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DRAWINGS.

REVISION NOTES:		
DATE	REV. #	NOTE



# THE KRAKEN

## RESORT & CASINO

SOUTH OCEAN, NEW PROVIDENCE, THE BAHAMAS

March, 2021



Project  
**The Kraken  
Resort & Casino**

Client

Drawing Title  
**Cover Page**



GENERAL NOTES

1. ALL WORK TO COMPLY WITH ALL LOCAL CODE, BYELAW AND STATUTORY REQUIREMENTS.
2. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH DRWGS+SPCS
3. THE TERMS "NOT PART OF CONTRACT" OR "NOT IN CONTRACT (NIC)" DO NOT PRECLUDE OTHER WORK ASSOCIATED WITH THE CONTRACT WHICH MUSTOCCUR IN THE VICINITY OF THE AREA OR THROUGH THE SPACE.
4. ANY DISCREPANCIES WITHIN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING BEFORE BIDDING.
5. ANY QUESTIONS OR DISCREPANCIES DERIVING FROM WITHIN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING BEFORE BIDDING. OTHERWISE, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL ERRORS OR MISTAKES. CONTRACTOR TO REFER TO SPECIFICATIONS FOR ALL MATERIALS, MEANS AND METHODS OF CONSTRUCTION AND GENERAL SPECIFICATIONS, UNLESS OTHERWISE NOTED ON DRAWINGS.
6. ALL DIMENSIONS ARE TO THE FACE OF STUD UNLESS OTHERWISE NOTED.
7. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. ANY DISCREPANCY BETWEEN EXISTING CONDITIONS AND THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING.
8. IF FIELD CONDITIONS NECESSITATE ANY CHANGES OR MODIFICATIONS, THE CHANGES OR MODIFICATIONS MUST BE APPROVED BY THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
9. ALL CHANGE ORDERS MUST BE APPROVED BY THE ARCHITECT PRIOR TO PROCEEDING WITH ANY WORK.
10. THE GENERAL CONTRACTOR SHALL PROVIDE FOR THE LEGAL REMOVAL AND DISPOSAL OF ALL RUBBISH AND DEBRIS FROM THE BUILDING. IN A SAFE MANNER WITH NO DANGER TO GENERAL PUBLIC.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE CAUSED BY THE CONSTRUCTION PROCESS.
12. THE GENERAL CONTRACTOR SHALL COORDINATE ALL APPLICABLE WORK WITH ALL ASSOCIATED TRADES. PROVIDE BLOCKING FOR BUILT-INS.
13. THE GENERAL CONTRACTOR SHALL ESTABLISH ALL ITEMS WHICH REQUIRE IMMEDIATE PROCESSING DUE TO LONG LEAD ORDERING TIME. A LIST OF THESE ITEMS SHALL BE SUBMITTED TO THE ARCHITECT WITHIN ONE WEEK AFTER THE CONTRACT IS AWARDED.
14. THE GENERAL CONTRACTOR SHALL SUBMIT A CONSTRUCTION SCHEDULE TO THE OWNER TEN (10) DAYS AFTER THE AWARD OF THE CONTRACT.
15. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL CLEAN-UP, INCLUDING BUT NOT LIMITED TO THE CLEANING OF ALL INTERIOR GLASS SURFACES.
16. ALL SUBCONTRACTORS SHALL SUBMIT SHOP DRAWINGS THROUGH THE GENERAL CONTRACTOR. ONCE CHECKED, THE GENERAL CONTRACTOR SHALL SUBMIT THE SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL BEFORE PROCEEDING WITH ANY FABRICATION OR INSTALLATION.
17. MATERIALS SHALL BE DELIVERED IN AMPLE QUANTITIES TO PREVENT DELAY OF WORK.
18. MANUFACTURER'S DIRECTIONS FOR APPLICATION, INSTALLATION AND METHODS SHALL FOLLOWED. ARE HEREWITH MADE APART OF THE CONSTRUCTION DOCUMENTS.
19. INSURANCE: THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR NEEDS WORKMAN'S COMPENSATION AS REQUIRED BY LAW, AND OWNER REQUIREMENTS AND SUFFICIENT PROTECTION FOR CLAIMS FOR PERSONAL INJURY OR PROPERTY DAMAGE, SHOULD THEY ARISE FROM OPERATIONS UNDER THE CONTRACT.

CONSTRUCTION PROFILE

A. OCCUPANCY:	Group A
B. MAIN FLOOR AREA:	GROUND THROUGH SECOND FLOORS @ 119,744.00 SQ. FT. - 119,744.00 X 3 = 359,232.00 SQ. FT. THIRD THOUGH FIFTEENTH FLOORS @ 112,071.00 SQ. FT. - 112,071.00 X 13 = 1,456,923.00 SQ. FT. SIXTEENTH THROUGH TWENTYFIRST FLOORS @ -74,173.00 SQ. FT. -74,173.00 X 6 = 445,038.00 SQ. FT.
TOTAL SQ. FT.	2,261,193.00 SQ. FT.
C. NO. OF UNITS:	STANDARD ROOMS = 1248 DOUBLE ROOMS = 200 CONDO/APARTMENTS = 19 GRAND SUITES = 12 BEACH COTTAGES = 5 OVERWATER VILLAS = 110
TOTAL	=1594
D. CONSTRUCTION TYPE:	I PROTECTED SPRINKLED
E. NUMBER OF STORIES:	15
EFFECTIVE CODES FOR CONSTRUCTION:	
Local Code:	2003 Bahamas Building Code
Building:	2004 Florida Building Code
Mechanical:	2004 Florida Mechanical Code
Gas Piping:	2004 Florida Gas Code
Plumbing:	2004 Florida Plumbing Code
Electrical:	2002 National Electrical Code
Energy:	2004 Florida Energy Efficiency Code
Fire Safety:	2001 Florida Fire Prevention Code 2000 Life Safety Code



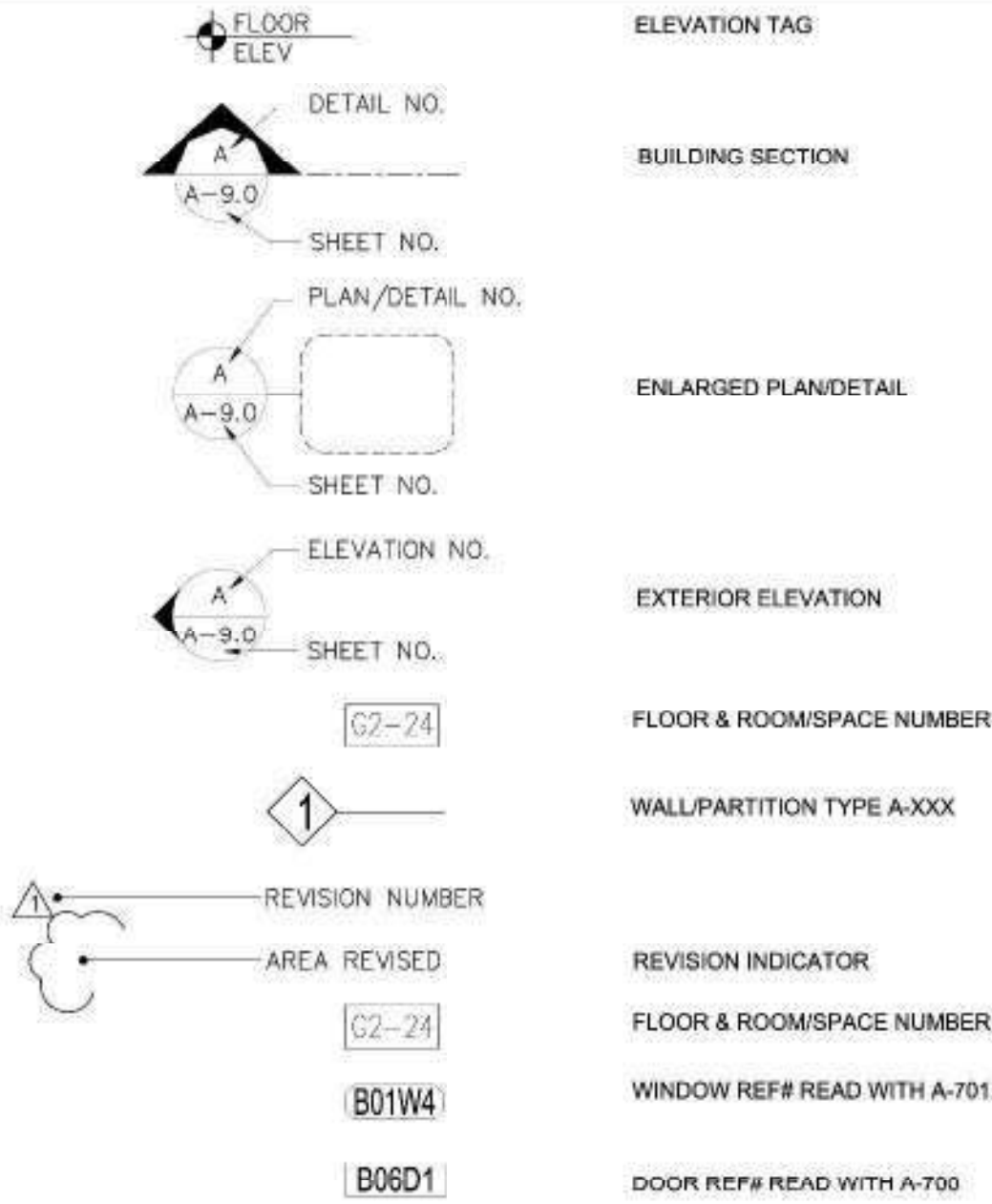
THE KRAKEN  
RESORT & CASINO  
SOUTH OCEAN, NEW PROVIDENCE, THE BAHAMAS

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REVISION NOTES:

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SYMBOLS LEGEND



MATERIALS

	BRICK
	SOUND ACOUSTICAL PANEL
	CONCRETE
	SEE PLANS/DETAILS FOR INDIVIDUAL LEGENDS
	SEE PLANS/DETAILS FOR INDIVIDUAL LEGENDS
	STEEL / IRON
	BLOCKING
	ROUGH FRAMING
	FINISH WOOD
	GYPSUM BOARD
	INSULATION

ARCH. ABBREVIATIONS

NOTE: SEE ALSO ABBREVIATIONS ON INDIVIDUAL SHEET IF ANY.

@ ACOUS	AT ADJUSTABLE	U ISOLATION JOINT
ADJ ADJUSTABLE	INT INTERIOR	INFO INFORMATION
AFF ABOVE FINISHED FLOOR	INSUL INSULATION	JB JUNCTION BOX
AFG ABOVE FINISHED GRADC	KJ CONSTRUCTION JOINT	LAM LAMINATE
ALUM ALUMINUM	LAV LAVATORY	LP LOW POINT
APPROX APPROXIMATELY	MACH MACHINE	MATL MATERIAL
ARCH ARCHITECTURAL	MAX MAXIMUM	MECH MECHANICAL
ATTEN ATTENUATION	MFR MANUFACTURER	MIN MINIMUM
BLDG BUILDING	MISC MISCELLANEOUS	MO MASONRY OPENING
BOT BOTTOM	MTL METAL	N/A NOT APPLICABLE
CB CATCH BASIN	NIC NOT IN CONTRACT	NO NUMBER
C/C CENTER TO CENTER	NOM NOMINAL	NTS NOT TO SCALE
CG CORNER GUARD	OPNG OPENING	OPP OPPOSITE
CIP CAST IN PLACE	PREFAB PREFABRICATED	PSF POUND PER SQUARE FOOT
CJ CONTROL JOINT	PSI POUND PER SQUARE INCH	PT PRESSURE TREATED
CLG CEILING	PWD PLYWOOD	QT QUARRY TILE
CLR CLEAR	R RADIUS	RD ROOF DRAIN
CMU CONCRETE MASONRY UNIT	RO ROUGH OPENING	REINF REINFORCED, REWINDFORCEMENT
COL COLUMN	REQD REQUIRED	SF SQUARE FOOT (FEET)
CO CLEAN OUT	SIM SIMILAR	SPEC SPECIFICATION
CONC CONCRETE	SQ SQUARE	SS STAINLESS STEEL
CONT CONTINUOUS	STD STANDARD	STL STEEL
CPT CARPET	STRUC STRUCTURAL	TYP TYPICAL
CT C/FRAMING TII F	UNO UNLESS NOTED OTHERWISE	VCT VINYL COMPOSITION TILE
DBL DOUBLE	VERT VERTICAL	VIF VERIFY IN FIELD
DET DETAIL	VOL VOLUME	WI WITH
DF DRINKING FOUNTAIN	W/O WITH OUT	WC WATER CLOSET
DIA DIAMETER	WD WOOD	WP WATERPROOFING
DIM DIMENSION	WNF WELDED WIRE FABRIC	NFPA National Fire Protection Association
DN DOWN	W/W WITH	W/W WITH
DS DOWN SPOUT	W/W WITH	W/W WITH
DWG DRAWING	W/W WITH	W/W WITH
EA EACH	W/W WITH	W/W WITH
EF EXHAUST FAN	W/W WITH	W/W WITH
EJ EXPANSION JOINT	W/W WITH	W/W WITH
EL ELEVATION	W/W WITH	W/W WITH
ELEC ELECTRICAL	W/W WITH	W/W WITH
EOS EDGE OF SLAB	W/W WITH	W/W WITH
EQ EQUAL	W/W WITH	W/W WITH
EQUIP EQUIPMENT	W/W WITH	W/W WITH
EWG ELECTRIC WATER COOLER	W/W WITH	W/W WITH
EXIST EXISTING	W/W WITH	W/W WITH
EXT EXTERIOR	W/W WITH	W/W WITH
FD FLOOR DRAIN	W/W WITH	W/W WITH
FF FINISHED FLOOR	W/W WITH	W/W WITH
FIN FINISHED	W/W WITH	W/W WITH
FLUOR FLUORESCENT	W/W WITH	W/W WITH
FND FOUNDATION	W/W WITH	W/W WITH
FS FACE OF STUD	W/W WITH	W/W WITH
FT FOOT, FEET	W/W WITH	W/W WITH
FTG FOOTING	W/W WITH	W/W WITH
GA GAUGE	W/W WITH	W/W WITH
GALV GALVANIZED	W/W WITH	W/W WITH
GWB GYPSUM WALL BOARD	W/W WITH	W/W WITH
HC HOLLOW CORE	W/W WITH	W/W WITH
HW HARDWARE	W/W WITH	W/W WITH
HM HOLLOW METAL	W/W WITH	W/W WITH
HORZ HORIZONTAL	W/W WITH	W/W WITH
HP HIGH POINT	W/W WITH	W/W WITH
HR HOUR	W/W WITH	W/W WITH
HT HEIGHT	W/W WITH	W/W WITH

PROJECT DIRECTORY

CLIENT:

**ARCHITECT:**  
GERARD HIGGS LTD.  
Ocean Place, Cable Beach  
P.O. Box  
Nassau, Bahamas  
www.gerardhiggs.architect.com  
Tel: 242-356-2740  
Fax: 242-356-2741

**STRUCTURAL ENGINEER:**  
MoAse Technical Services  
P.O. Box N 9383  
Nassau, Bahamas  
Tel: 242-384-3720  
Fax: 242-384-6107  
Contact: Basil McIntosh

**MECHANICAL CONTRACTOR:**  
CONSTRUCTION VALUE ENGINEERING LTD.  
Bay Street Business Center  
P.O. Box SS-19940  
Nassau, Bahamas  
Tel: 242-376-8757  
Fax: 242-376-8757

DRAWING INDEX

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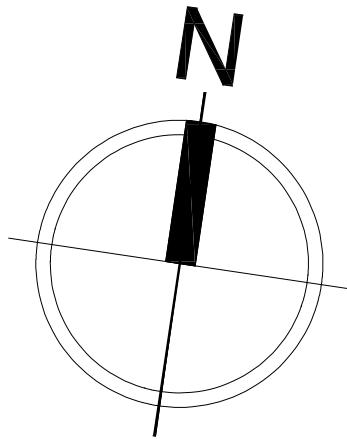
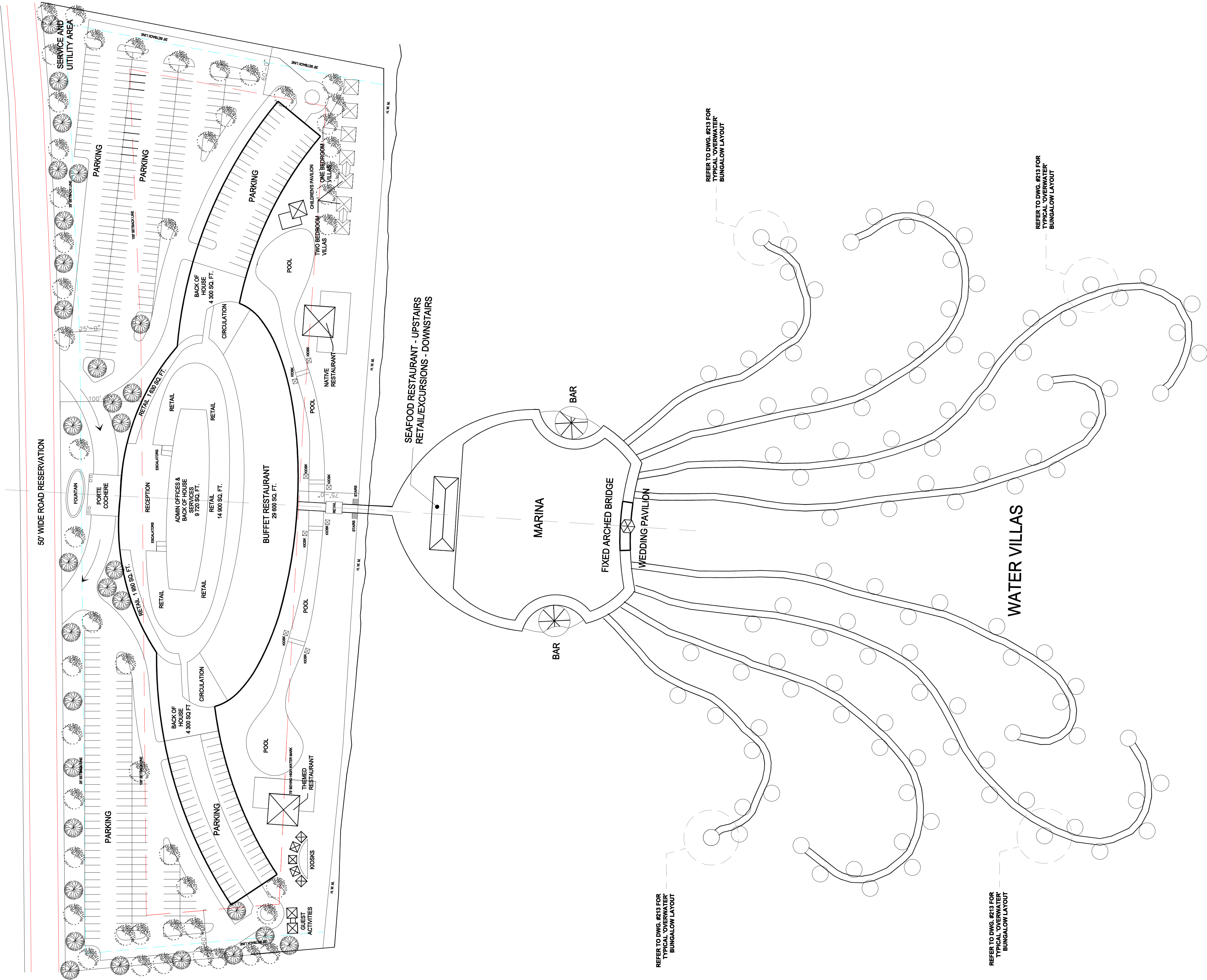


Project	The Kraken Resort & Casino
Client	
Drawing Title	General Notes & Location Plan
CAD Ref:1	Status



**SITE PLAN**

Scale: 1"= 60'-0"



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Project  
**The Kraken  
Resort & Casino**

