
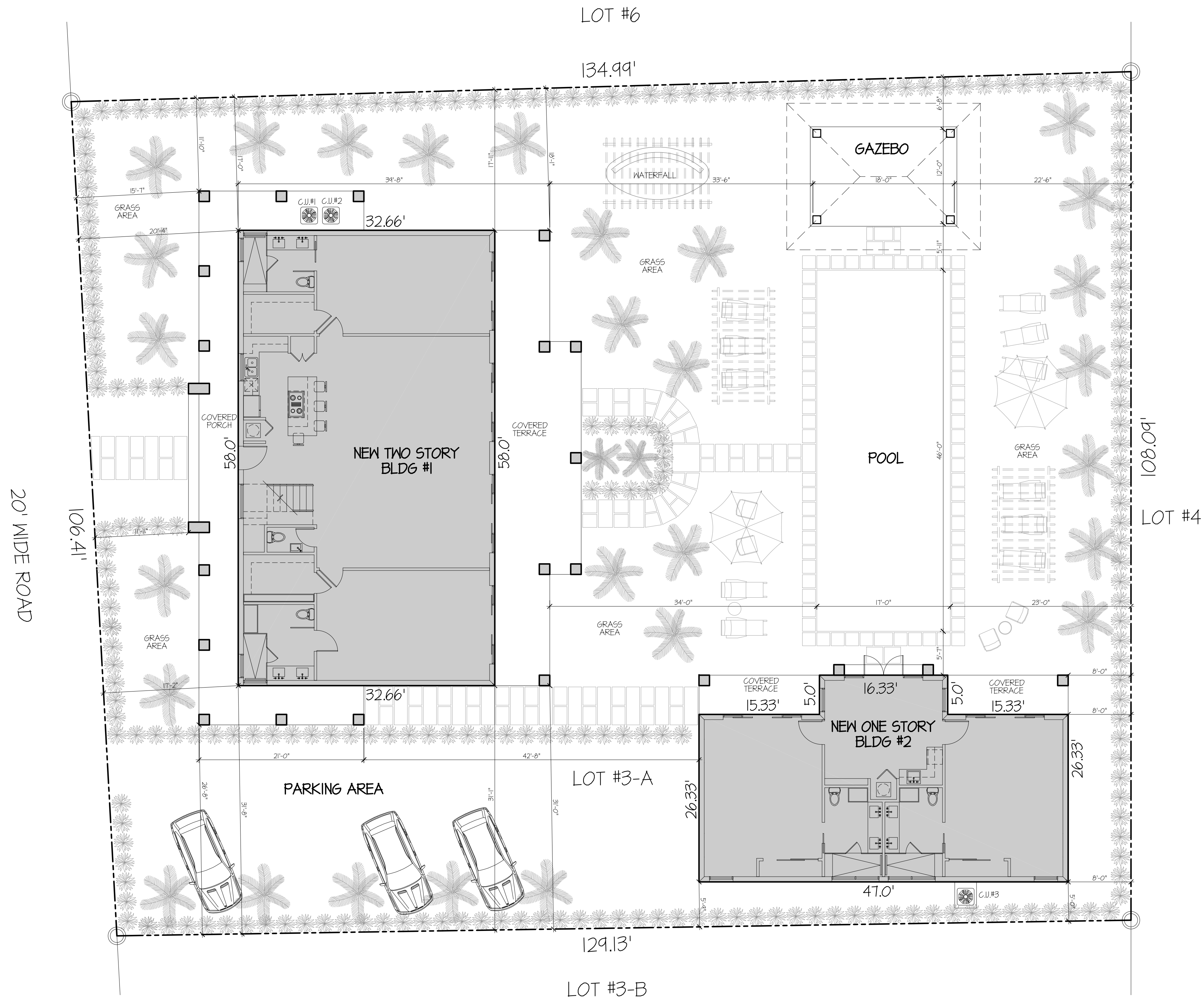


LOT BH3 RESIDENCE

NEW RESIDENCE

DUNMORE TOWN, HARBOUR ISLAND BAHAMAS

GENERAL NOTES	SCOPE OF WORK																																								
<p>• NOT ALL REQUIREMENTS & NOTES MAY APPLY TO THIS PROJECT.</p> <p>1. ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE FLORIDA BUILDING CODE 6TH EDITION 2011 AND ALL OTHER GOVERNMENTAL AND/OR REGULATORY AUTHORITIES. CONSTRUCTION DOCUMENTS PREPARED TO COMPLY WITH FLORIDA BUILDING CODE 6TH EDITION 2011 INCLUDING THE FLORIDA EXISTING BUILDING CODE.</p> <p>2. GENERAL CONTRACTOR & ALL SUB-CONTRACTORS TO VERIFY ALL EXISTING DIMENSIONS AND ALL EXISTING CONDITIONS IN THE FIELD. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT OR OWNER PRIOR TO BID. DO NOT SCALE PLANS.</p> <p>3. THE CONTRACTORS SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE INTENT OF THE DRAWINGS. FINAL INTERPRETATION OF THE SCOPE OF WORK SHALL BE THAT OF THE OWNER AND ARCHITECT.</p> <p>4. CONTRACTOR TO PROVIDE ALL BARRICADES, SCAFFOLDING, AND OTHER MEANS OF PROTECTION AS REQUIRED TO COMPLY WITH ALL STATE LAWS AND LOCAL MUNICIPAL ORDINANCES TO SAFEGUARD PROPERTY AND PERSONS. OBSTRUCTIONS SHALL BE PLACED SO AS NOT TO DIMINISH THE LIFE SAFETY REQUIREMENTS.</p> <p>5. THE OWNER AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PHASING OF THE WORK.</p> <p>6. GENERAL CONTRACTOR TO PATCH, REPAIR, AND/OR REPLACE ALL ADJACENT CONSTRUCTION WHICH HAS BEEN DAMAGED DURING DEMOLITION AND/OR NEW CONSTRUCTION.</p> <p>7. EXISTING CONCRETE SLAB TO BE SMOOTH AND FREE OF ANY GAPS OR OPENINGS IN THE SLAB, FOR A SOLID SUBSTRATE OF NEW FINISHES.</p> <p>8. ALL EXISTING FINISHES TO BE STRIPPED FREE FROM EXISTING WALLS, WHICH ARE TO REMAIN. STRIPPED WALLS ARE TO BE READY FOR APPLICATION OF NEW FINISHES PER MF6'S SPECIFICATIONS.</p> <p>9. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DEVIATION FROM THESE DRAWINGS AS DATED ON THESE SHEETS.