINISHED WALL TO FINISHED WALL OR CLEAR FLOOR AREA BETWEEN BUILDING COMPONENTS.

DIMENSIONS FOR PATHS OF EGRESS INCLUDING CORRIDORS AND STAIRS SHALL MEAN CLEAR WIDTH BETWEEN CORRIDOR WALLS, AND AT STAIRS CLEAR WIDTH BETWEEN WALLS OR CURBS.

WHERE STRUCTURAL DESIGN LOADS ARE NOT PROVIDED FOR ANY COMPONENTS REQUIRING MANUFACTURER OR FABRICATOR ENGINEERING AND MINIMUM LOADING CONDITIONS ARE NOT PROVIDED IN APPLICABLE CODES AND STANDARDS, CONSULT THE ARCHITECT PRIOR TO PROCEEDING.

ALL FIRE RATED PARTITION OR WALL ASSEMBLIES SHALL EXTEND FROM THE FLOOR SLAB TO THE UNDERSIDE OF THE BUILDING STRUCTURE AND/OR DECK ABOVE UNLESS OTHERWISE DETAILED. ALL PENETRATIONS IN RATED CONSTRUCTION SHALL BE PROPERLY SEALED TO INSURE THE RATING IS MAINTAINED.

ALL FIRE RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLIES SHALL BE CONTINUOUS BETWEEN PARTITIONS AND/OR WALLS FOR THE SPACE OR HORIZONTAL AREA INDICATED. ALL PENETRATIONS IN RATED CONSTRUCTION SHALL BE PROPERLY SEALED TO INSURE THE RATING IS MAINTAINED.

THE INSTALLATION OF MECHANICAL, PLUMBING AND ELECTRICAL ITEMS (INCLUDING UTILITIES, ROUGH-INS, SYSTEM COMPONENTS AND FINISHED FIXTURES) IN EXPOSED TO VIEW AREAS OR SPACES SHALL BE UNDERTAKEN WITH SKILL AND CRAFTSMANSHIP TO PROVIDE A FINISHED CONDITION ACCEPTABLE TO THE ARCHITECT. ALL EXPOSED TO VIEW ITEMS SHALL BE FINISHED WITH PAINT UNLESS OTHERWISE SPECIFIED TO BE PRE-FINISHED OR NOT TO BE PAINTED.

ALL COLORS AND FINISHES SHALL BE SELECTED BY THE ARCHITECT. THE ARCHITECT SHALL ISSUE SUPPLEMENTAL INSTRUCTIONS FOR COLORS AND FINISHES AS REQUIRED. VENDOR OR CONTRACTOR NOTES ON SHOP DRAWINGS OR PRODUCT SUBMITTALS REQUESTING A COLOR SELECTION SHALL BE CONFIRMED BY THE ARCHITECT.

THESE GENERAL NOTES HAVE THE SAME AUTHORITY AS OTHER NOTES AND REFERENCES IN THE DRAWINGS OR SPECIFICATIONS AND SHALL NOT BE EXCLUDED IN THE EXECUTION OF THE WORK. THEY MAY REQUIRE COORDINATION BETWEEN VARIOUS TRADE CONTRACTORS. IN ADDITION TO THESE GENERAL NOTES, REFER TO DEMOLITION AND CONSTRUCTION NOTES SPECIFIC TO EACH DRAWING.



REGAL BOATS AMBASSADOR BUILDING



SITE LOCATION MAP

SCOPE OF WORK

AMBASSADOR BUILDING "D" SCOPE OF WORK INCLUDES: CONSTRUCTION OF A PRE-FABRICATED METAL BUILDING STRUCTURE ADDITION CONTAINING 42,400 GSF mol, TO AN EXISTING METAL BUILDING CONTAINING 90,000 GSF mol; A REPLACEMENT RENOVATION OF EXISTING SPACE AND ADDITION, (28,790 GSF mol) EAST OF THE EXISTING BUILDING; RENOVATION OF THE EXISTING CUT AND GRIND AREA (4,600 GSF mol); AND AN OPEN CANOPY ALONG THE EAST, ALL AS SHOWN ON THE PLANS, FOR A TOTAL OF APPROXIMATELY 177,349 GSF mol. THE ADDITION WILL BE USED TO RELOCATE THE EXISTING SPECIAL USE INDUSTRIAL FIBERGLASS BOAT AND YACHT FABRICATION PROCESS WITHIN THE EXISTING BUILDING.

A NEW ELEVATED UNOCCUPIED ROOF OVER THE RENOVATED BUILDING WILL BE USED FOR HVAC EQUIPMENT ACCESSIBLE TO MAINTENANCE AND CONSTRUCTION PERSONNEL ONLY BY WAY OF A FIXED INDUSTRIAL STAIR MEETING FBC-R CODES AND OSHA STANDARDS.

THE AMBASSADOR BUILDING ADDITION WILL ACCOMMODATE NEW SPACES SUCH AS: GEL BOOTHS, FRP BAYS, MECHANIC BAYS, WELD/CUT BAY, TECH BAY, PULL, MOLDS AREA, MOLDS GEL QUEUE, MAINTENANCE, AND SUPPORT SPACES SUCH AS OFFICES, RESTROOMS, BREAK ROOM, ELECTRICAL SERVICE AREA, MATERIAL AND EQUIPMENT RACKS, AND OTHER ANCILLARY SPACES AND FEATURES SHOWN ON PLANS.