Client  
-

Drawing Title  
**Proposed  
Site Plan**

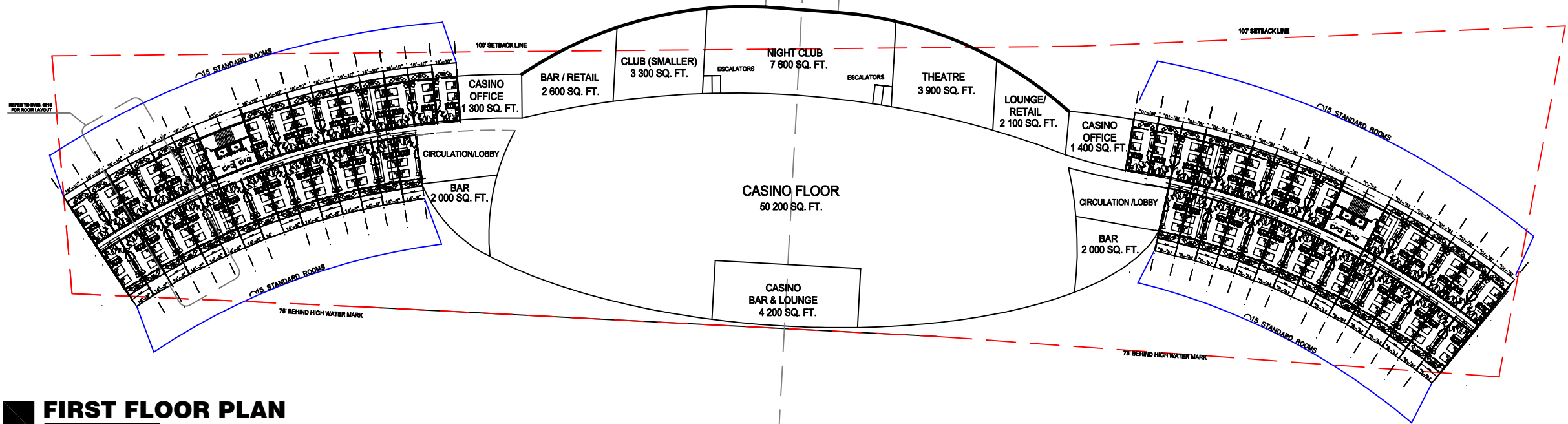
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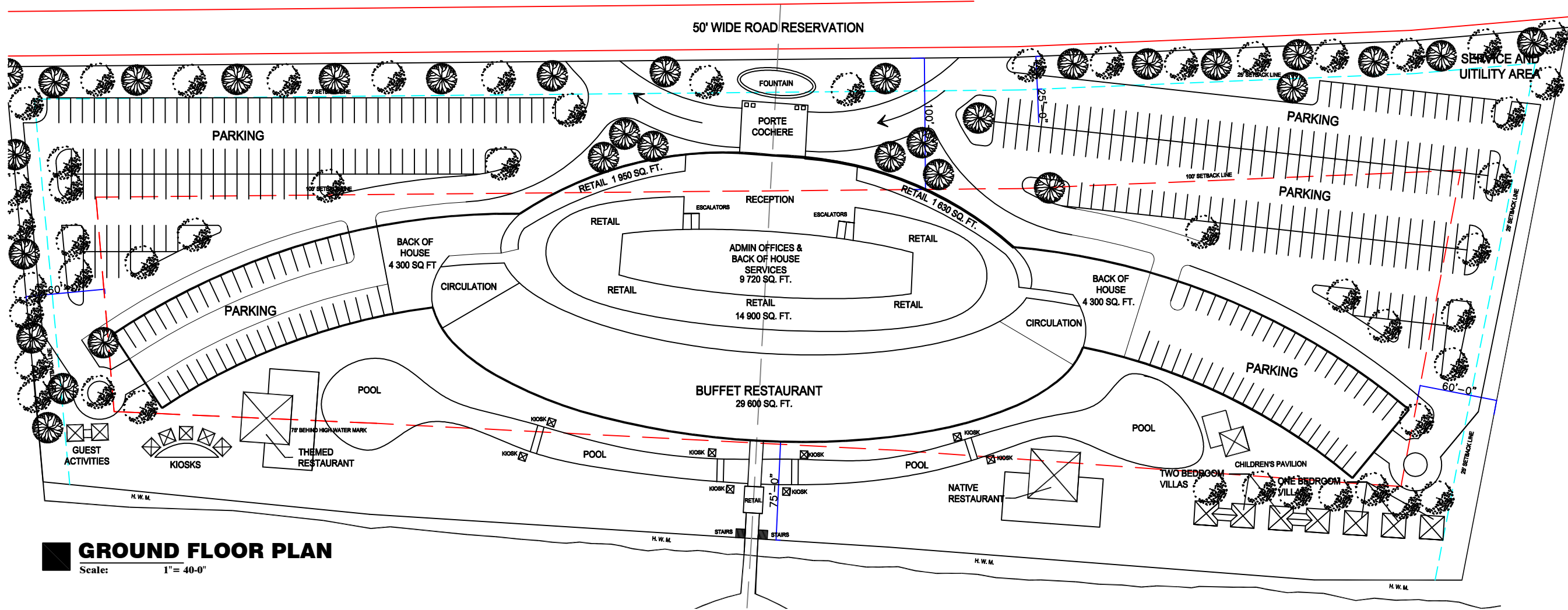
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**FIRST FLOOR PLAN**

Scale: 1" = 40'-0"



**GROUND FLOOR PLAN**

Scale: 1" = 40'-0"



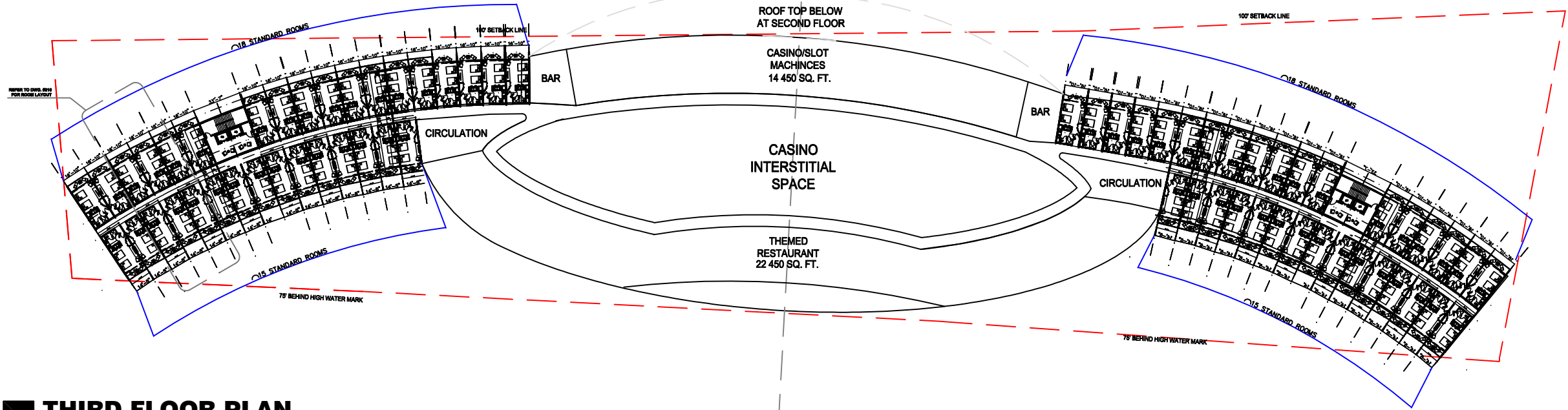
Project	The Kraken
Client	Resort & Casino
Drawing Title	Proposed Floor Plan
CAD Ref.1	Status



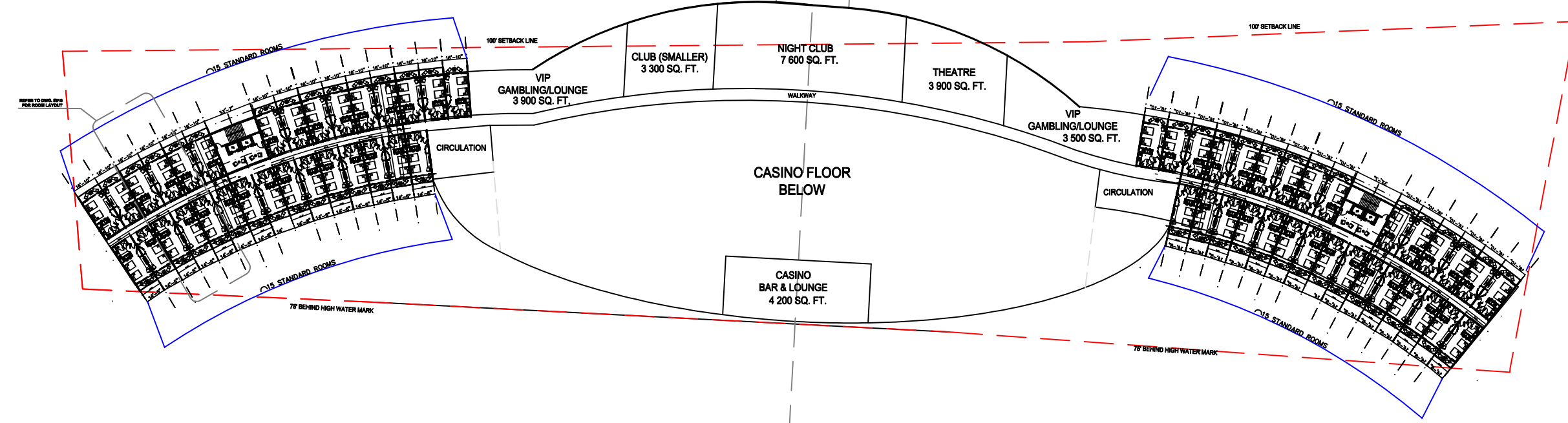
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**THIRD FLOOR PLAN**  
Scale: 1" = 40'-0"

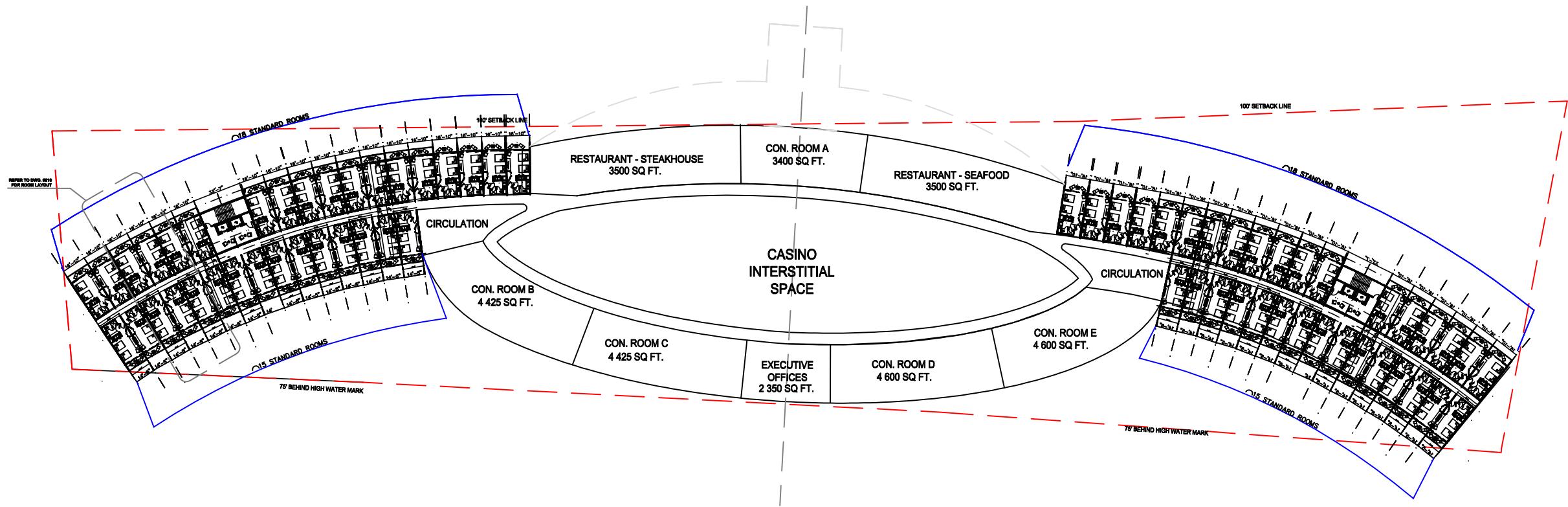


**SECOND FLOOR PLAN**  
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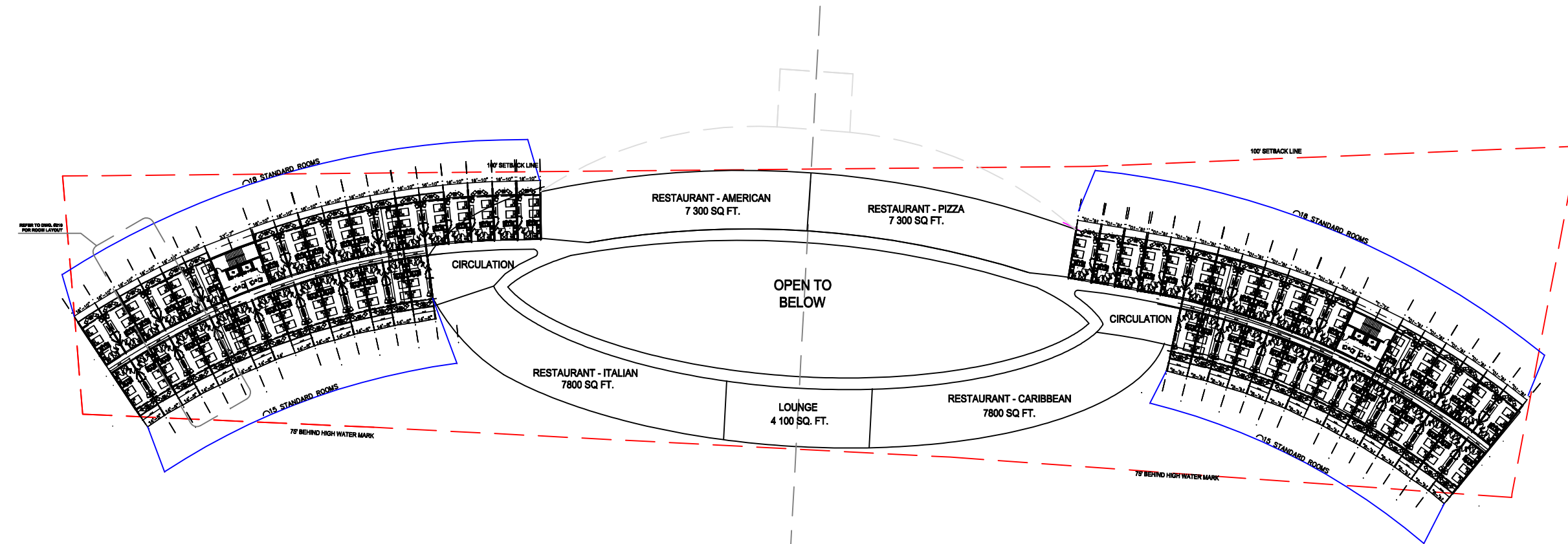


Project  
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Resort & Casino  
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**Proposed**  
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**FIFTH FLOOR PLAN**  
Scale: 1" = 40'-0"



**FOURTH FLOOR PLAN**  
Scale: 1" = 40'-0"

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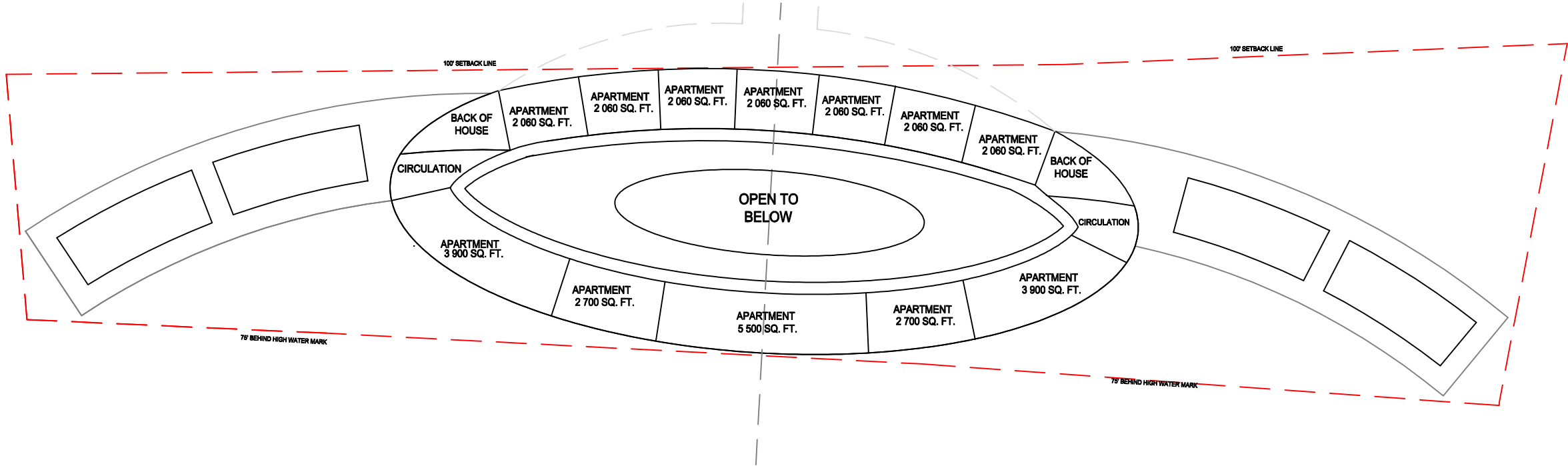
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**Resort & Casino**  
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Drawing Title  
**Proposed**  
**Floor Plans**  
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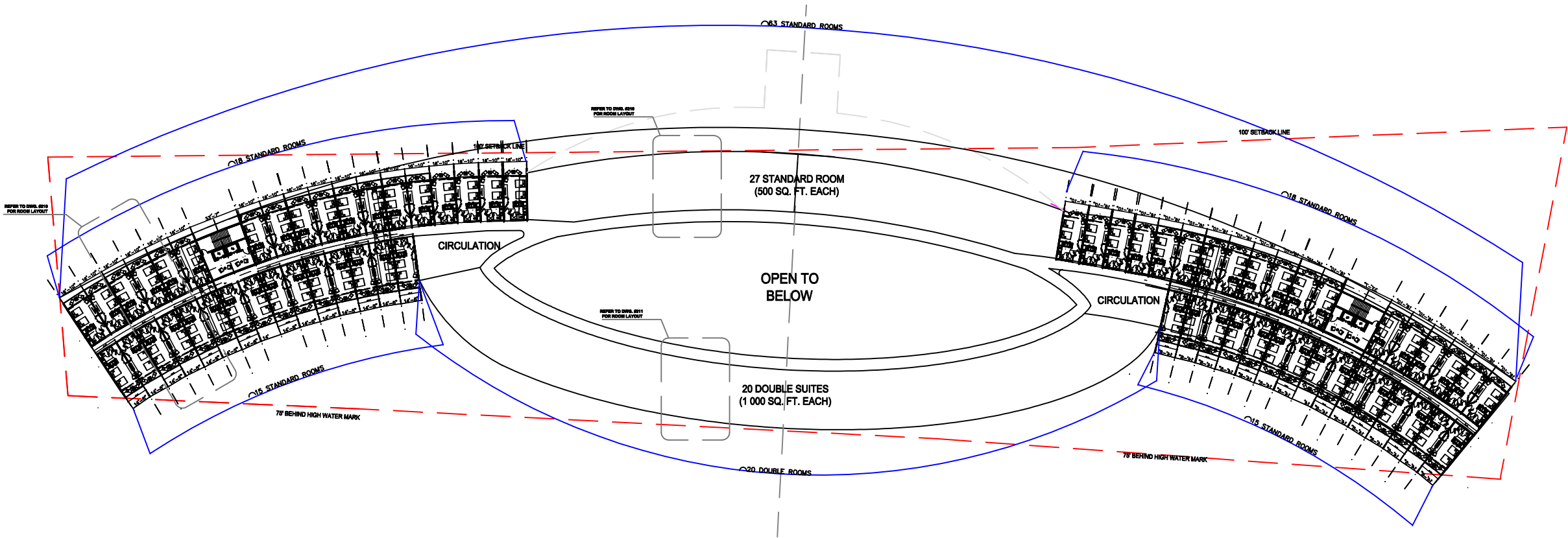
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**SIXTEENTH FLOOR PLAN**  
Scale: 1"= 40'-0"