</p> <p>10. IT SHALL BE THE RESPONSIBILITY OF ALL SUBCONTRACTORS TO HAVE EXAMINED AND REVIEWED THE COMPLETE SET OF WORKING DRAWINGS AND/OR SPECIFICATIONS TO PROVIDE ALL LABOR AND MATERIALS FOR THEIR RESPECTIVE AREA OF WORK, FOR THE COMPLETE AND FINISHED INSTALLATION IN COMPLIANCE WITH THE INTENT OF THE DRAWINGS AND/OR SPECIFICATIONS WHETHER IT IS INDICATED OR NOT. ALL WORK WHETHER INDICATED OR NOT, SHALL BE IN COMPLIANCE WITH ALL BUILDING CODES AND ORDINANCES WHICH ARE APPLICABLE TO THE PROJECT.</p> <p>11. SUBCONTRACTORS SHALL COOPERATE WITH EACH OTHER AND WITH THE GENERAL CONTRACTOR TO PROVIDE MATERIALS AND LABOR THAT ARE NECESSARY IN OTHERS WORK AT THE APPROPRIATE TIME SO THAT THE CONSTRUCTION SCHEDULE IS NOT AFFECTED. THIS INTERFACING SHALL BE THE RESPONSIBILITY OF THE CONTRACTORS WHOSE WORK IS AFFECTED AS SUCH.</p> <p>12. ALL WORK SHALL BE PERFORMED BY QUALIFIED CONTRACTORS IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS.</p> <p>13. THIS DRAWING PACKAGE IS BASED ON DOCUMENTS, SPECIFICATIONS AND RELATED INFORMATION PROVIDED BY THE OWNER AND/OR OWNER'S AGENT.</p> <p>14. THE DESIGN INFORMATION INDICATED ON THE PLANS ARE INDICATED TO BE A COMPLETE AND WORKABLE SYSTEM IN ACCORDANCE WITH ALL PRODUCT MANUFACTURERS' SPECIFICATIONS, EXISTING AND/OR PROPOSED BUILDING DESIGN FIELD CONDITIONS, ETC., ALL MISCELLANEOUS MATERIALS, PARTS, DESIGN DIMENSIONS, WHETHER INDICATED ON THE PLANS OR NOT, SHALL BE INCLUDED AS PART OF THIS DRAWING PACKAGE.</p> <p>15. THE GENERAL CONTRACTOR OR SUBCONTRACTORS SHALL BE HELD RESPONSIBLE FOR THE REMOVAL AND THE DISPOSAL OF MATERIALS AND ITEMS REFERRED TO AS 'DEBRIS' OR DETERMINED BY THE ARCHITECT OR OWNER TO BE REFUSED.</p> <p>16. THE GENERAL CONTRACTOR SHALL HAVE MADE ALL REQUIRED PROVISIONS FOR THE REMOVAL OF THE DEBRIS ON SITE, HAVING CHARGES, DUMPING FEES, ETC., IN HIS ORIGINAL BID SUBMISSION.</p> <p>17. PROVIDE ALL CUTTING AND PATCHING IN EXISTING FLOORS, WALLS, AND CEILINGS AS REQUIRED FOR ALL TRADES, EXCLUDING REMOVAL AND RELOCATED ITEMS AS SHOWN.</p> <p>18. REMOVE ALL SPECIFIC ITEMS INDICATED ON DRAWINGS, ALSO REMOVE ANY OTHER ITEM OR CONSTRUCTION AS REQUIRED TO ACCOMPLISH ALL NEW WORK AND/OR REVISION WORK TO EXISTING AREAS AS SHOWN OR DESCRIBED ELSEWHERE IN THE CONTRACT DOCUMENTS.