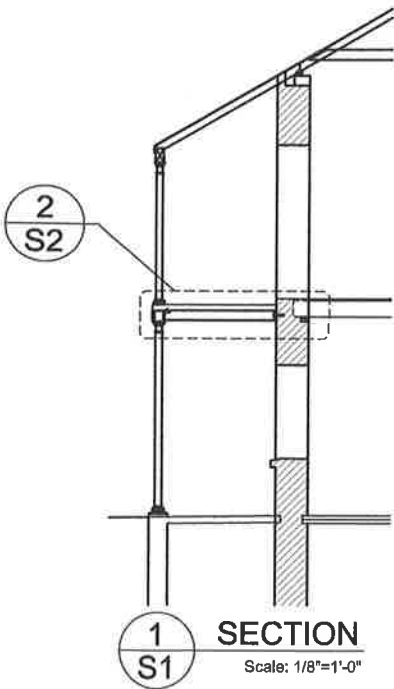


BALCONY PLAN

Scale: 1/32" = 1'-0"



SECTION

Scale: 1/8" = 1'-0"

NOTES

1. THESE NOTES APPLY TO ALL DRAWINGS AND ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS AND CONTRACT DOCUMENTS.
2. WHERE A DISCREPANCY EXISTS BETWEEN THE DRAWINGS AND SPECIFICATIONS IT SHALL BE BOUGHT TO THE ENGINEER'S ATTENTION.
3. DO NOT SCALE THE DRAWINGS. IF CRITICAL DIMENSIONS ARE OMITTED THE ENGINEER WILL PROVIDE UPON REQUEST.
4. ALL DETAILS AND ARRANGEMENTS OF EXISTING CONDITIONS, DIMENSIONS AND DETAILS ARE TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONFLICTS AND DISCREPANCIES ARE TO BE BOUGHT TO THE ENGINEER'S ATTENTION.
5. CONTRACTOR TO MAKE GOOD ANY DAMAGES CAUSED TO THE SITE RESULTING FROM THE WORKS, REPAIRING TO MATCH EXISTING OR AS APPROVED BY THE OWNER.
6. CONTRACTOR SHALL SUBMIT A WORK PLAN ON REQUEST.
7. THE CONTRACTOR SHALL SUPPLY ALL NECESSARY MATERIALS, EQUIPMENT AND LABOR TO COMPLETE THE WORK, UNLESS OTHERWISE INDICATED.
8. THE DRAWINGS AND SPECIFICATIONS HAVE BEEN DEVELOPED IN ACCORDANCE WITH APPLICABLE BUILDING CODES, LATEST APPROVED EDITION.
9. THE OWNER'S REPRESENTATIVE SHALL BE GIVEN A MINIMUM OF 24 HOURS NOTICE PRIOR TO ANY INSPECTIONS OF THE WORK. NO WORK SHALL BE COVERED UP UNTIL SUCH TIME AS THE OWNER'S REPRESENTATIVE HAS APPROVED THE WORK.
10. THE CONTRACTOR SHALL PROVIDE COMPETENT SUPERVISORY STAFF AT ALL TIMES DURING THE WORK. TRADESMEN ARE TO BE SKILLED AND QUALIFIED FOR THE TASKS ASSIGNED.
11. CONTRACTOR SHALL PROVIDE ALL SAFETY EQUIPMENT AND GEAR TO CONFORM TO THE NATIONAL HEALTH & SAFETY REGULATIONS APPLICABLE TO BERMUDA.
12. THE CONTRACTOR SHALL COORDINATE ALL SUB TRADES AND SUPPLIES AND DELIVERIES TO THE SITE AND SHALL BE RESPONSIBLE FOR THEIR SAFE KEEPING ONCE ON SITE.

13. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND FAMILIARIZE HIMSELF WITH THE SCOPE OF WORK.
14. CONFINE ALL BUILDING OPERATIONS TO THE IMMEDIATE JOB SITE KEEPING SIDEWALKS CLEAR AND UNOBSTRUCTED AT ALL TIMES. JOB SITE SHALL BE KEPT FREE OF ACCUMULATED DEBRIS AND TRASH. ALL CONSTRUCTION DEBRIS SHALL BE DISPOSED OF PROMPTLY IN APPROVED DUMP SITES.
15. AT THE COMPLETION OF THE WORK ALL EQUIPMENT, WASTE MATERIAL AND DEBRIS SHALL BE COMPLETELY REMOVED FROM THE SITE AND THE AREA MADE GOOD.
16. WITHOUT COST TO THE OWNER THE GENERAL CONTRACTOR SHALL PROMPTLY CORRECT ANY DEFICIENCIES OR DEFECTS IN WORKMANSHIP AND CONTINUE TO DO SO THROUGHOUT THE CONTRACTED MAINTENANCE PERIOD.
17. WITHIN REASON THE OWNER SHALL SUPPLY ALL WATER AND ELECTRICITY TO THE CONTRACTOR DURING THE WORK ON SITE.
18. UNLESS OTHERWISE INSTRUCTED ALL MATERIALS EXCAVATED OR REMOVED FROM THE BUILDING AND NOT UTILIZED ELSEWHERE ON THE SITE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN APPROVED DUMP SITES.
19. ALL STEEL REBAR SHALL BE GALVANIZED WITH A MINIMUM YIELD STRESS OF 60,000 PSI UNLESS NOTED OTHERWISE.
20. REBAR SHALL CONFORM TO ASTM-767 GRADE 60 GALV.
21. ANY REBAR, WHICH IS CUT, AND BENT ON SITE SHALL HAVE TWO APPLICATIONS OF A "ZINC" RICH PAINT APPLIED TO THE ENDS AND DAMAGED AREAS TO THE APPROVAL OF THE ENGINEER.
22. TIMBER IS TO BE SOUTHERN YELLOW PITCH PINE, NO.2 GRADE OR BETTER UNLESS NOTED OTHERWISE. LUMBER IS TO BE FULL SIZED WITH NO MORE THAN 1/4" DRESSED OFF THE NOMINAL SECTION SIZE.
23. CONCRETE REPAIR TO BALCONIES SHALL BE AS FOLLOWS:
 - a. CAREFULLY BREAK OUT AND REMOVE LOOSE AND SPALLING CONCRETE.
 - b. CLEAN CORROSION FROM CAST IRON COLUMN BASES.
 - c. PRIME/PAINT CLEANED CAST IRON WITH RUST-INHIBITIVE PAINT TO THE APPROVAL OF THE ENGINEER.
 - d. REPAIR CONCRETE WITH HIGH-DENSITY, NON SHRINK CONCRETE.



SUBCONSULTANT

**ISSUED FOR
CONSTRUCTION**

IMPORTANT NOTES

This seal indicates that Mason and Associates Ltd (MAL) has had direct or indirect input into specific design elements of the works. As such our company must be afforded the opportunity to inspect the work as it progresses to ensure conformity to the related design details, specifications and notes. If we are not accorded the privilege of inspecting the work on site before it is covered up or otherwise hidden or if variations to the original details are made without written approval by the engineer of record, Mason and Associates Ltd will assume no responsibility for the works. Client is still required to contact Building Control for inspections.

REV.	DATE	BY	REVISION

PROJECT DETAILS
SYLVIA RICHARDSON
CARE FACILITY BALCONY REPAIRS
4 OLD MILITARY ROAD
ST GEORGE'S PARISH

TITLE
PLANS AND NOTES

DRAWN BY: CHL

CHECKED BY: KRN

JOB No: 13067

DATE: FEBRUARY 23, 2016

REVISION: SHEET No:

SUBCONTRACT

**ISSUED FOR
CONSTRUCTION**

IMPORTANT NOTES

This seal indicates that Mason and Associates Ltd (MAL) has had direct or indirect input into specific design elements of the works. As such our company must be afforded the opportunity to inspect the work as it progresses to ensure conformity to the related design details, specifications and notes. If we are not accorded the privilege of inspecting the work on site before it is covered up or otherwise hidden or it varies from the original details are made without written approval by the engineer of record, Mason and Associates Ltd. will assume no responsibility for the works. Client is still required to contact Building Control for inspections.