**SIXTH - FIFTEENTH FLOOR PLAN**  
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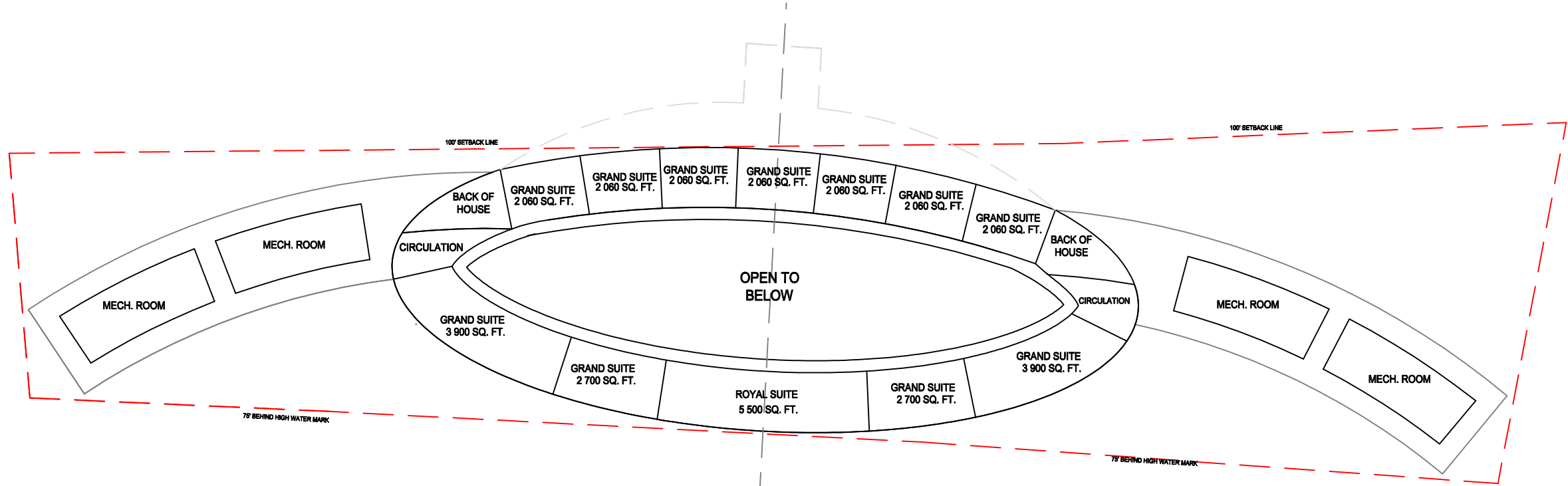


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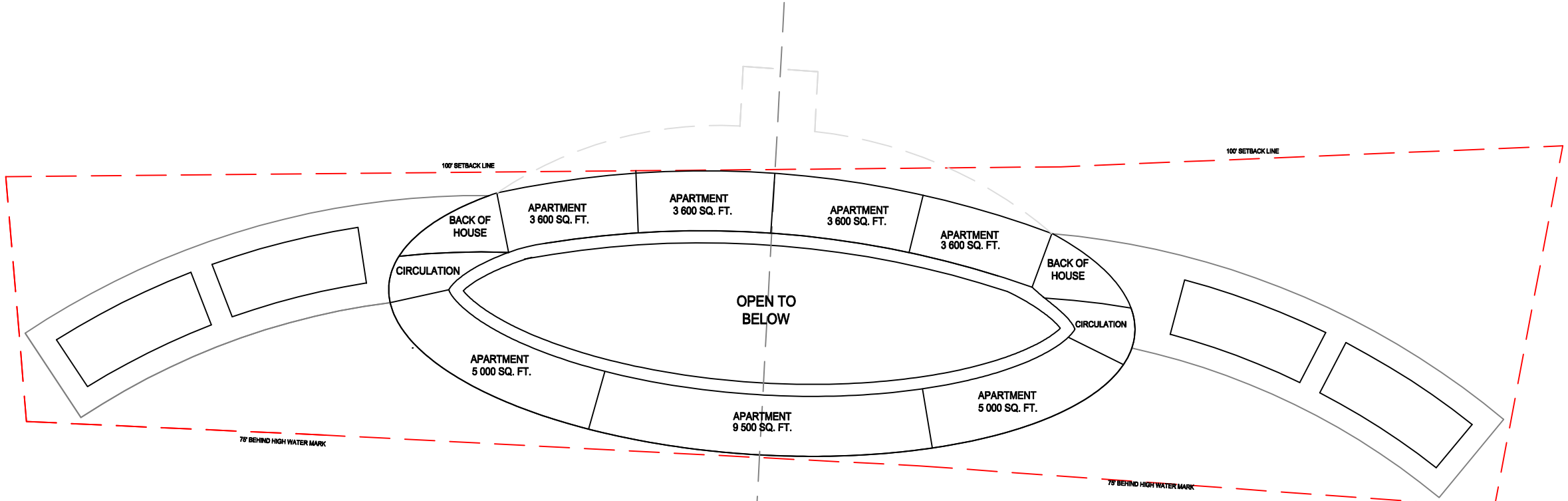


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**EIGHTEENTH FLOOR PLAN**  
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**SEVENTEENTH FLOOR PLAN**  
Scale: 1"= 40'-0"

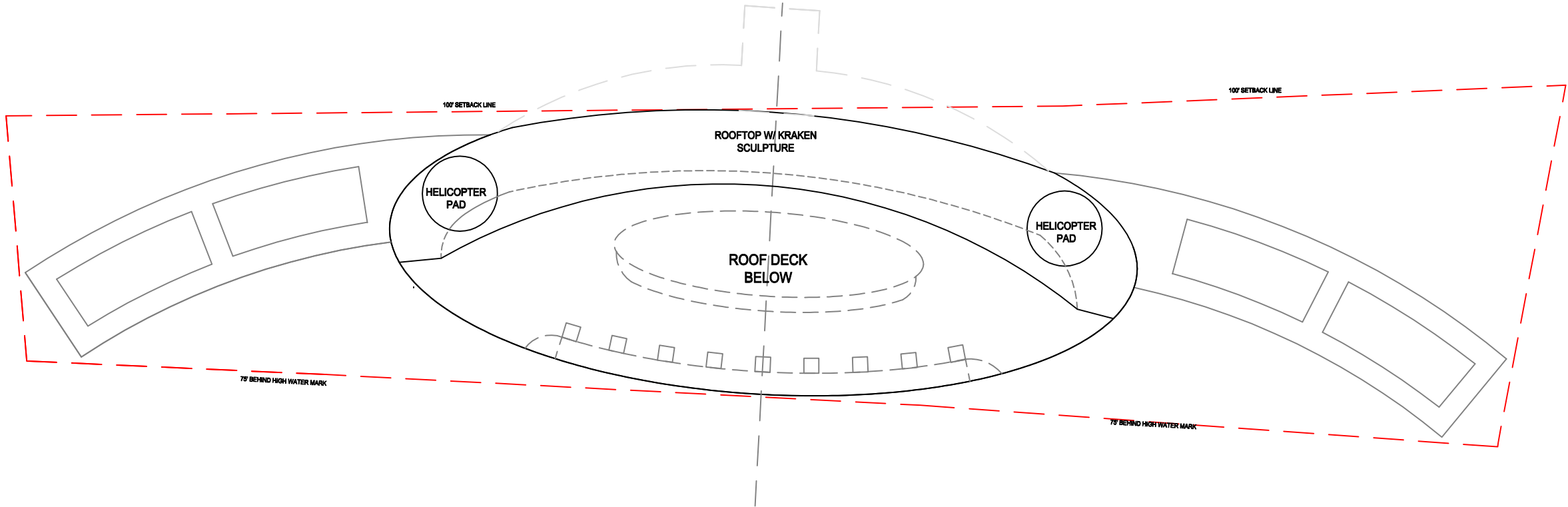


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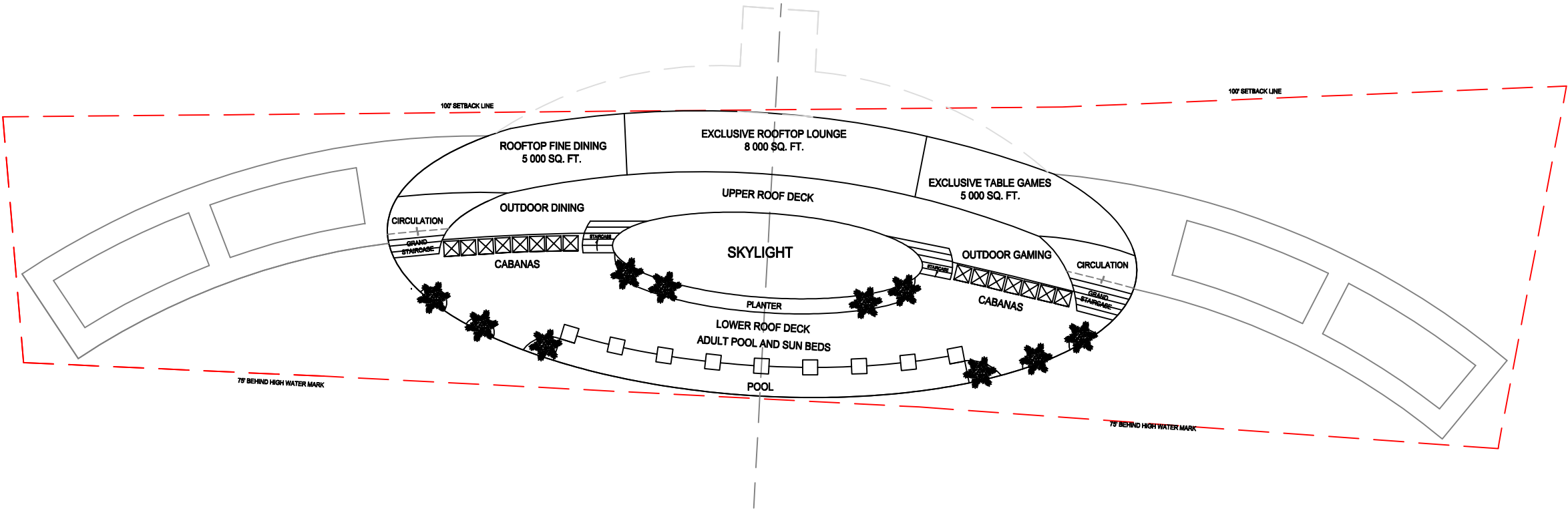


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REVISION NOTES:		
DATE	REV. #	NOTE



**ROOF PLAN**  
Scale: 1"= 40'-0"



**ROOF LOUNGE PLAN**  
Scale: 1"= 40'-0"



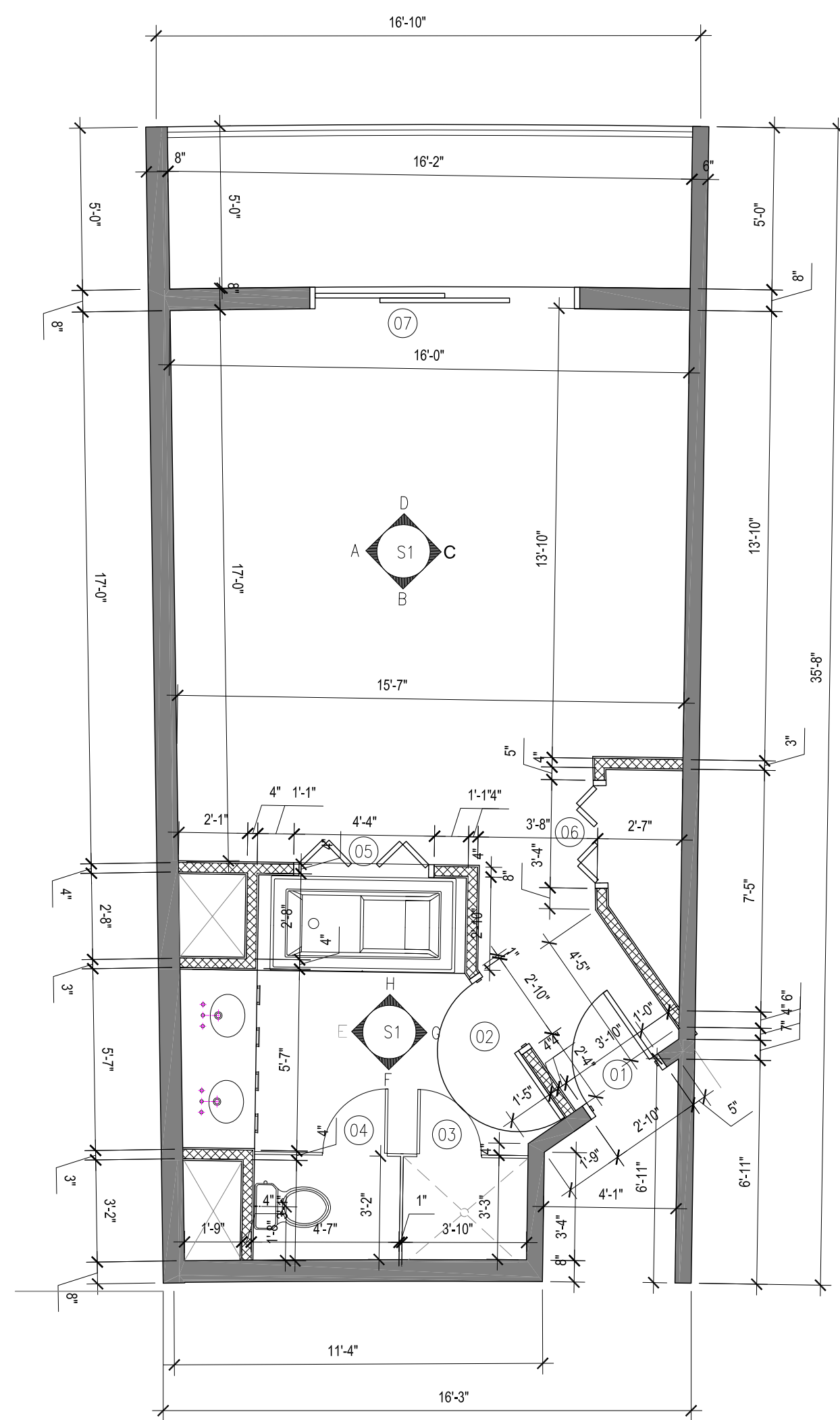
Project  
**The Kraken**  
Resort & Casino

Client  
-

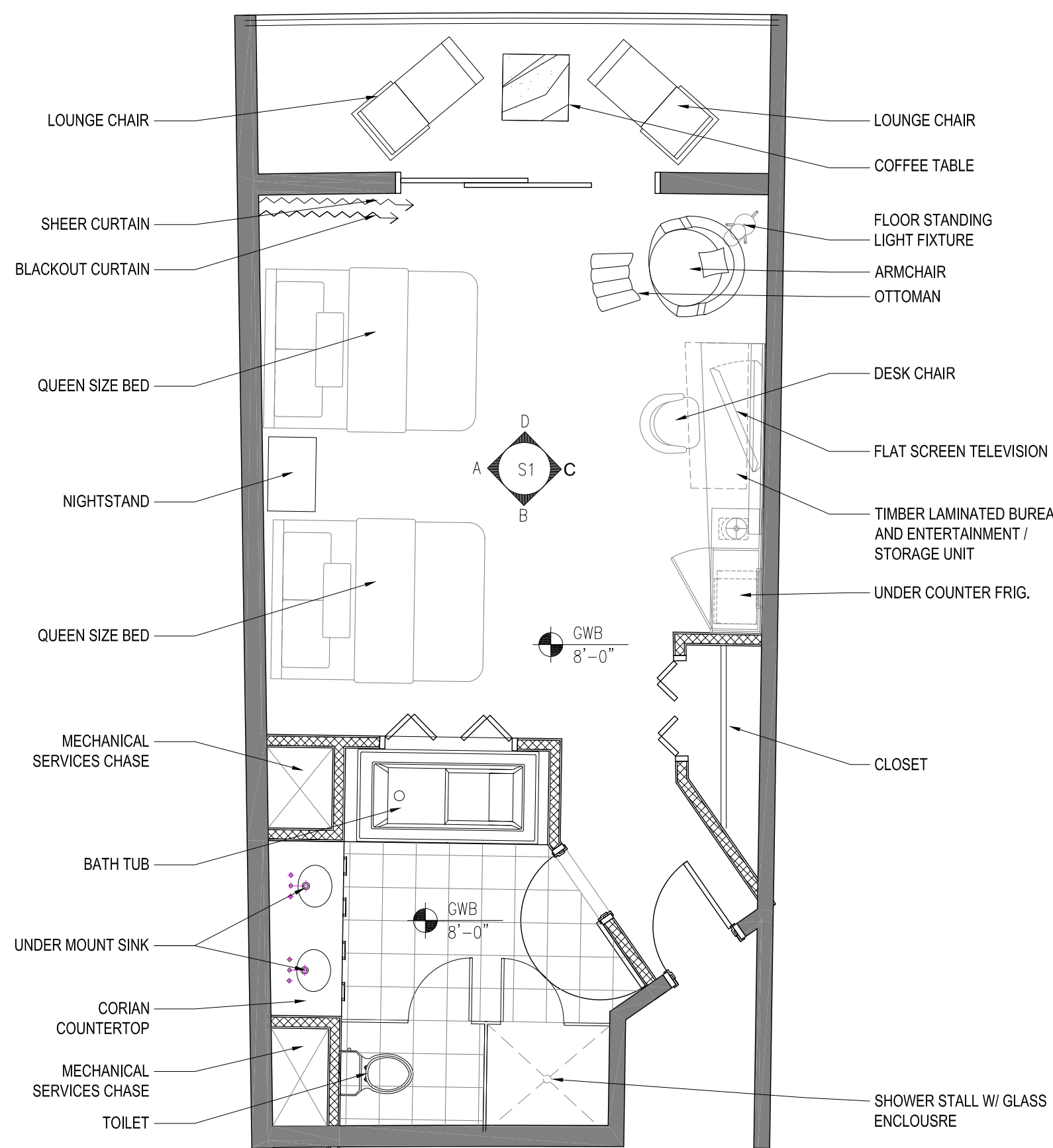
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**Proposed**  
**Floor Plans**