STRUCTURAL SCOPE OF WORK INCLUDES THE DESIGN OF FOUNDATIONS FOR COLUMNS, WALLS, BUILDING SLAB, STRUCTURAL SUPPORT FOR CRANE/HOIST, FIRE RESISTIVE SEPARATION WALLS FOR HAZARDOUS MATERIALS, OVERHEAD AND PERSONNEL DOOR OPENING SUPPORTS, CANOPIES, AND OTHER METAL BUILDING FEATURES. THE METAL BUILDING AND CANOPY STRUCTURE DESIGN AND INSTALLATION WILL BE PROVIDED BY A SEPARATE PERMIT.

THE NEW BUILDING WILL BE NATURALLY VENTILATED WITH HVAC DEDICATED TO OCCUPIED SPACES SUCH AS RESTROOMS, BREAK ROOM, OFFICE AND OTHER SPACES AS REQUIRED BY THE OWNER'S MANUFACTURING PROCESS. PROVIDE WATER AND SEWER CONNECTED TO A NEW SANITARY SEWER SYSTEM UNDER SEPARATE CONTRACT. PROVIDE AN ELECTRICAL SYSTEM INCLUDING LIGHTING AND POWER FOR THE OWNER'S EQUIPMENT AND OCCUPANT USE TO BE SERVED FROM EXISTING SERVICE ENTRANCE LOCATION.

FBC INSPECTIONS

FRAMING INSPECTION: ALL PLUMBING, ELECTRICAL AND MECHANICAL ROUGH-INS MUST BE COMPLETED, INSPECTED AND APPROVED BEFORE REQUESTING THE FRAMING INSPECTIONS.

GRADE ELEVATIONS

SITE GRADE ELEVATIONS WILL REMAIN AS EXISTING UNLESS NOTED OTHERWISE REFER TO THE CIVIL ENGINEERING PLANS FOR ALL SITE WORK AND INFRASTRUCTURE. CIVIL DOCUMENTS ARE LISTED ON THE COVER FOR REFERENCE ONLY, NOT A PART OF THE ARCHITECTURAL SUBMISSION.

REVIEW COMMENTS AND ARCHITECT REVISIONS

/01/ PLANNING AND ZONING REVIEW COMMENTS AS REQUIRED BY RMI AND CIVIL ENGINEER AFTER FIRE INCIDENT AT BUILDING "D"

/02/ P&Z COMMENTS DATED FEBRUARY 22, 2023 REVIEW FOR BUILDING MASSING, ELEVATIONS, AND HEIGHTS

02



REGAL MARINE INDUSTRIES, INC.
PHASE 2 - ADDITION AND RENOVATION
2300 JETPORT DRIVE
BELLE ISLE, FLORIDA 32809



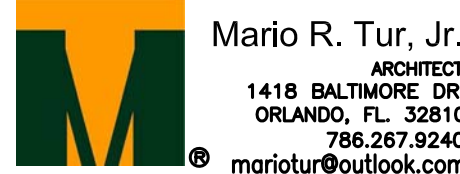
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ARCHITECTURAL PERMIT SET NOVEMBER 23, 2022

