

General Project Scope of Work and Selection of Building Materials

1.1 Scope of Work

The scope of work for this project shall be the construction of a building at xxxxx State Highway 36, Needville, Texas, 77461. The scope of work is defined and is as outlined in the accompanying construction documents and working drawings and detailed herein. It is the responsibility of the Contractor to fully familiarize himself with these plans and details prior to the commencement of any construction activity.

All work completed under this project shall be executed in a workmanlike manner, using the best available materials, and installed by methods recognized as acceptable by the masters of the particular craft involved.

All work shall under this project shall be completed in accordance with the current additions of the International Residential Code, the Uniform Plumbing Code, and the National Electric Code, as well as the local ordinances in force for the City of Needville, where this project is located. No work shall be started until these construction documents have been fully reviewed by the local code enforcement authority, and the required permits for construction have been issued.

The Contractor shall have Builders Risk and General Liability Insurance for this project and a copy of the policies for the same shall be provided to the owners for the project file. All subcontractors shall provide proof of insurance.

2.1 Site Clearing and Excavation

Clearing for this project shall be done in a careful manner so as not to damage any specimen trees which may be in the area adjoining the construction zone. Tree protection barriers shall be installed around any specimen tree which is located close to ongoing construction.

Prior to any excavation it is the responsibility of the Contractor to call the local utility marking authority so that all utility lines may be located and marked for the benefit and safety of all subcontractors. No manner of construction shall begin until the site is marked, and care should be taken to protect markings during construction.

At all times the Contractor shall take care to keep the construction area and surrounding site clean and free of refuse. All refuse shall be deposited daily in the dumpster provided, each subcontractor being responsible for cleaning up after the completion of their task. The home should be broom cleaned daily.

3.1 Material Specification

All materials described within these documents be shall supplied and installed in accordance with the general specifications of the manufacturer. Substitutions shall be allowed only if the material to be used is of equal or better quality than the material specified. No substitutions shall be permitted without the prior approval of the Owner.

It is the responsibility of the Contractor to assure that all installations by subcontractors on this project reflect the intent of the working drawings, and the accepted materials chosen. Should there be any discrepancy in specification between the working drawings and those selected by the Contractor, any item specifically listed in these working drawings shall be considered the material specification of choice.

4.1 General Notes

1.) Verify all conditions prior to construction. The Contractor shall review these construction documents before commencing the project. Any noted misinformation should be brought to the attention of the Designer.

2.) The location of the building, drives and walks shall be staked for owners approval prior to any construction activity. The Contractor should do so with reference to a current land survey showing all property lines, building setbacks and easements. Unless a site plan is a part of these documents the designer has no knowledge of the site requirements for this particular home.

3.) Cabinet and trim selections shall be made by the Owner. Based upon those selections the materials needed may be reviewed so as to determine if they are suitable for a painted or stained finish. Finger-joint trim is acceptable where a painted finish is to be used.

4.) Verify individual room paint colors with the Owners.