CAD Ref:1 Status

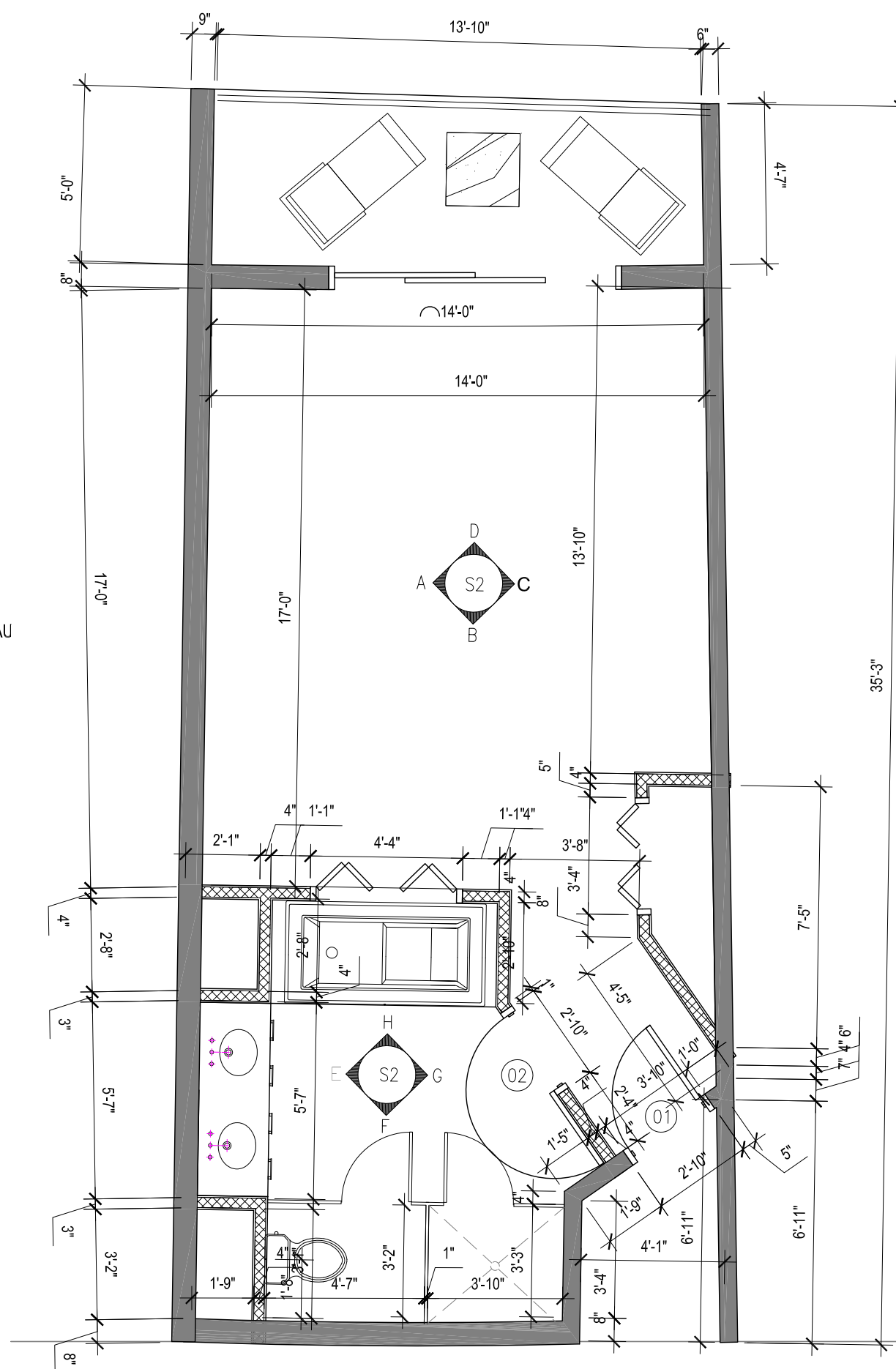




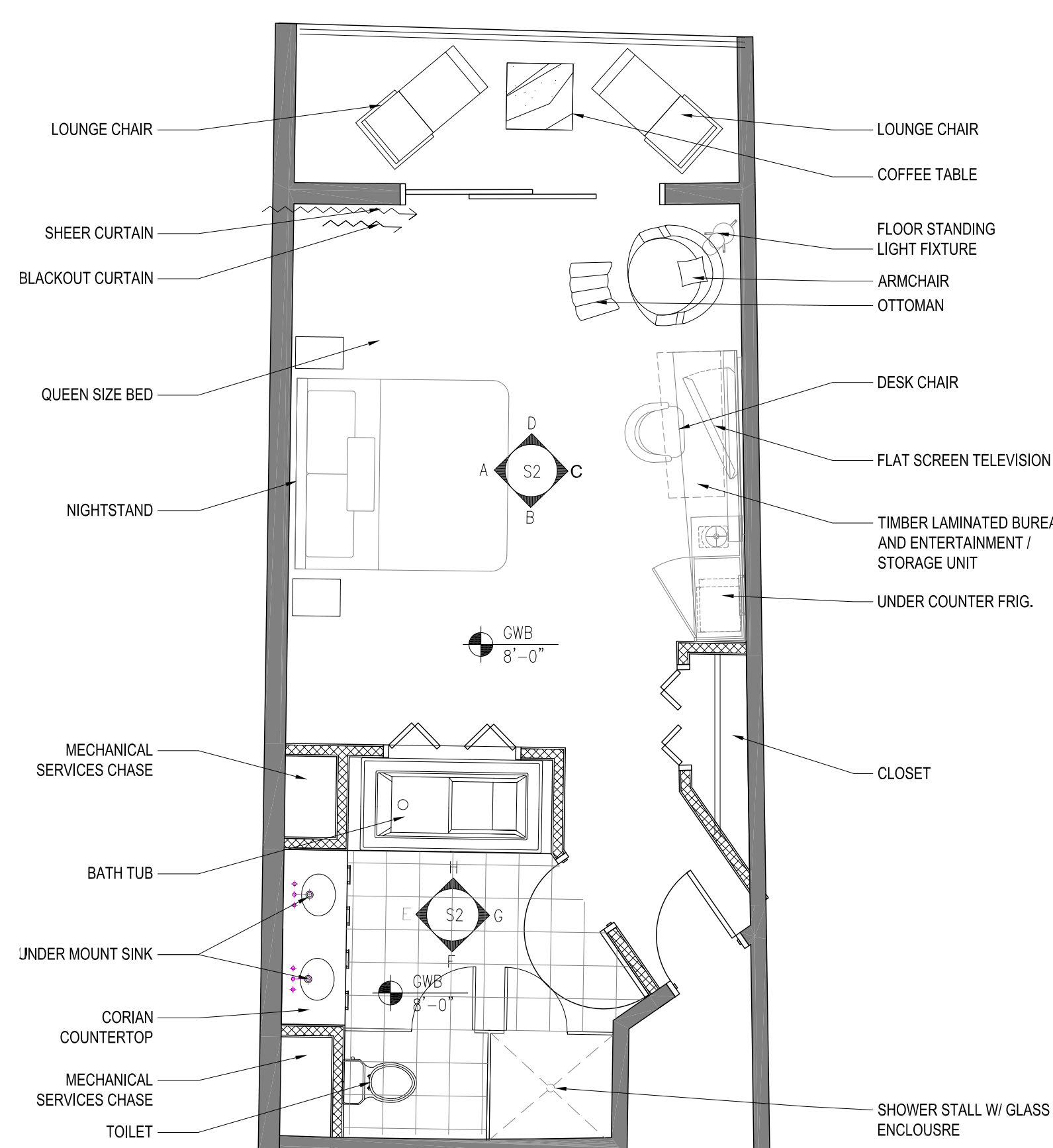
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SCALE: 1/4" = 1'-0"



**S1 SUITE 1 FURNITURE**  
SCALE: 1/4" = 1'-0"



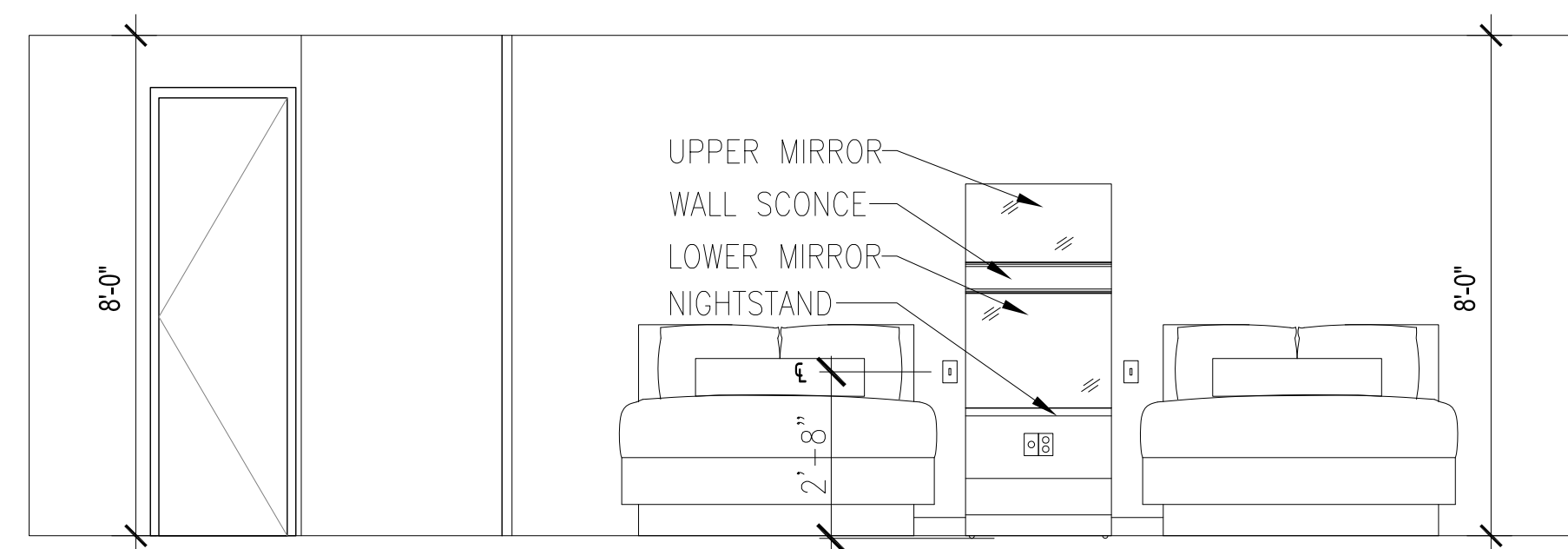
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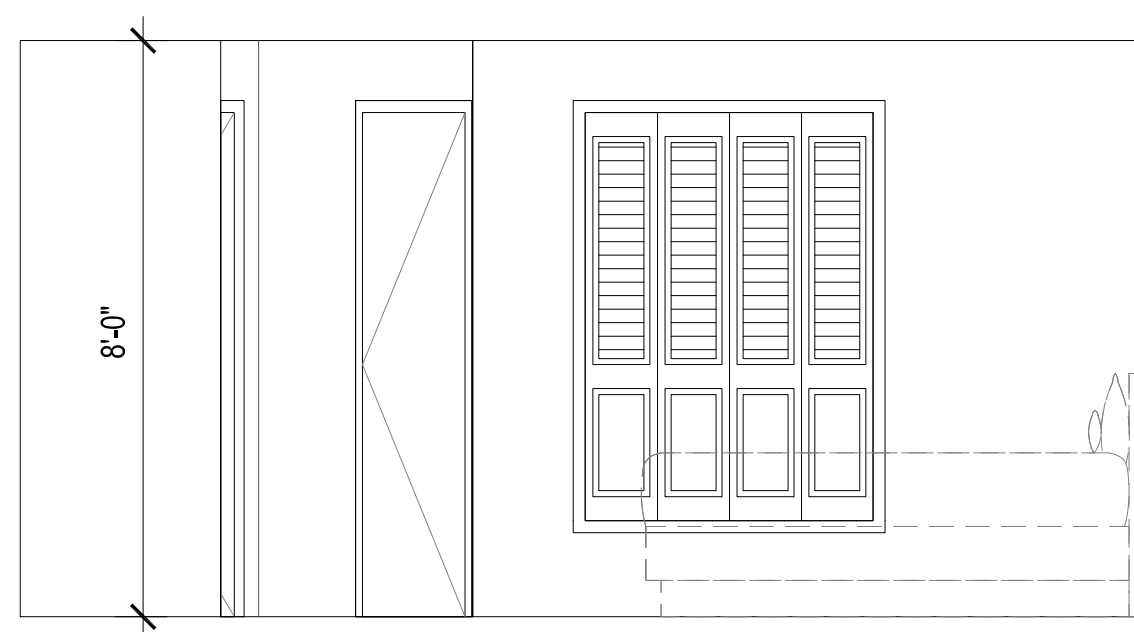
**S2 SUITE 2 FURNITURE**  
SCALE: 1/4" = 1'-0"

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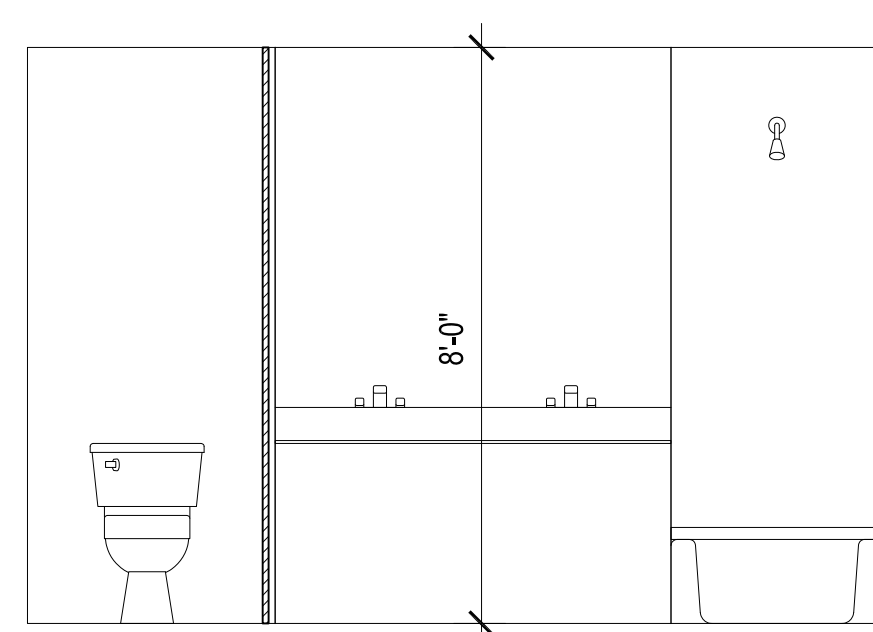
REVISION NOTES:		
DATE	REV. #	NOTE



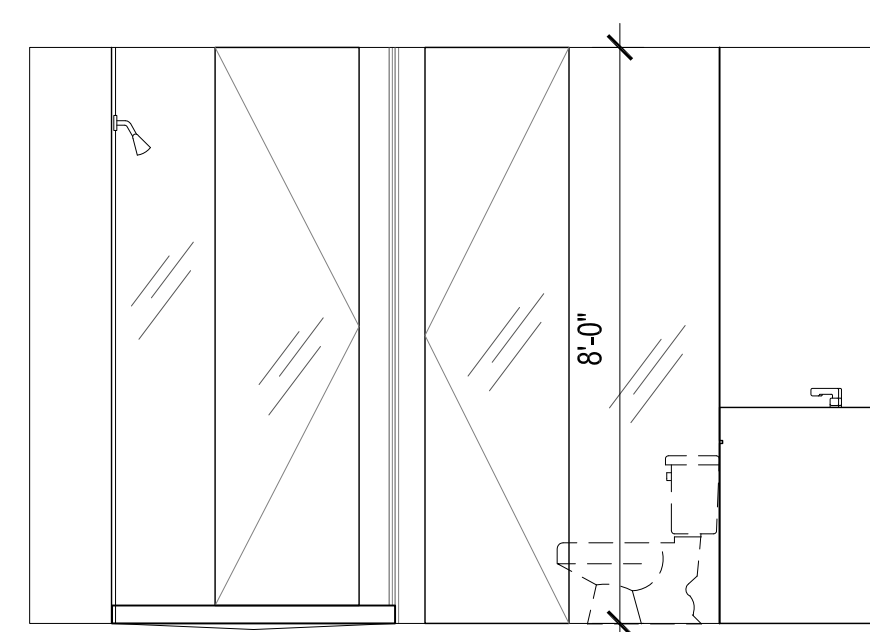
**A SUITE 1 & 2 ROOM ELEVATIONS**  
SCALE: 1/4" = 1'-0"



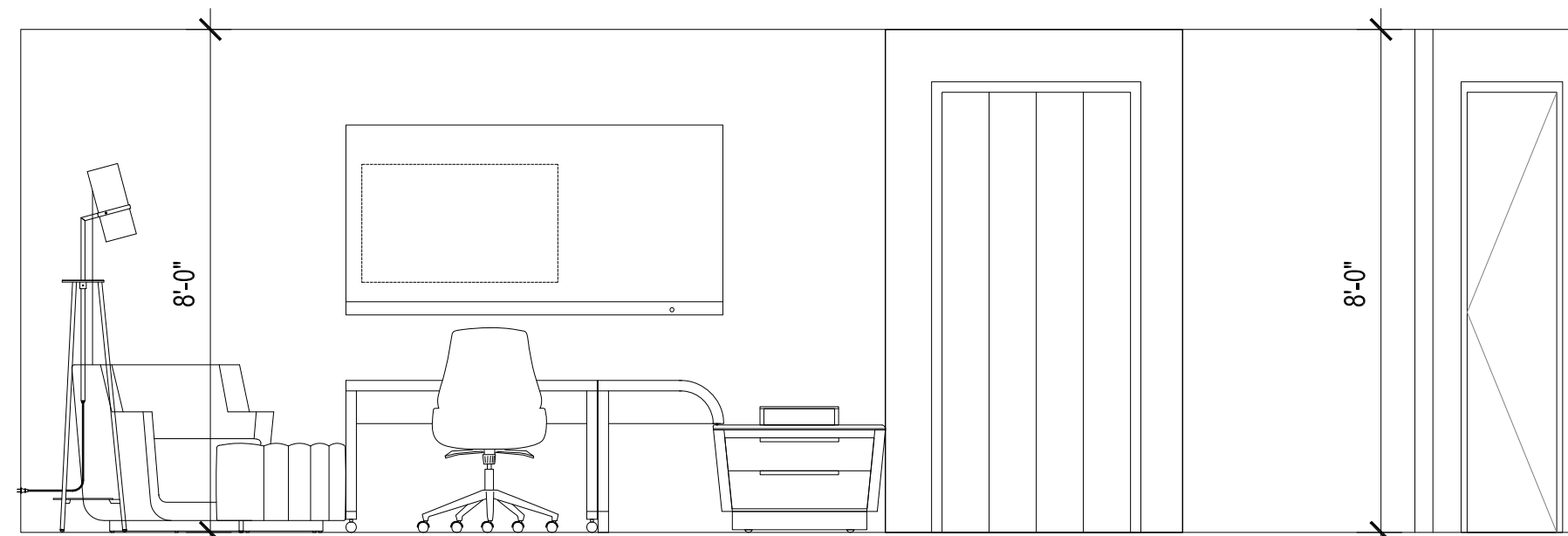
**B SUITE 1 & 2 ROOM ELEVATIONS**  
SCALE: 1/4" = 1'-0"



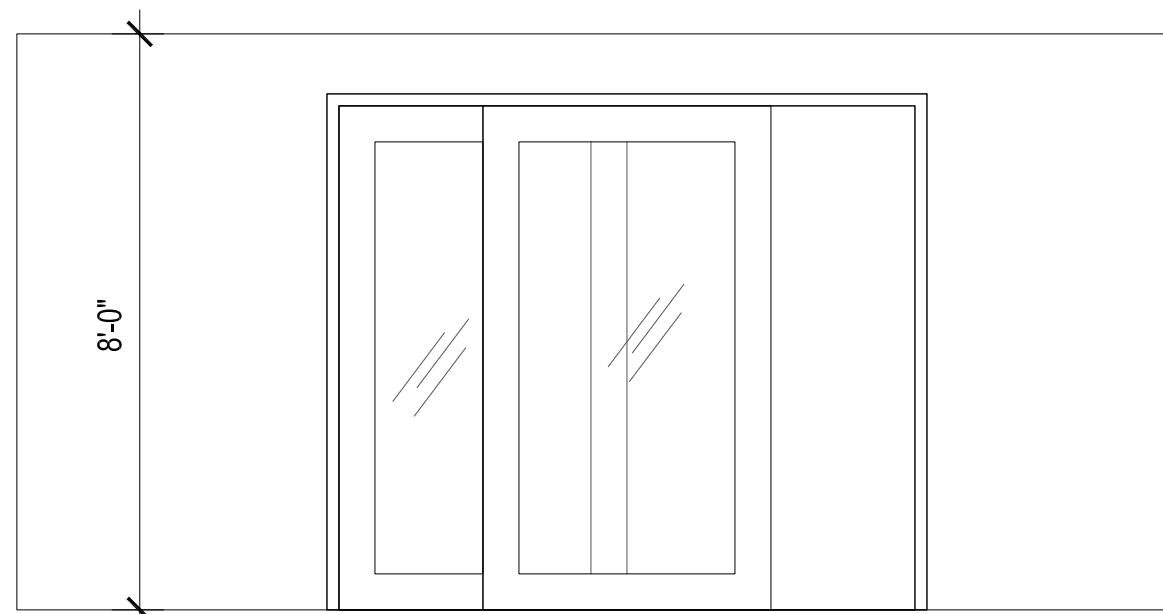
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SCALE: 1/4" = 1'-0"



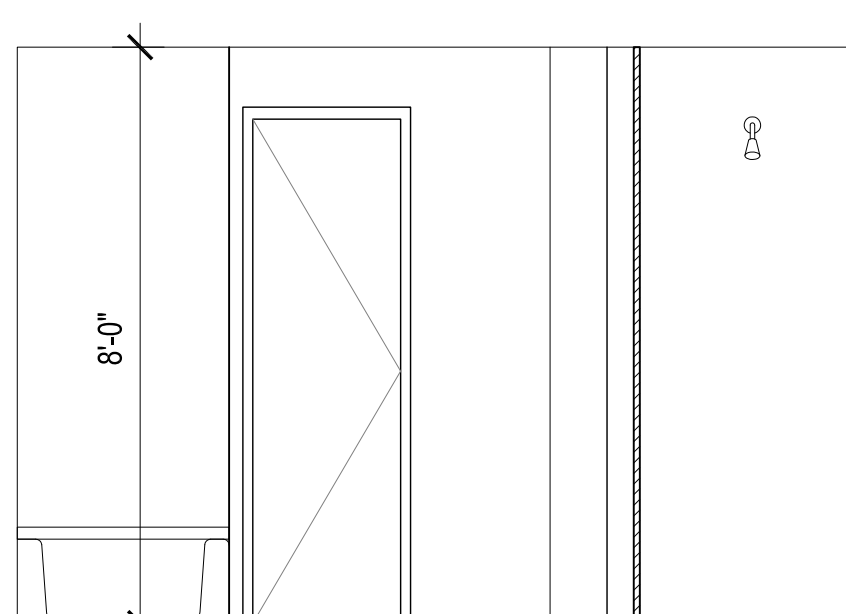
**F SUITE 1 & 2 ROOM ELEVATIONS**  
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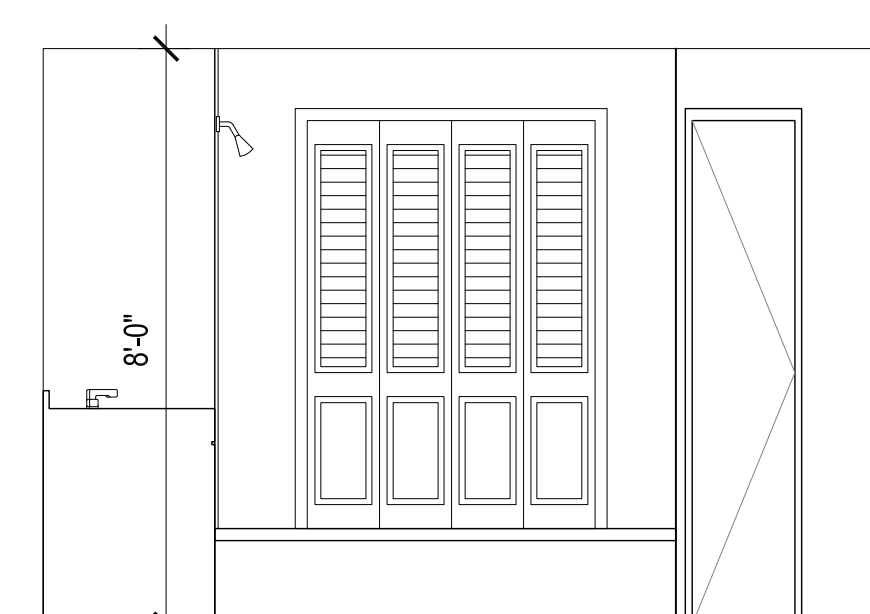
**C SUITE 1 & 2 ROOM ELEVATIONS**  
SCALE: 1/4" = 1'-0"