SHEET INDEX

● - SHEET ISSUED ▲ - SHEET REVISED AND ISSUED		CIVIL ENGINEERING REVIEW COMMENTS (FOR ONLY) REVISIONS TO BE MADE TO THE SUBMISSION DATE: 02/02/2023 BY: MARIO R. TUR, JR., ARCHITECT P&Z REVIEW										COMMENTS	
CIVIL:												DOCUMENTS ISSUED BY DESIGN PROFESSIONAL UNDER SEPARATE PERMIT FOR CIVIL ENGINEERING SCOPE OF WORK INFORMATION ONLY.	
SHEET	DESCRIPTION												
C-0.0	COVER SHEET	●											REFERENCE ONLY
C-1.1	GENERAL NOTES	●											REFERENCE ONLY
C-1.2	GENERAL NOTES	●											REFERENCE ONLY
C-3.0	BUILDING EXPANSION DEMOLITION PLAN	●											REFERENCE ONLY
C-3.1	PARKING EXPANSION AREA DEMOLITION PLAN	●											REFERENCE ONLY
C-5.0	OVERALL SITE PLAN	●											REFERENCE ONLY
C-5.1	BUILDING EXPANSION SITE PLAN	●											REFERENCE ONLY
C-6.0	PROPOSED CANOPY & PARKING EXPANSION AREA GRADING PLAN	●											REFERENCE ONLY
C-6.1	BUILDING EXPANSION GRADING PLAN	●											REFERENCE ONLY
C-7.0	BUILDING EXPANSION UTILITY PLAN	●											REFERENCE ONLY
C-7.1	PROPOSED SANITARY SEWER PLAN & PROFILES	●											REFERENCE ONLY
C-8.0	WATER SERVICE DETAILS	●											REFERENCE ONLY
C-8.1	CITY OF ORLANDO SANITARY SEWER DETAILS	●											REFERENCE ONLY
ARCHITECTURAL:													
A-000	COVER SHEET	●	▲	▲	▲	▲							INCLUDES INDEX / LOCATION MAP
A-001	INFO SITE PROGRAM	●	▲	▲	▲	▲							PROJECT SCOPE, STANDARDS
A-002	ACCESSIBILITY DETAILS	●	▲	▲									CODE REVIEW
A-010	LIFE SAFETY PLAN REFERENCE	●	▲	▲									
A-011	LIFE SAFETY PLAN ADDITION SOUTH	●	▲	▲									
A-012	LIFE SAFETY PLAN RENOVATION	●	▲	▲									
A-013	LIFE SAFETY PLAN EXISTING NORTH	●	▲	▲									
A-014	LIFE SAFETY PLAN HAZARDOUS MATERIALS	●	▲	▲									SCHEDULES, CODE, MAQ. CONTROL AREAS
A-020	DEMOLITION FLOOR PLAN	●	▲	▲	▲								
A-100	REFERENCE ADDITION AND RENOVATION PLAN	●	▲	▲	▲								WALL TYPES AND GENERAL NOTES
A-101	ADDITION SOUTH FLOOR PLAN	●	▲	▲	▲	▲							
A-102	ADDITION EAST FLOOR PLAN	●	▲	▲	▲	▲							
A-200	REFLECTED CEILING PLANS (RCP)	●	▲	▲									
A-300	REFERENCE ROOF PLAN	●	▲	▲									DEMOLITION AND NEW ROOF PLAN
A-301	ADDITION SOUTH ROOF PLAN	●	▲	▲									
A-302	RENOVATION / ADDITION ROOF PLAN	●	▲	▲									
A-401	BUILDING ELEVATIONS	●	▲	▲	▲	▲							BUILDING D7 SOUTH; BUILDINGS D5, D6, D7; EAST BUILDING D7 NORTH; BUILDING D4 SOUTH
A-402	BUILDING ELEVATIONS	●	▲	▲	▲	▲							RIGID FRAME; CANOPY; EXTERIOR WALL TYPICAL
A-501	BUILDING SECTIONS	●	▲	▲	▲	▲							
A-601	ADDITION ENLARGED PLANS	●	▲	▲									
A-701	INTERIOR ELEVATIONS	●	▲	▲									RESTROOM AND BREAK ROOM
A-801	STAIR PLANS	●	▲	▲									SECTION, ELEVATION, AND DETAILS
STRUCTURAL:													
SHEET	DESCRIPTION												
MECHANICAL:													
SHEET	DESCRIPTION												
PLUMBING:													
SHEET	DESCRIPTION												
ELECTRICAL:													
SHEET	DESCRIPTION												
FIRE PROTECTION													
SHEET	DESCRIPTION												

NOTE: INFORMATION CONTAINED IN THESE DOCUMENTS HAS BEEN FURNISHED BY THE OWNER AS PREPARED BY THE PROFESSIONALS LISTED ON THE PLANS. SUCH INFORMATION ARE CONSIDERED INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THE PROFESSIONALS SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS, BY RELEASE OF THE INSTRUMENTS OF SERVICE TO THE OWNER. THE PROFESSIONALS GRANT THE OWNER AND ARCHITECT A NONEXCLUSIVE LICENSE TO REPRODUCE THEIR RESPECTIVE INFORMATION FOR PURPOSES OF CONSTRUCTING, USING AND MAINTAINING THE PROJECT, PROVIDED THAT THE OWNER SHALL COMPLY WITH ALL OBLIGATIONS, INCLUDING PROMPT PAYMENT OF ALL SUMS DUE, UNDER ITS AGREEMENT WITH RESPECTIVE PROFESSIONALS. © COPYRIGHT MARIO R. TUR, JR. ARCHITECT, FLORIDA AR0012539 2018 - 2023



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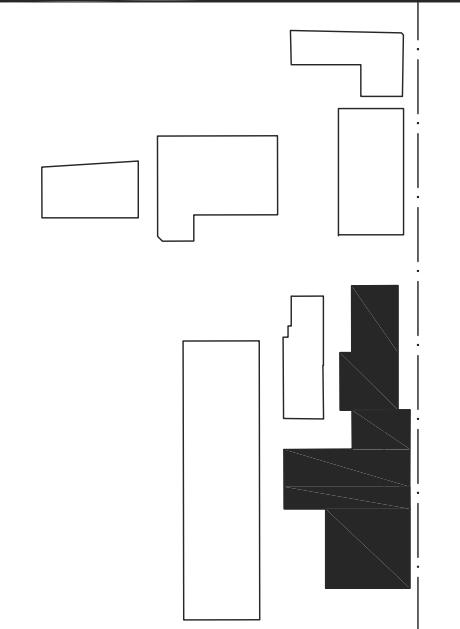
Revision/Date:

REVISION DATE

01/ P&Z 02/02/2023

02/ P&Z REV 02/28/2023

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



KEY PLAN - NTS

Sheet No.

A-000

Sheet Name:

COVER