</p> <p>19. THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL SIGNS, BARRICADES, FENCES, LIGHTING ETC., AS REQUIRED FOR THE PREVENTION OF THE PERSONAL INJURIES TO THE OWNERS, ITS EMPLOYEES, REPRESENTATIVES, CLIENTELE, OR OTHERS WITHIN THE AREAS OF CONSTRUCTION.</p> <p>20. THE GENERAL CONTRACTOR SHALL TAKE ORDINARY PRECAUTIONS TO PREVENT THE DISRUPTION OF PROTECTIVE DEVICES DURING THE COURSE WORK.</p> <p>21. GENERAL CONTRACTOR SHALL TAKE ORDINARY PRECAUTIONS TO SECURE AND PROTECT MATERIALS. MATERIALS ARE TO BE RELOCATED OR WAREHOUSED AS DETERMINED BY THE OWNER.</p> <p>22. THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION SCHEDULE PRIOR TO COMMENCEMENT OF WORK FOR THE OWNER'S APPROVAL.</p> <p>23. THE CONTRACTOR IS TO SUBMIT SHOP DWGS. AND SAMPLES OF ALL SHOP FABRICATED ITEMS, AND AS NOTED ON PLANS, PRIOR TO INSTALLATION.</p>	<p>• PROPOSED RESORT VILLAGE: NEW 2 STORY MAIN HOUSE & COTTAGE, AS SHOWN ON PLANS.</p> <p>ELECTRICAL</p> <ul style="list-style-type: none"> • ELECTRICAL METERS & PANELS, AS SHOWN ON PLANS. • ELECTRICAL FIXTURES, AS SHOWN ON PLANS. <p>MECHANICAL</p> <ul style="list-style-type: none"> • IS LIMITED TO INSTALL 3 A/C UNITS @ MAIN HOUSE & COTTAGE, AS SPECIFY IN THIS PLAN. • IS LIMITED TO INSTALL DUCT WORK SYSTEMS AND VENTILATION SYSTEMS @ MAIN HOUSE & COTTAGE, AS SPECIFY IN THIS PLAN. <p>PLUMBING</p> <ul style="list-style-type: none"> • PLUMBING FIXTURES, WATER LINES AND SANITARY LINES @ MAIN HOUSE & COTTAGE, AS SHOWN ON PLANS. <p>STRUCTURAL</p> <ul style="list-style-type: none"> • FOUNDATION STRUCTURE & FRAMING @ MAIN HOUSE & COTTAGE, AS SHOWN ON PLANS. 																																								
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<p>AERIAL VIEW</p> 	<p>PROPOSED SITE PLAN</p> <p>SCALE: 1/8"=1'-0"</p>																																								



PROFESSIONAL SEAL

PROJECT NAME

LOT BH-3 RESIDENCE

NEW RESIDENCE

PROJECT ADDRESS

DUNMORE TOWN
HARBOUR ISLAND BAHAMAS

REVISION

Project No: 2019-037
Scale: AS NOTED
Date: 02-15-2019
Drawn: E.T.
Checked: J.V. / V.M.B.
CADD File: HARBOUR ISLAND BH3 10-03-19.dwg

DRAWN

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DRAWING TILE

PROPOSED SITE PLAN

SHEET NO.

A-1.1