**D SUITE 1 & 2 ROOM ELEVATIONS**  
SCALE: 1/4" = 1'-0"



**G SUITE 1 & 2 ROOM ELEVATIONS**  
SCALE: 1/4" = 1'-0"

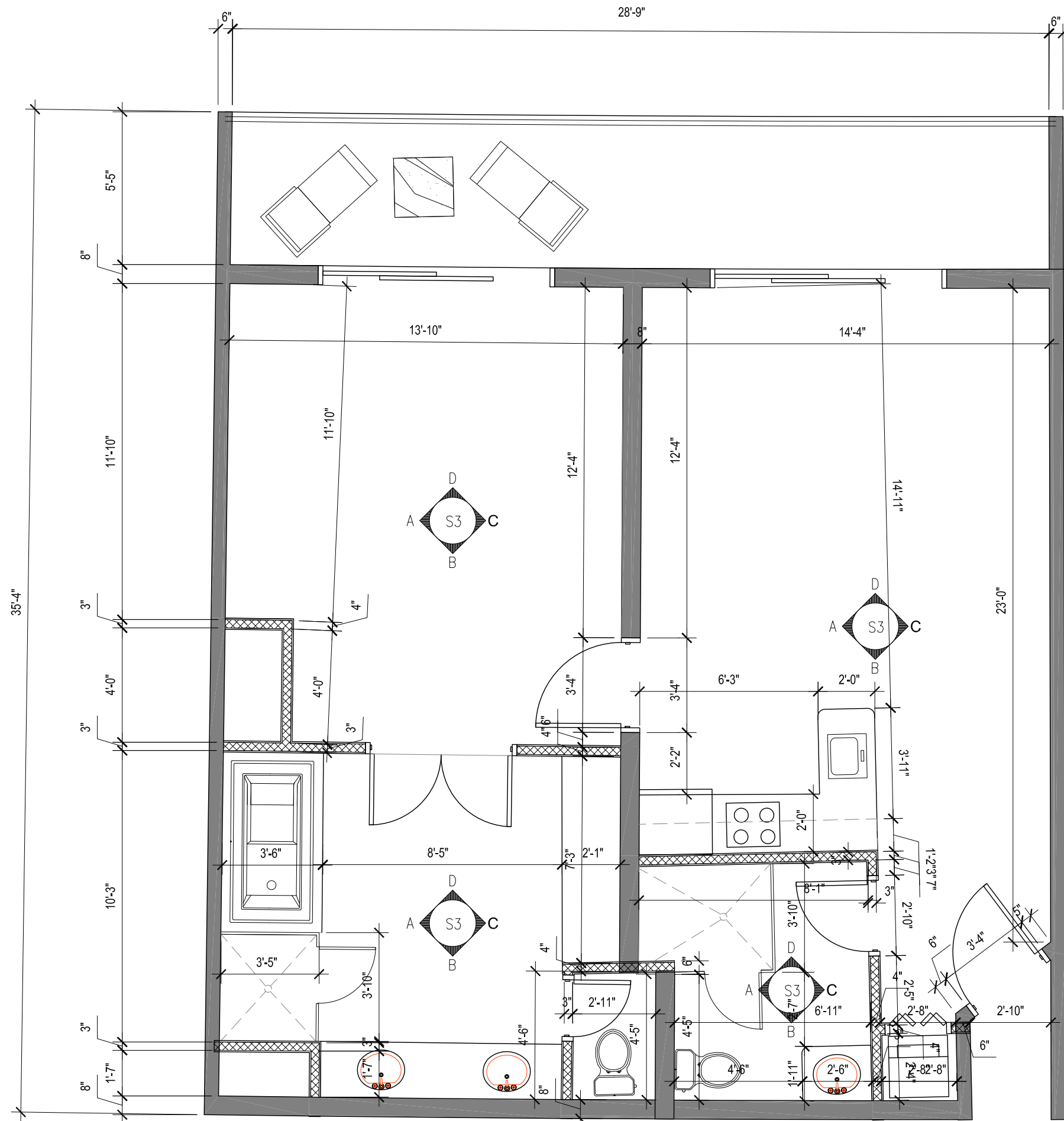


**H SUITE 1 & 2 ROOM ELEVATIONS**  
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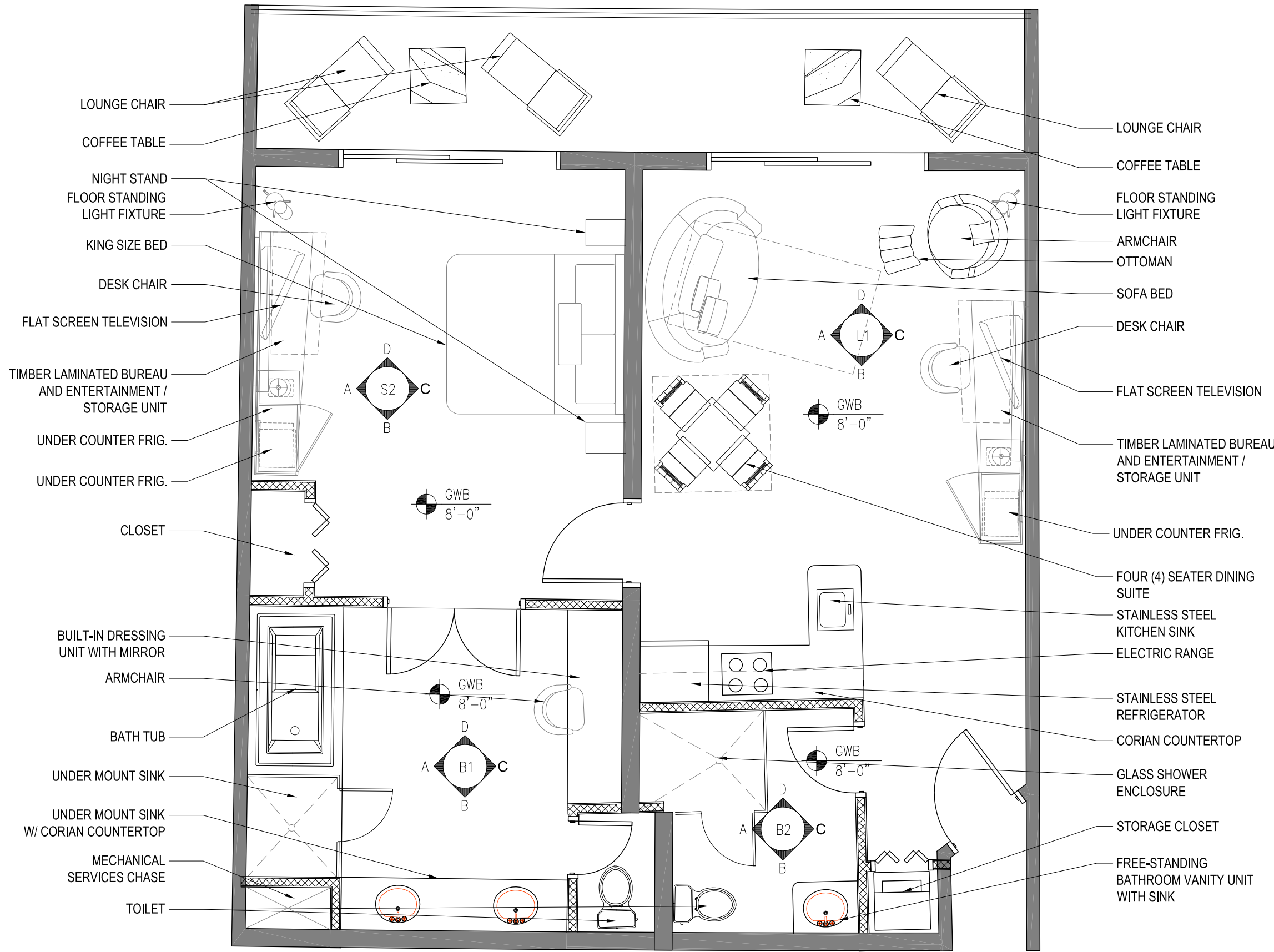


Project  
**The Kraken**  
**Resort & Casino**  
Client  
=   
Drawing Title  
**Proposed**  
**Suites 1 & 2 Plans and Elevations**  
CAD Ref:1 Status





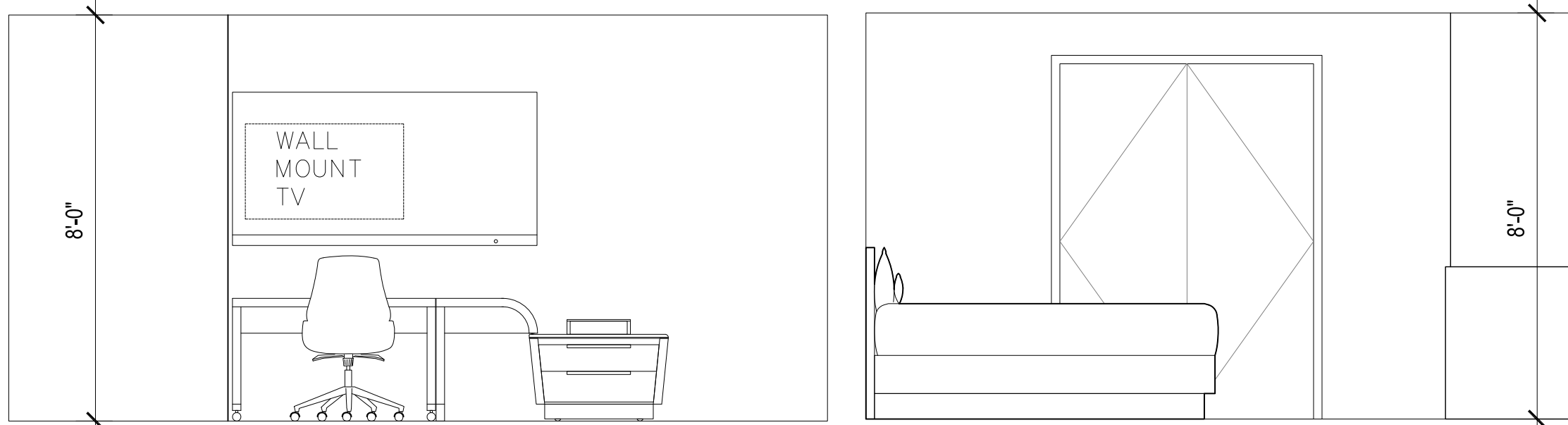
**S3 SUITE 3 ARCHITECTURE**  
SCALE: 1/4" = 1'-0"



**S3 SUITE 3 FURNITURE**  
SCALE: 1/4" = 1'-0"

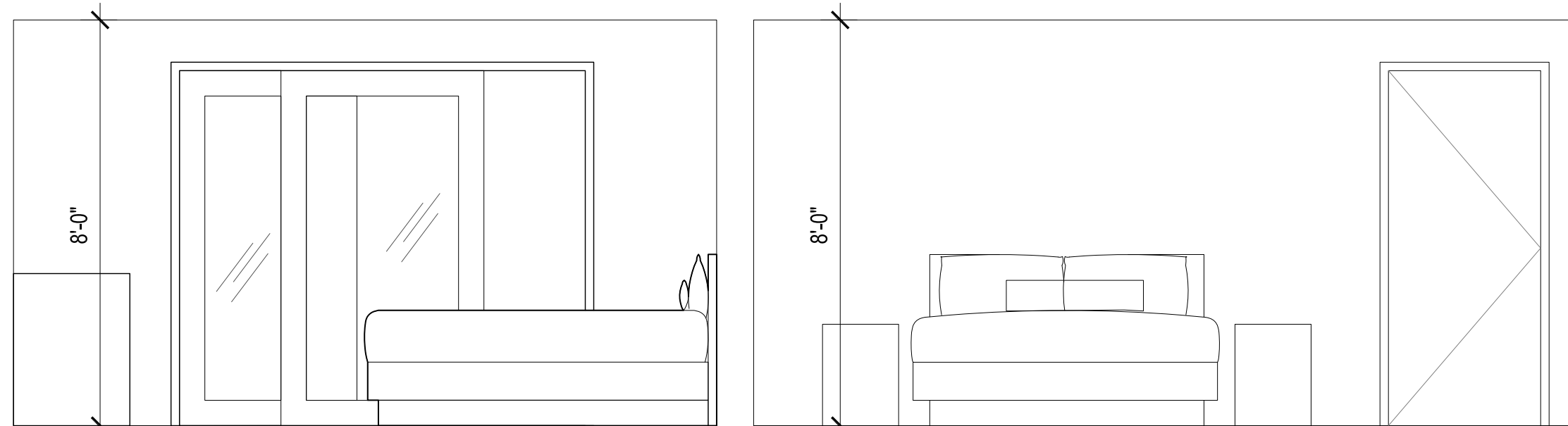
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REVISION NOTES:		
DATE	REV. #	NOTE



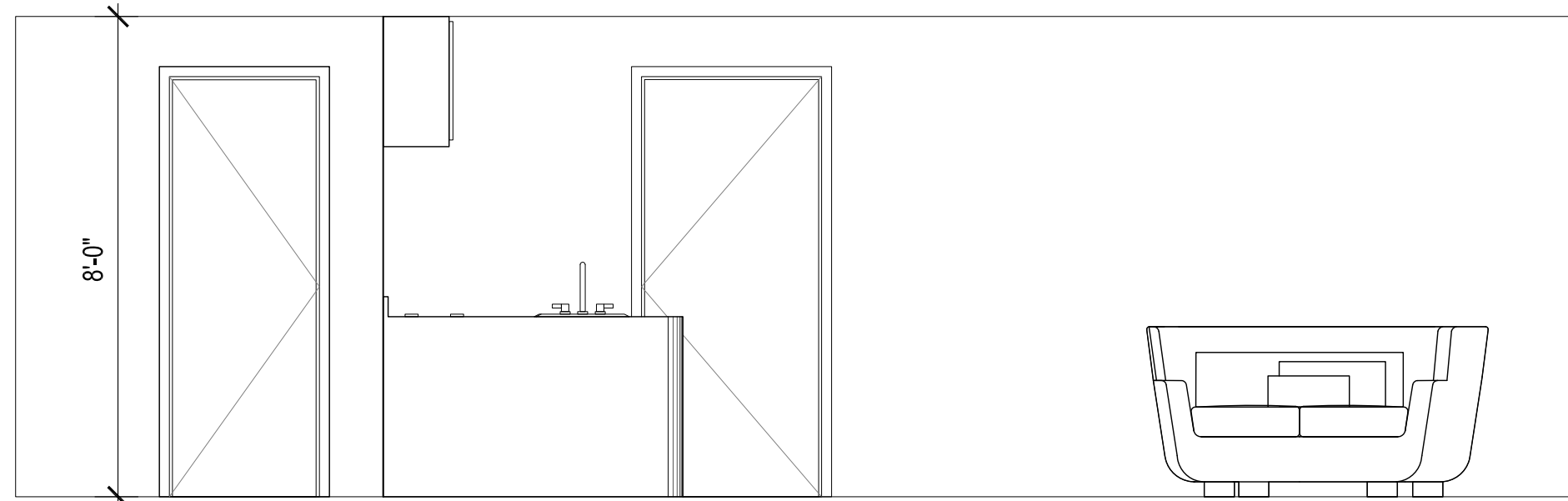
**A SUITE 3 ELEVATION**  
SCALE: 1/4" = 1'-0"