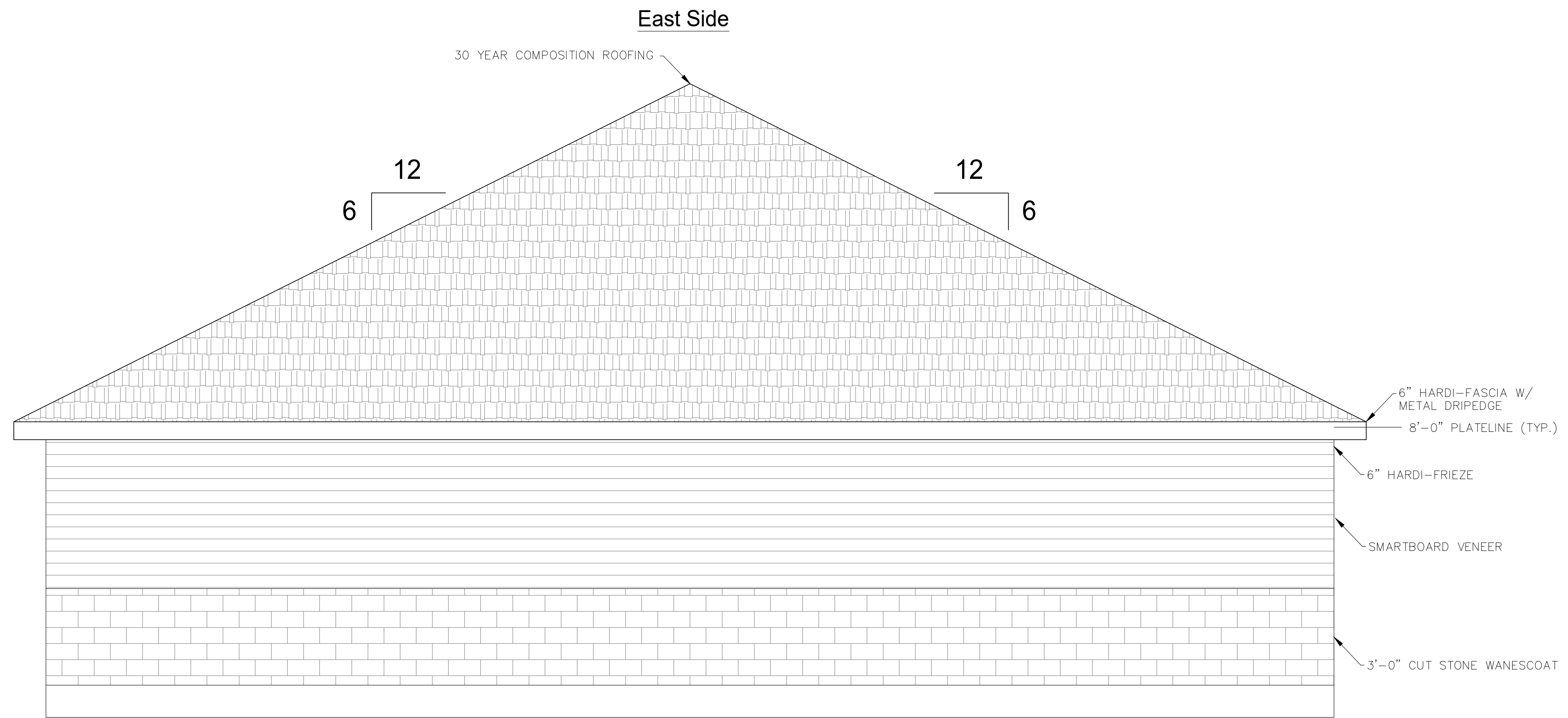
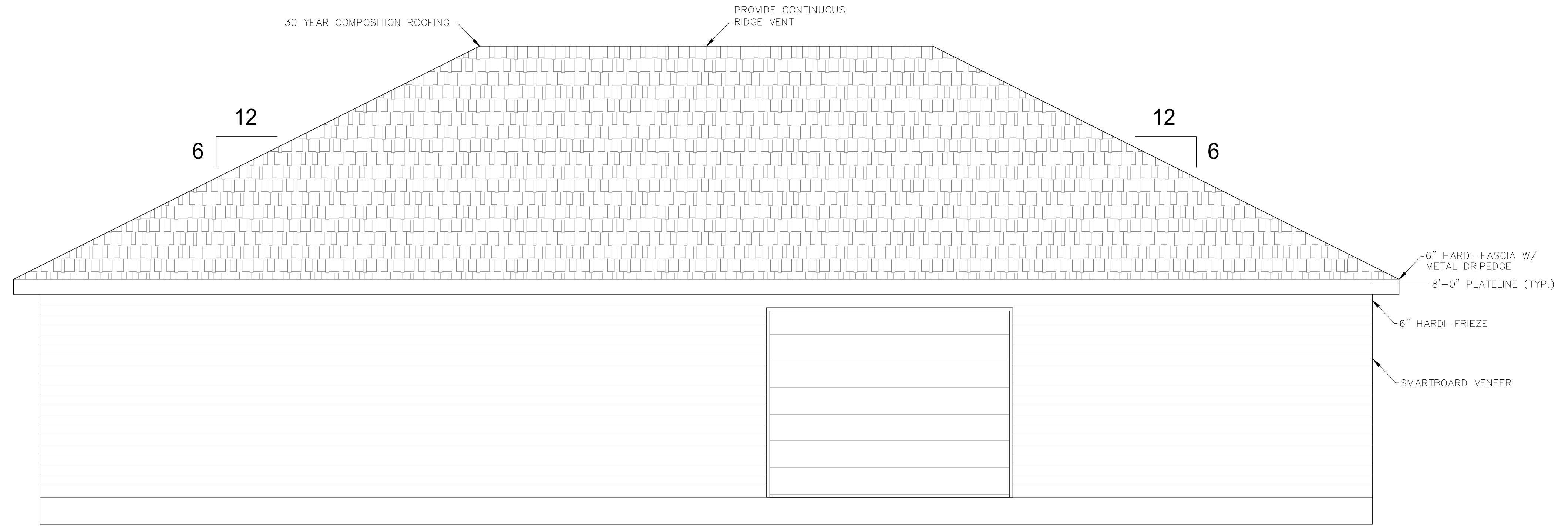
5.) Interior / Exterior paint finishes may use paints from the product selections of either Sherwin Williams or The Benjamin Moore Company.

6.) Upon final payment for services each subcontractor shall provide for the project file a General Waiver of Lien.

5.1 Designer Contact

Any questions regarding these working drawings and intended construction methods and/or material selections may be directed to the designer and engineer during regular business hours:

Chad Nesvadba
Ph: 281-543-4660
E-mail: cnesvadba@gmail.com



Important James Hardie Painting Note

JAMES HARDIE PRODUCTS SHALL BE PRIMED WITH LOXON PRIMER, CAULKED, AND FINISHED WITH 2 COATS OF PREMIUM EXTERIOR LATEX PAINT. REFER TO SHERWIN WILLIAMS PRODUCT INSTALLATION INSTRUCTIONS FOR PROPER PLACEMENT.

VERIFY ALL CONDITIONS PRIOR TO CONSTRUCTION

ELEVATIONS

SCALE: 3/8" = 1'

Needville Youth Fair
Administration Building Improvement

Nesvadba Design Services

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Sheet No.

A2

of 12