REVISIONS				
NO.	DATE	BY	REVISION	

PROJECT DETAILS
SYLVIA RICHARDSON
CARE FACILITY BALCONY REPAIRS
4 OLD MILITARY ROAD
ST GEORGE'S PARISH

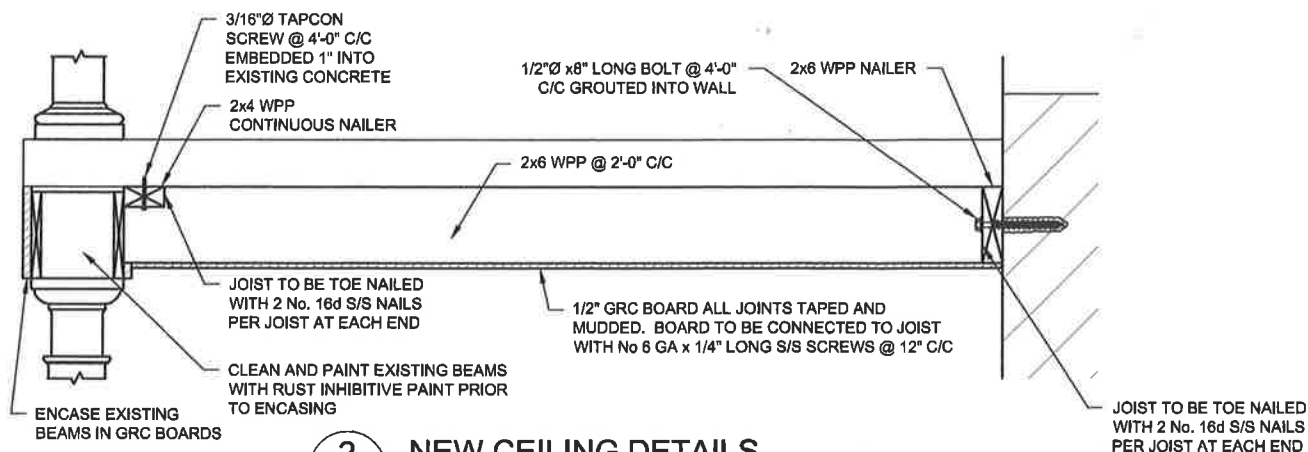
TITLE
SECTIONS AND DETAILS

DRAWN BY: CHL
CHECKED BY: KJH

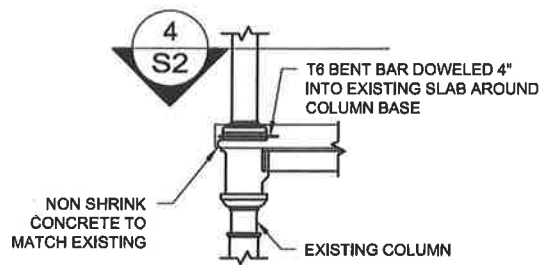
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DATE: FEBRUARY 23, 2015

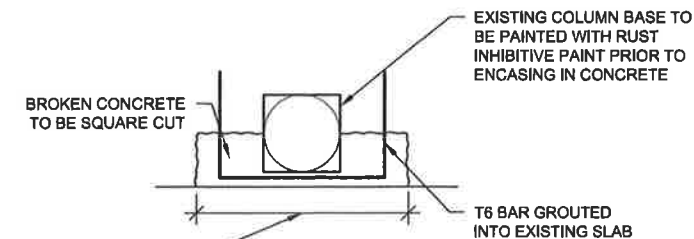
REVISION	SHEET No
	S2



2 NEW CEILING DETAILS
Scale: 1"=1'-0"



3 CONCRETE REPAIR SECTION
SCALE: 1/2"= 1'-0"



LENGTH VARIES. CONTRACTOR TO CONFIRM ON SITE
4 PLAN
Scale: 1 1/2"=1'-0"