**B SUITE 3 ELEVATION**  
SCALE: 1/4" = 1'-0"

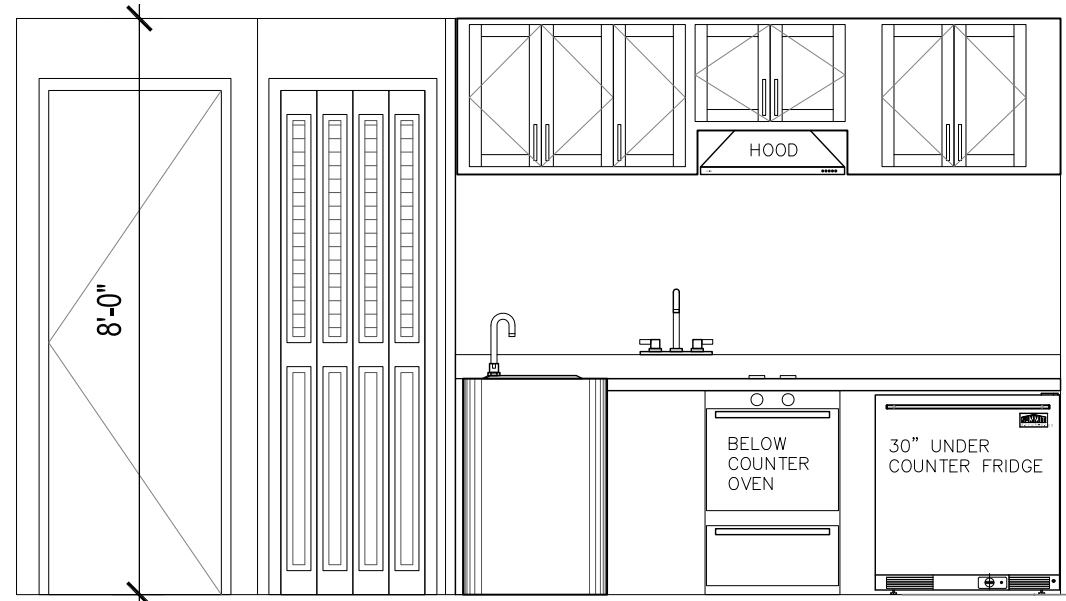


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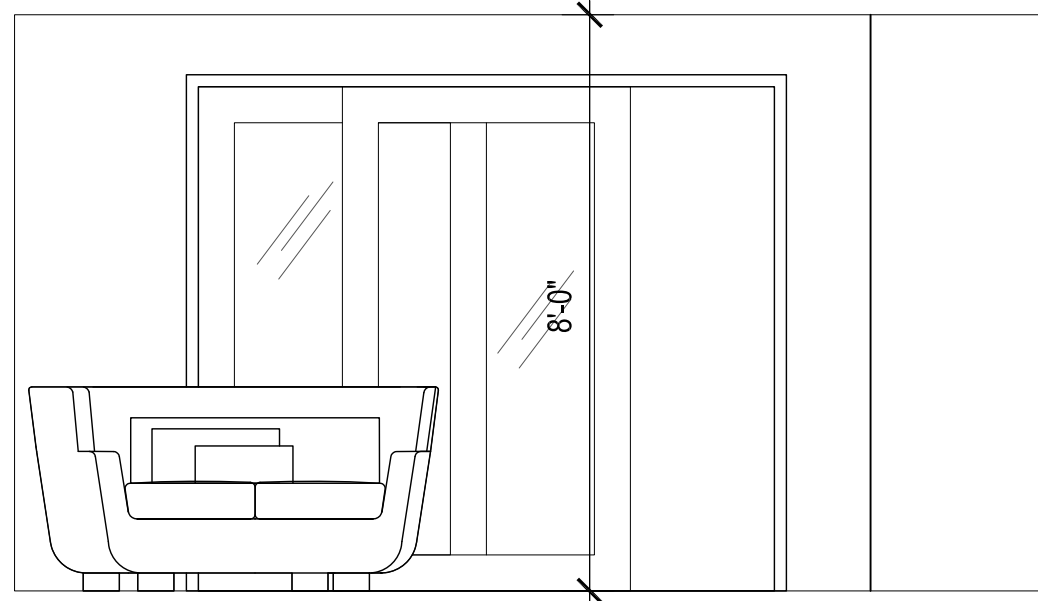
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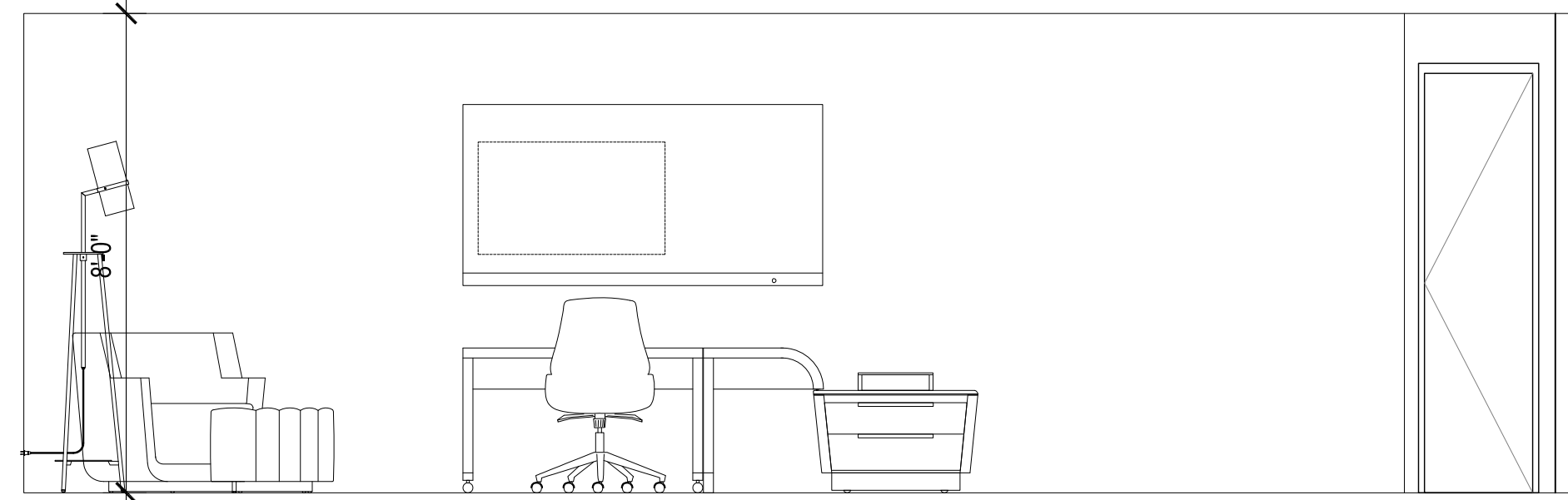
**A LOUNGE 1 ELEVATION**  
SCALE: 1/4" = 1'-0"



**B SUITE 3 ELEVATION**  
SCALE: 1/4" = 1'-0"



**D LOUNGE 1 ELEVATION**  
SCALE: 1/4" = 1'-0"

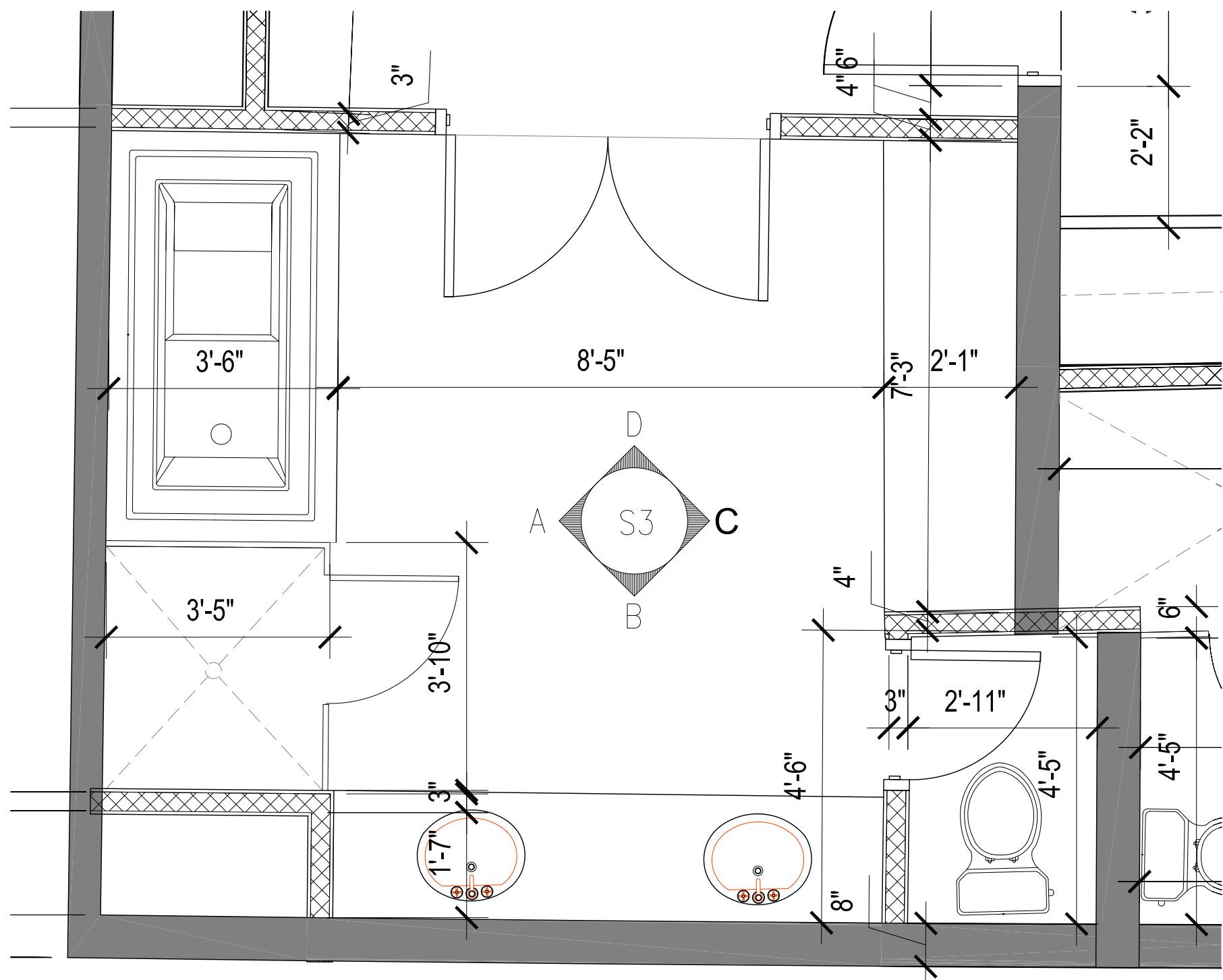


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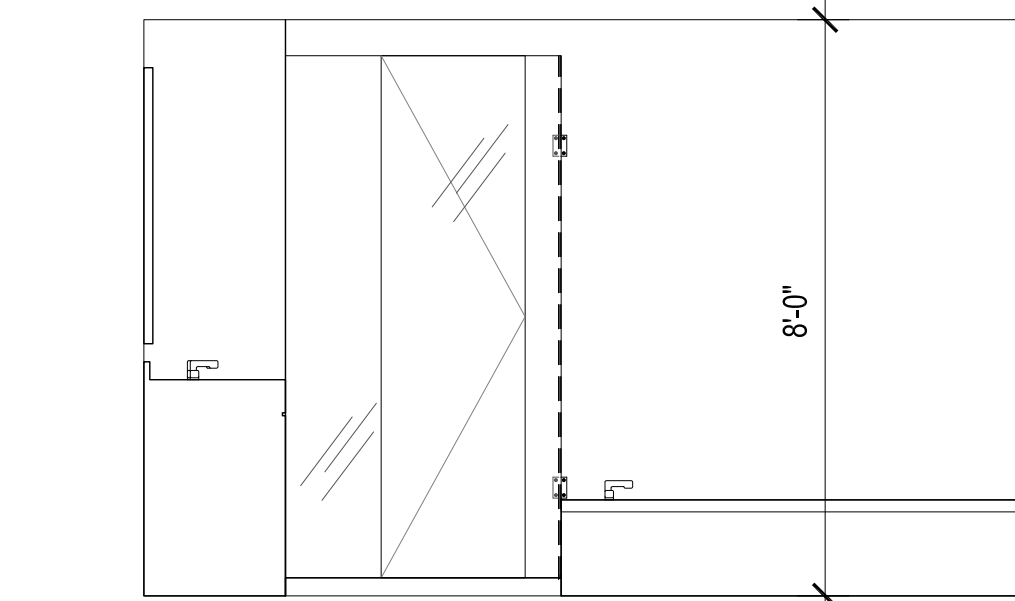


Project  
**The Kraken  
Resort & Casino**  
Client  
=  
Drawing Title  
**Proposed  
Suites 3 Plans and Elevations**  
CAD Ref:1 Status

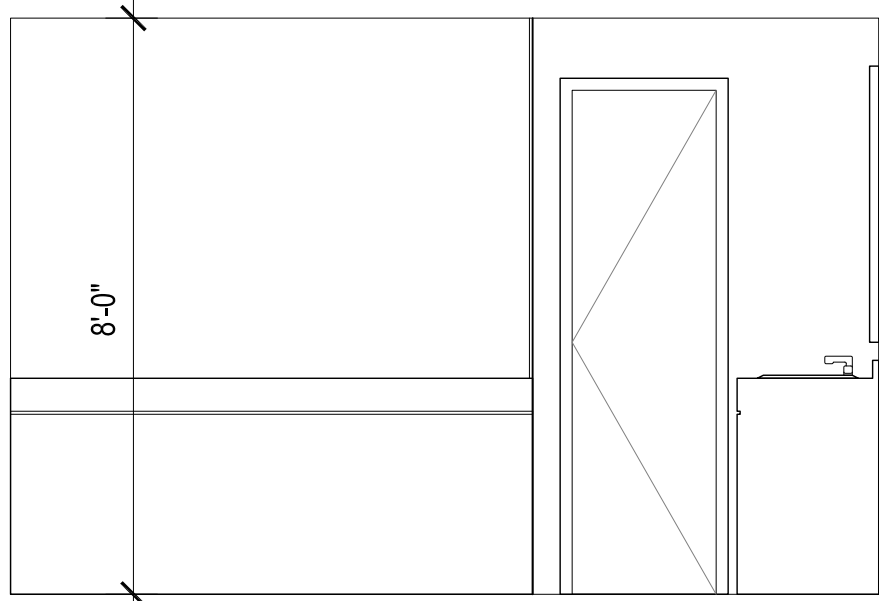




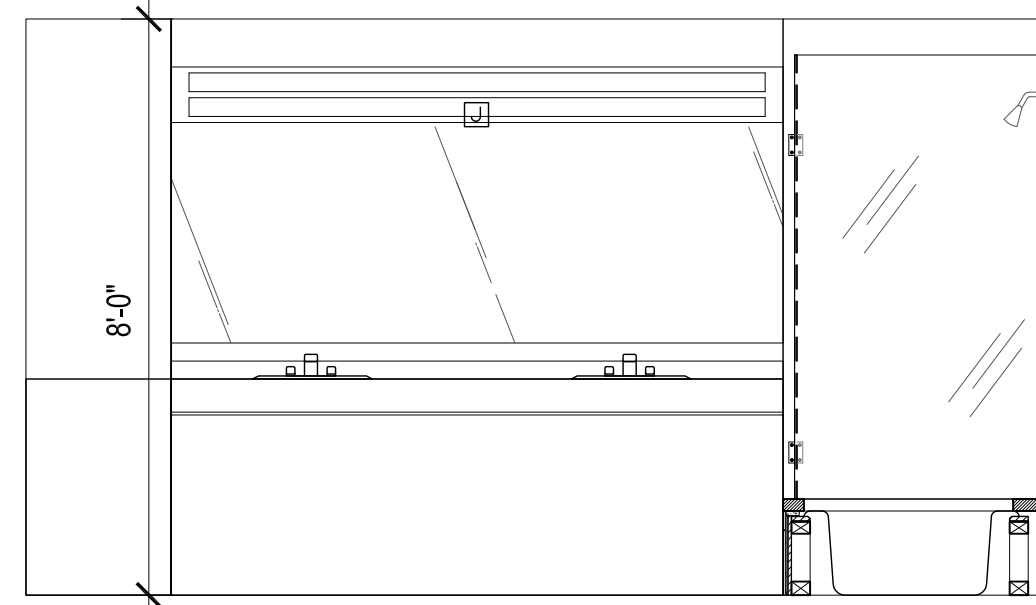
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SCALE: 1/2" = 1'-0"



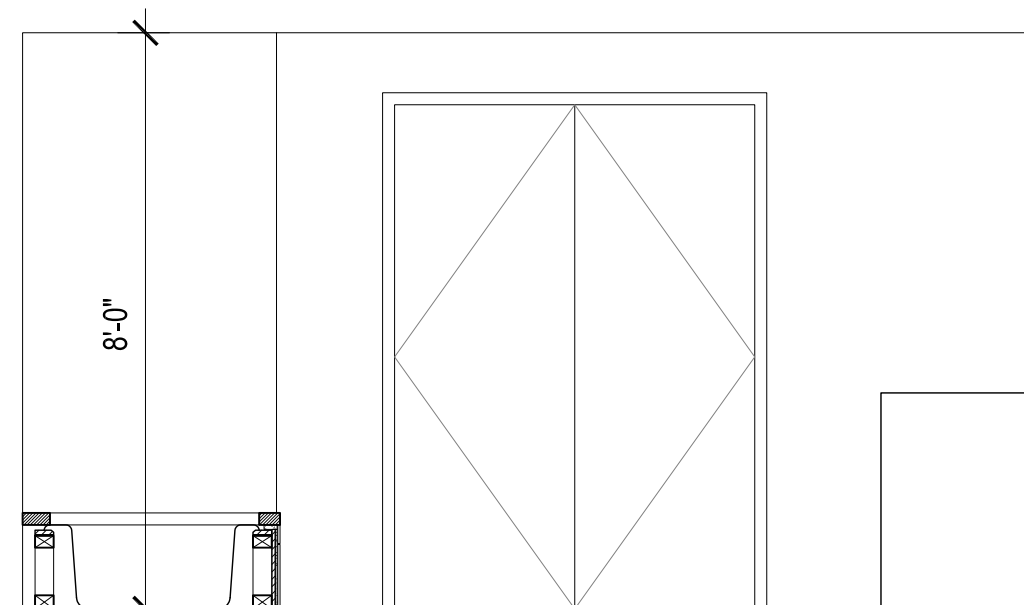
**A** BATHROOM 1  
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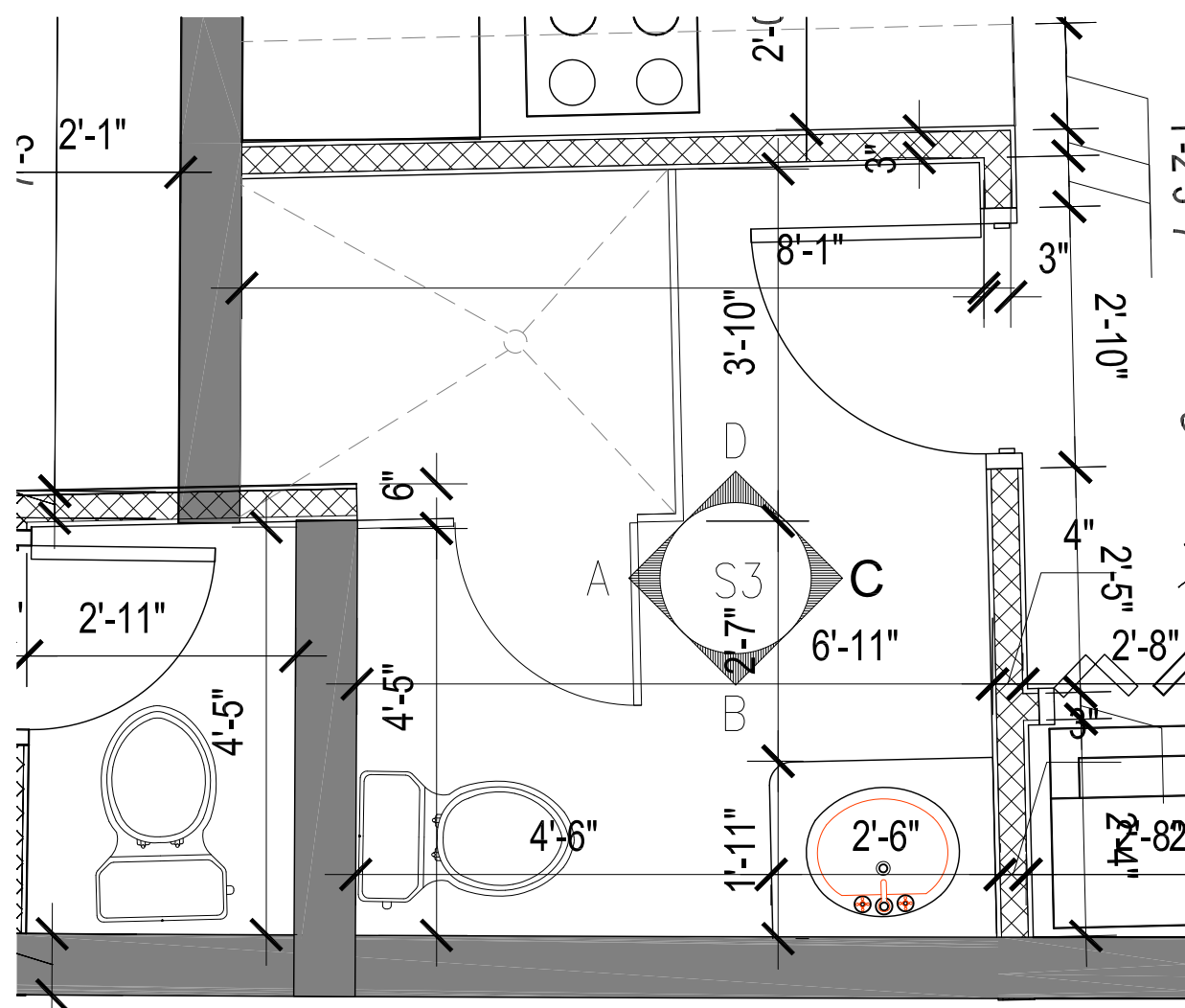
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SCALE: 3/8" = 1'-0"



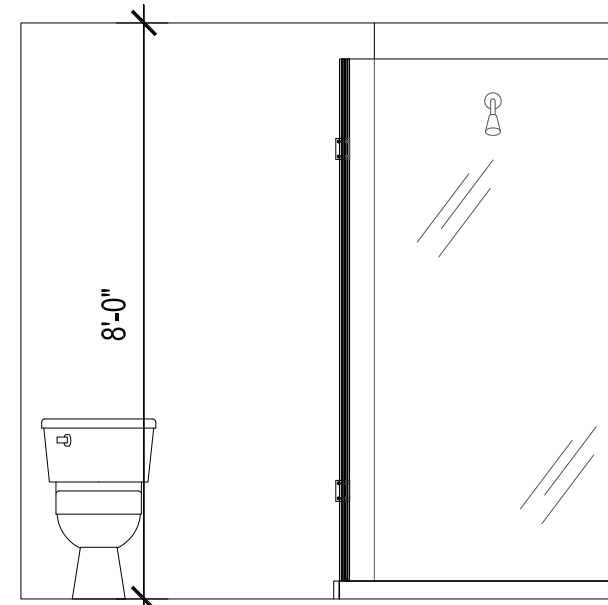
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SCALE: 3/8" = 1'-0"



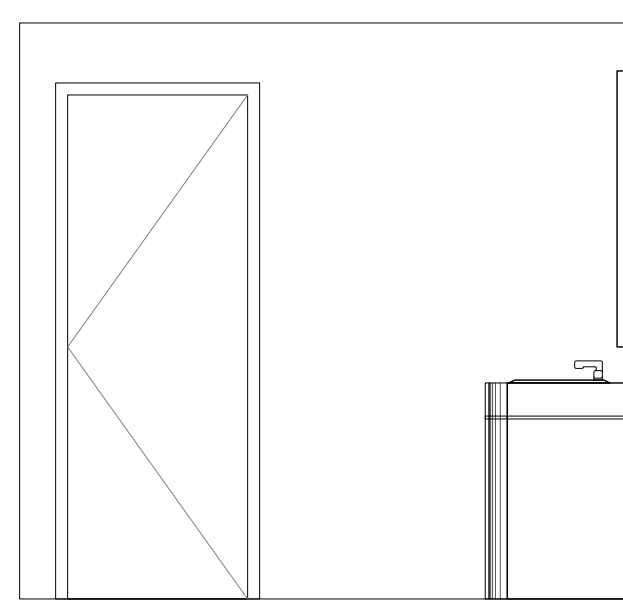
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SCALE: 3/8" = 1'-0"



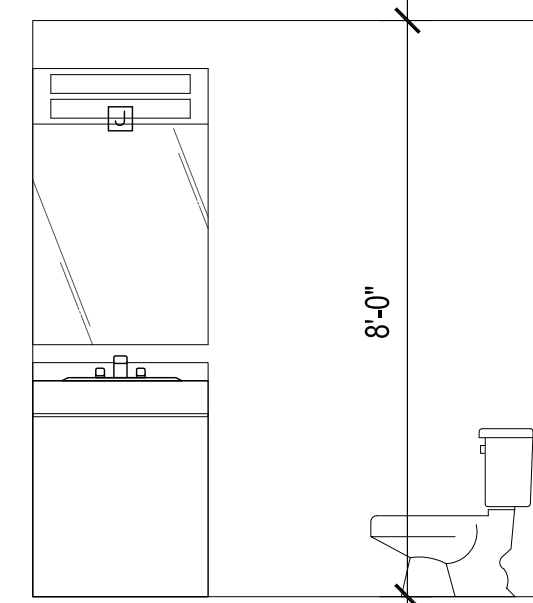
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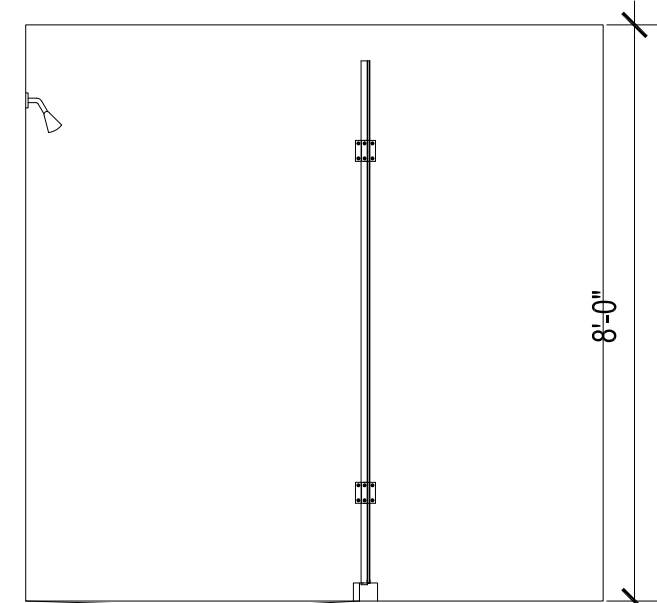
**B2** BATHROOM 2  
SCALE: 3/8" = 1'-0"



**B2** BATHROOM 2  
SCALE: 3/8" = 1'-0"



**B2** BATHROOM 2  
SCALE: 3/8" = 1'-0"



**B2** BATHROOM 2  
SCALE: 3/8" = 1'-0"

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**REVISION NOTES:**

DATE	REV. #	NOTE



Project  
**The Kraken  
Resort & Casino**

Client

=

Drawing Title

**Proposed**

**Suites 1 & 2 Plans and Elevations**

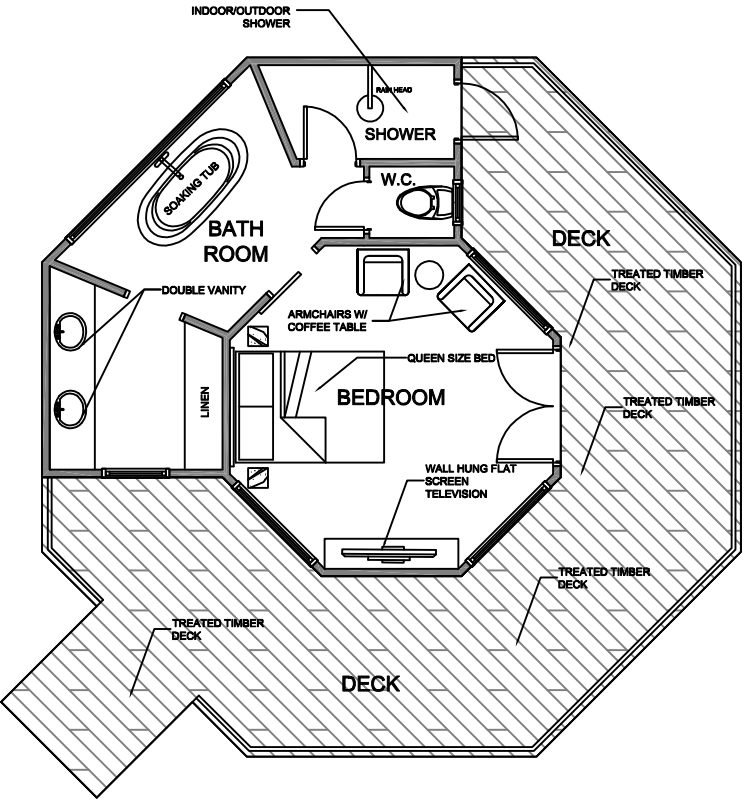
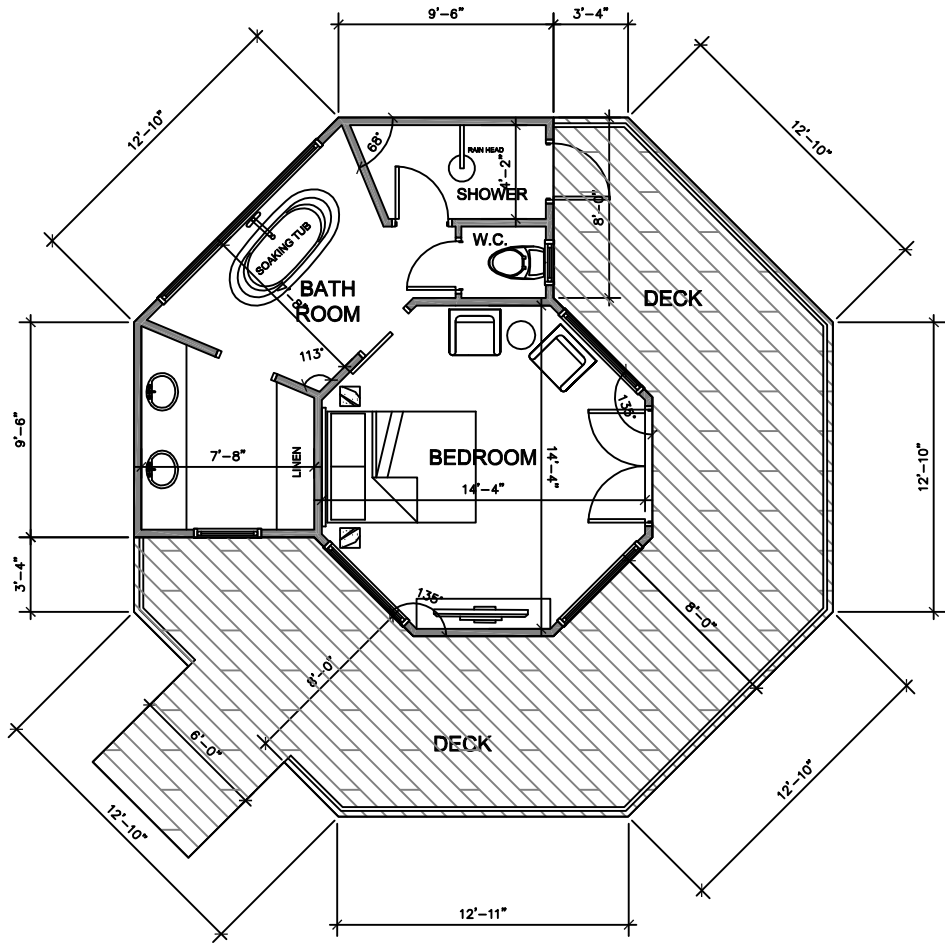
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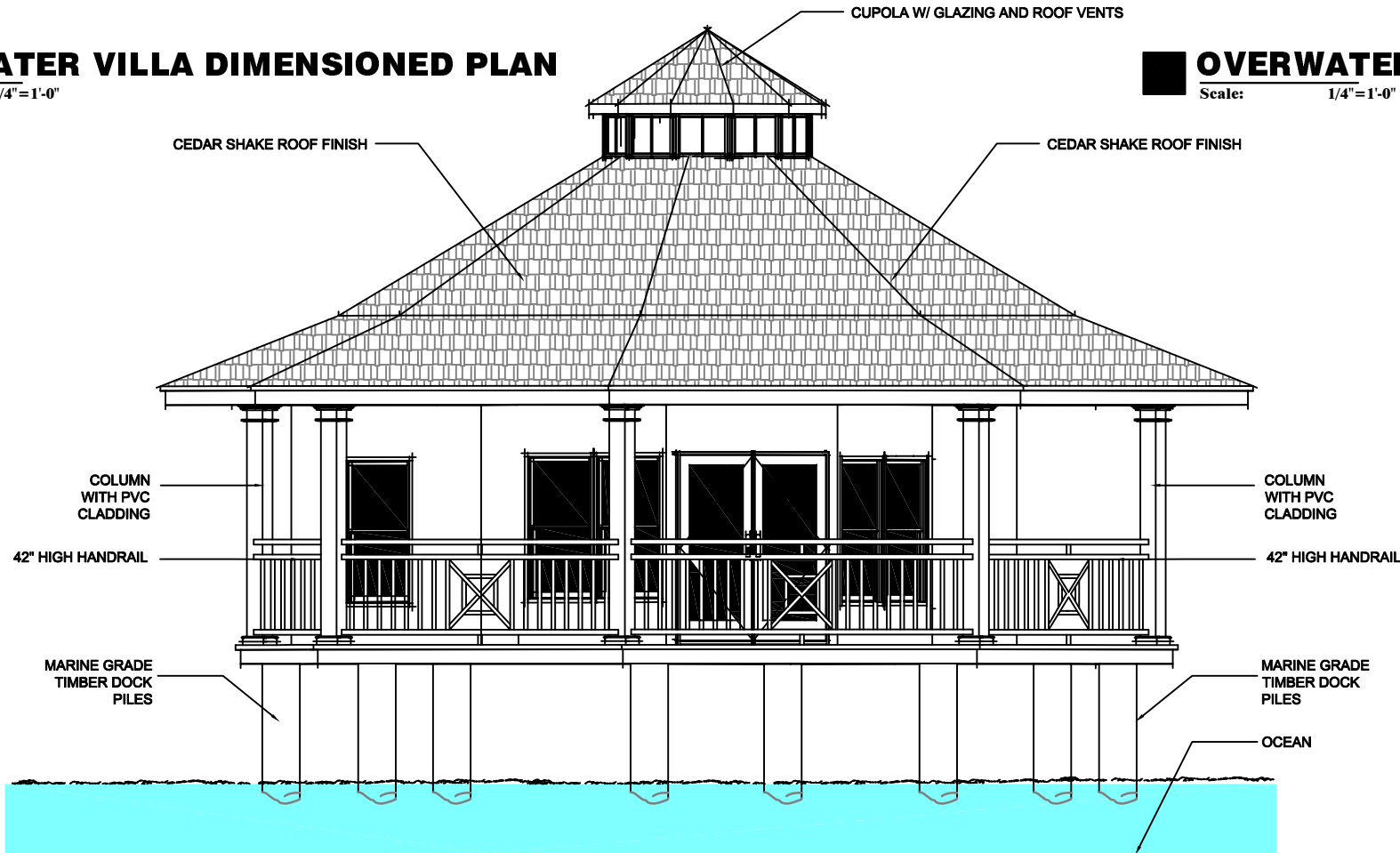
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REVISION NOTES:		
DATE	REV. #	NOTE



**OVERWATER VILLA DIMENSIONED PLAN**  
Scale: 1/4" = 1'-0"

**OVERWATER VILLA PLAN**  
Scale: 1/4" = 1'-0"

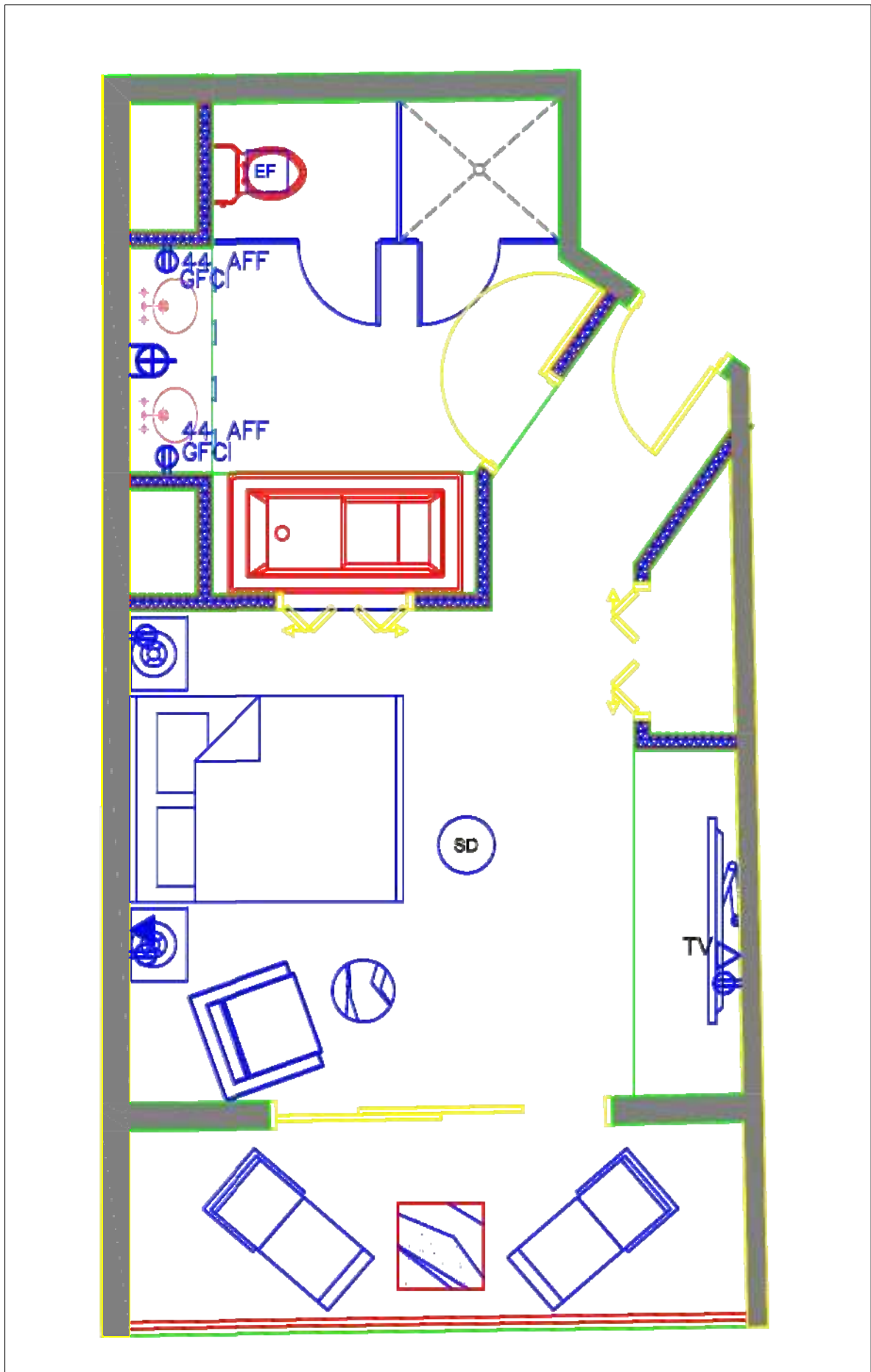


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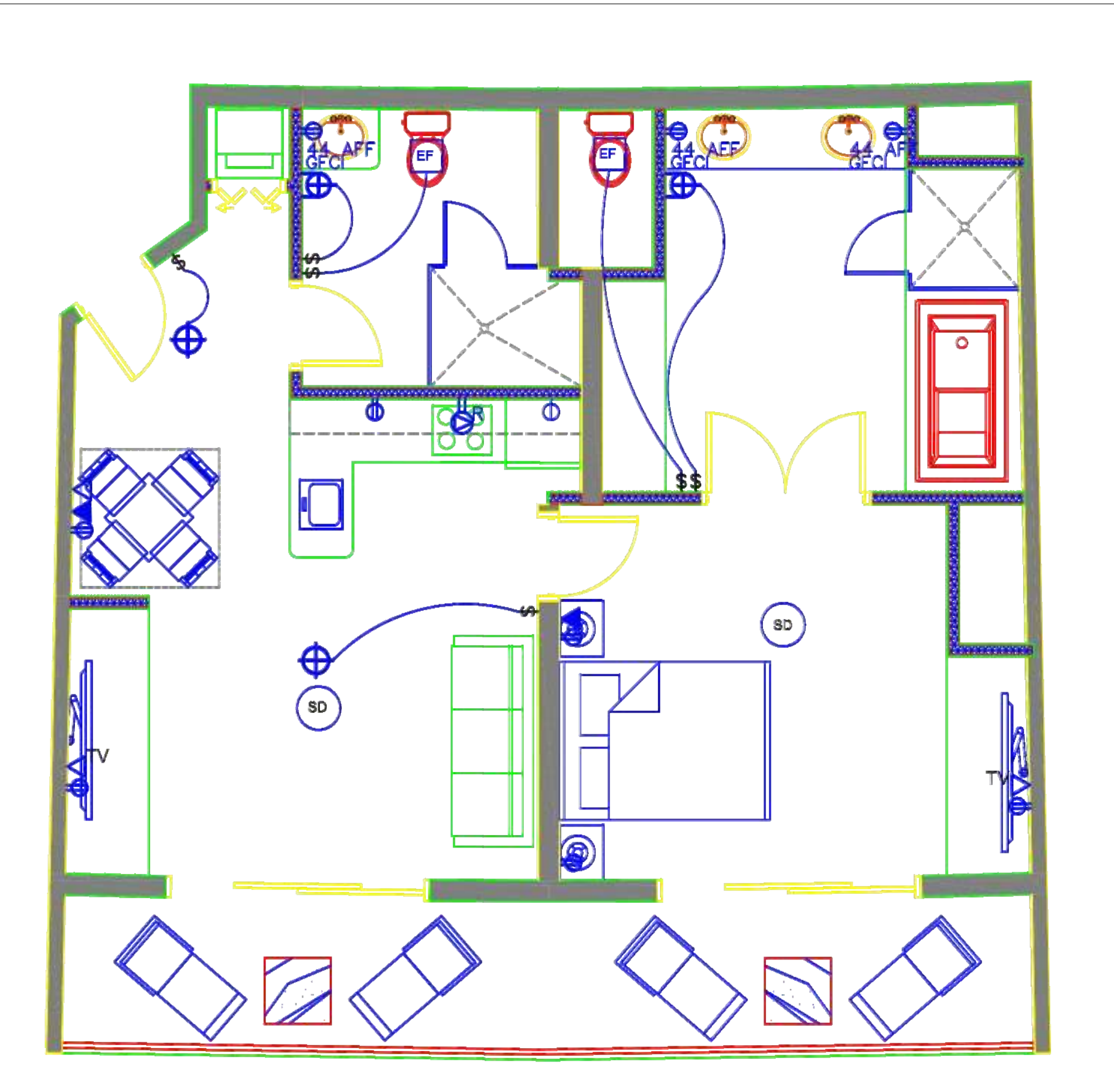


Project  
**The Kraken**  
Resort & Casino  
Client  
-  
Drawing Title  
**Proposed**  
**Water Villa Plan & Elevation**  
CAD Ref:1 Status





**SUITE 1 & 2 ELECTRICAL**  
SCALE: NTS

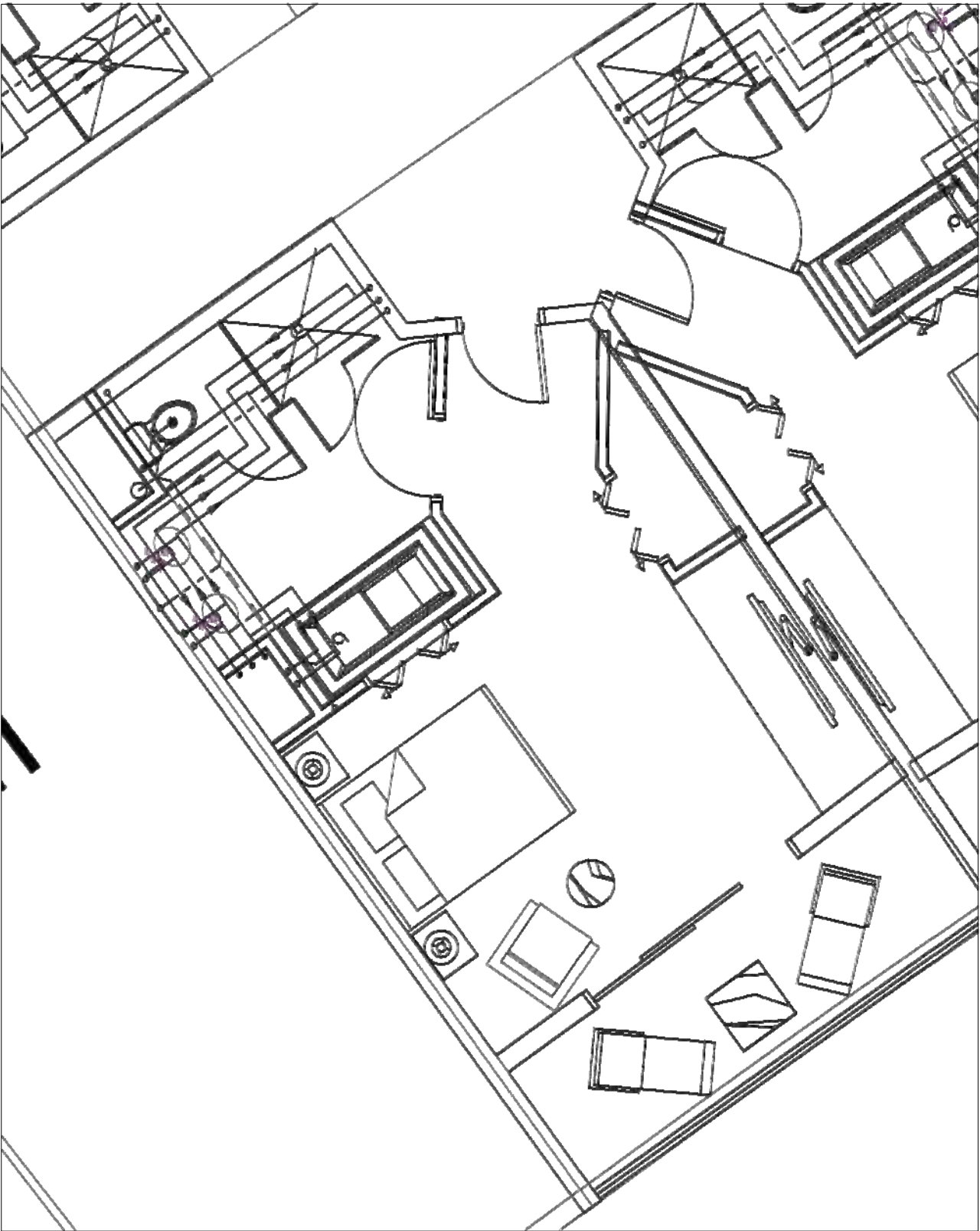


**SUITE 3 ELECTRICAL**  
SCALE: NTS

ELECTRICAL SYMBOLS LEGEND	
SYMBOL	DESCRIPTION
	SIMPLEX RECEPTACLE
	DUPLEX RECEPTACLE
	250V 30A RANGE RECEPTACLE
	GROUND FAULT CIRCUIT INTERRUPTER
	RECESSED DOWN LIGHT
	WALL MOUNTED DATA RECEPTACLE
	WALL MOUNTED VOICE RECEPTACLE
	WALL MOUNTED CATV OUTLET
	WALL SCONCE
	SMOKE DETECTOR
	SINGLE POLE SWITCH
	EXHAUST FAN

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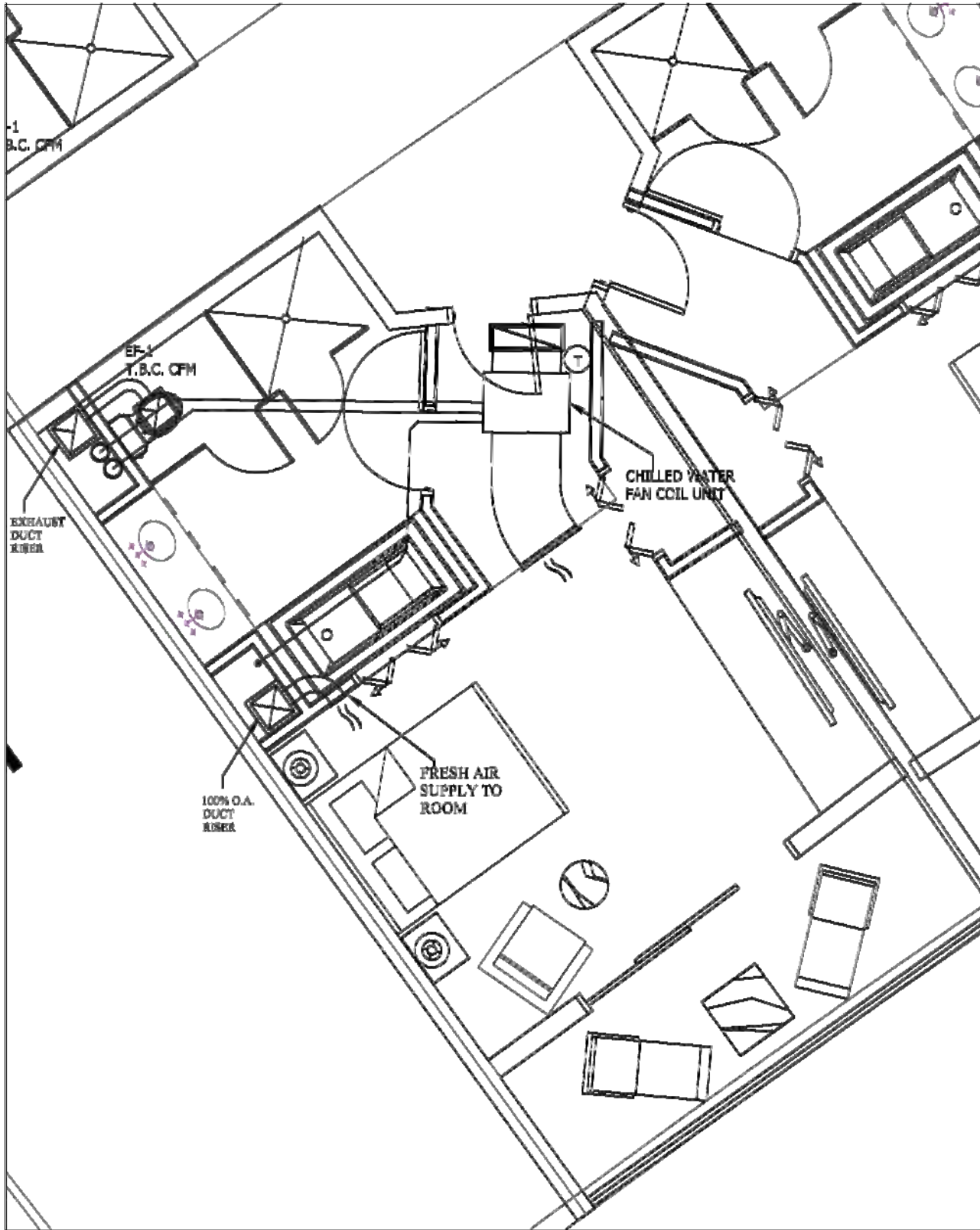
REVISION NOTES:		
DATE	REV. #	NOTE



**SUITE 1 & 2 PLUMBING**  
SCALE: NTS



**SUITE 1 & 2 FIRE PROTECTION**  
SCALE: NTS

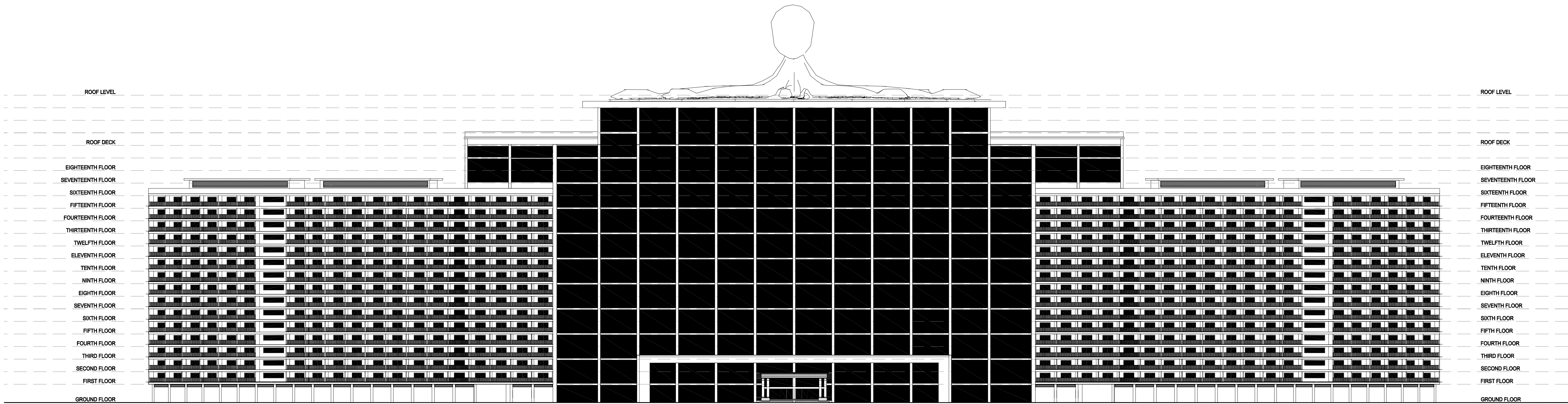


**SUITE 1 & 2 HVAC**  
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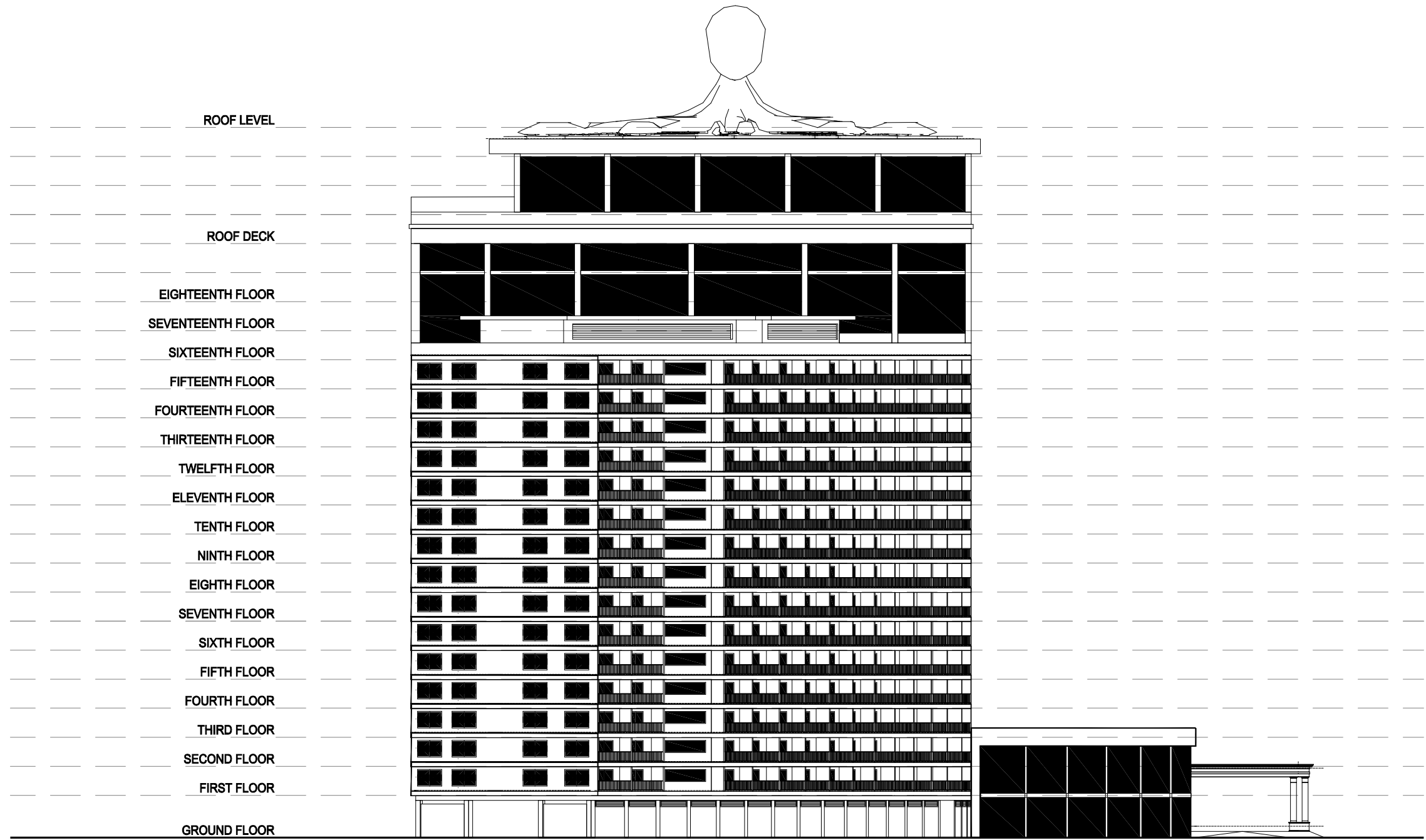
GERARD HIGGS  
ARCHITECT  
Architecture • Design • Development  
Construction Management  
Email: gerardhiggs.architect@gmail.com  
Tel: 242-427-5965 / 242-458-6558  
27 years of Professional Experience in The Bahamas

Project  
**The Kraken  
Resort & Casino**  
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-  
Drawing Title  
**Proposed  
Suites 1 - 3 MEP Plans**  
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**NORTH (ROAD) ELEVATION**  
Scale: 1"= 40'-0"



**EAST ELEVATION**  
Scale: 1"= 40'-0"

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**REVISION NOTES:**

DATE	REV. #	NOTE



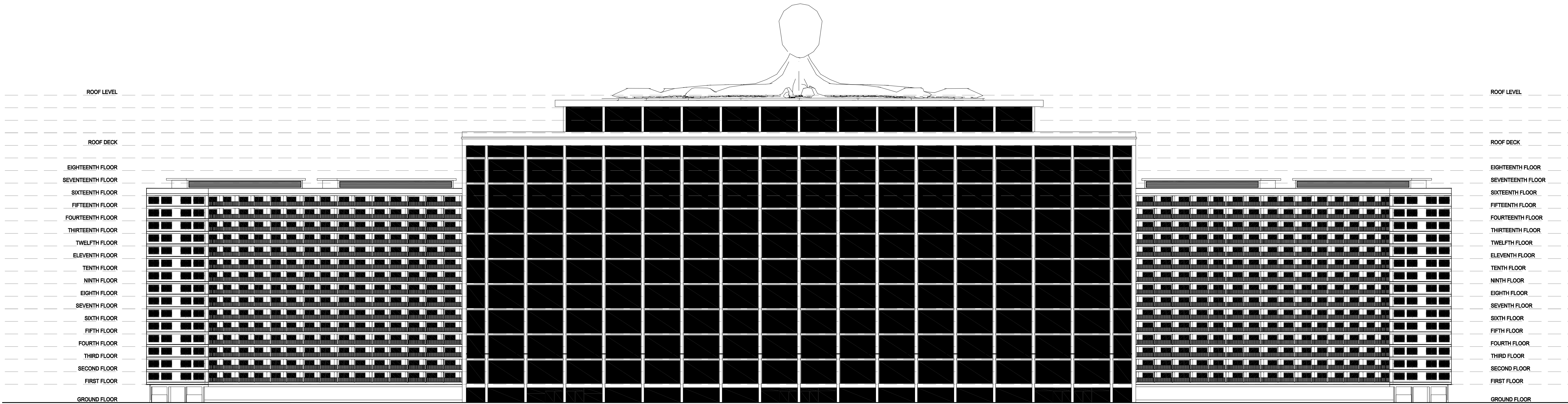
Project  
**The Kraken  
Resort & Casino**

Client  
-

Drawing Title  
**Proposed  
Elevations**

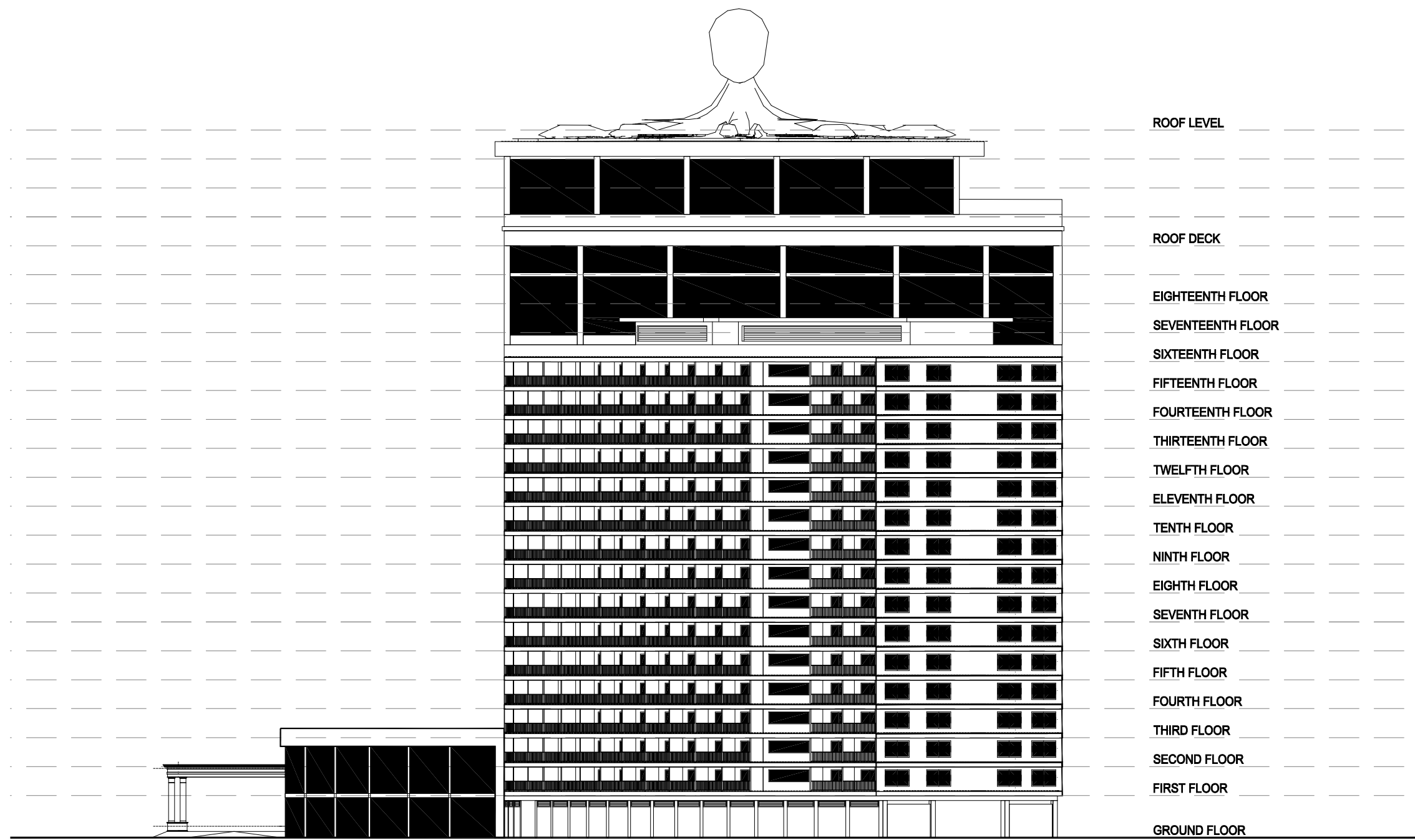
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## SOUTH (BEACH) ELEVATION

Scale: 1"= 40'-0"



## WEST ELEVATION

Scale: 1"= 40'-0"

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### REVISION NOTES:

DATE	REV. #	NOTE



Project  
**The Kraken  
Resort & Casino**

Client  
-

Drawing Title  
**Proposed  
Elevations**

CAD Ref:1 Status