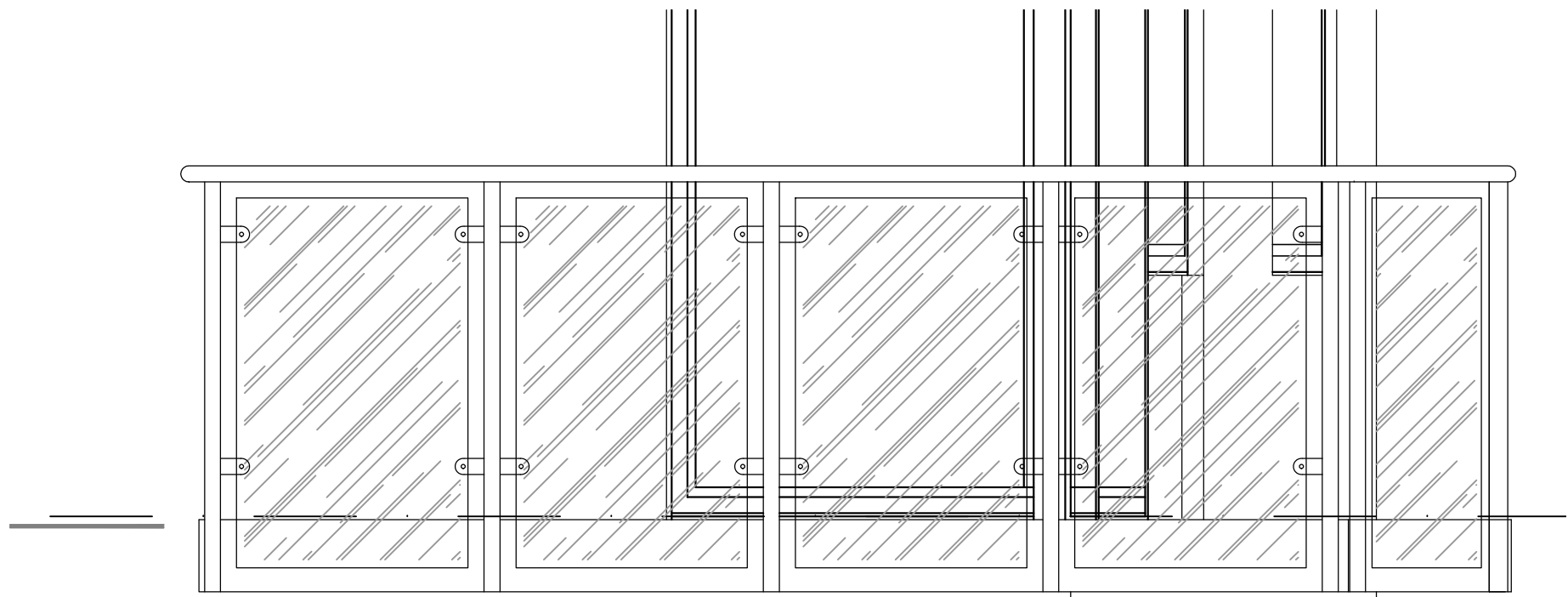
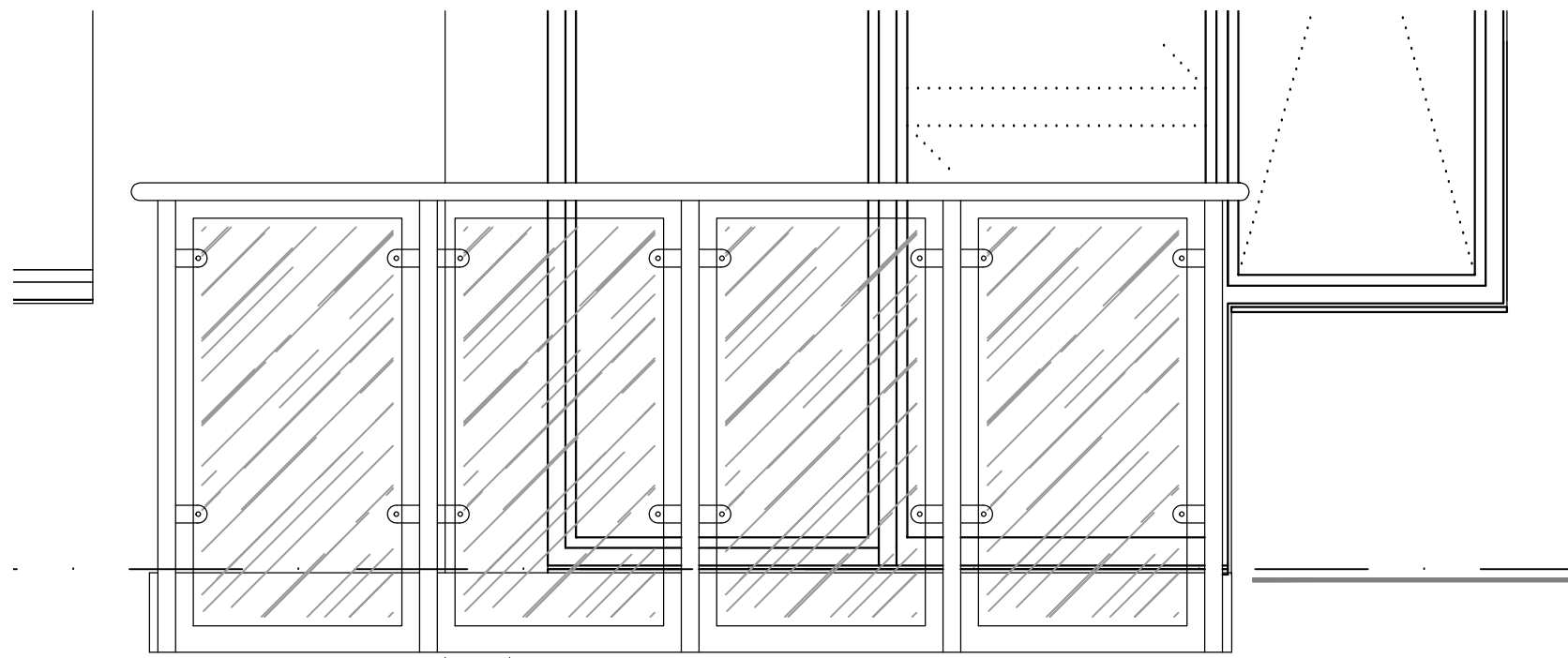


Do not scale from this drawing, use figured dimensions only. Figured dimensions are in millimetres unless stated otherwise. All levels are in meters. All dimensions and levels shall be verified on site before proceeding with works. This drawing is to be read in conjunction with all other Architects and Engineers drawings / specifications. Any discrepancies between this drawing and other information should be reported to the Architect immediately. Detailed site survey to be carried out to verify positions and level relationships with site features and Ordnance Survey. The architect must be notified of any discrepancy. The boundary shown is based on information supplied by others, not Architecture519, and all boundaries to be verified on site. Where building components are described as contractor or specialist designed, "construction" information relating to those components on this drawing represents design intent only. Manufacturers recommendations and instructions on installation details should always be followed. Modifications to this drawing to be made solely on original magnetic media and may only be carried out by Architecture519.

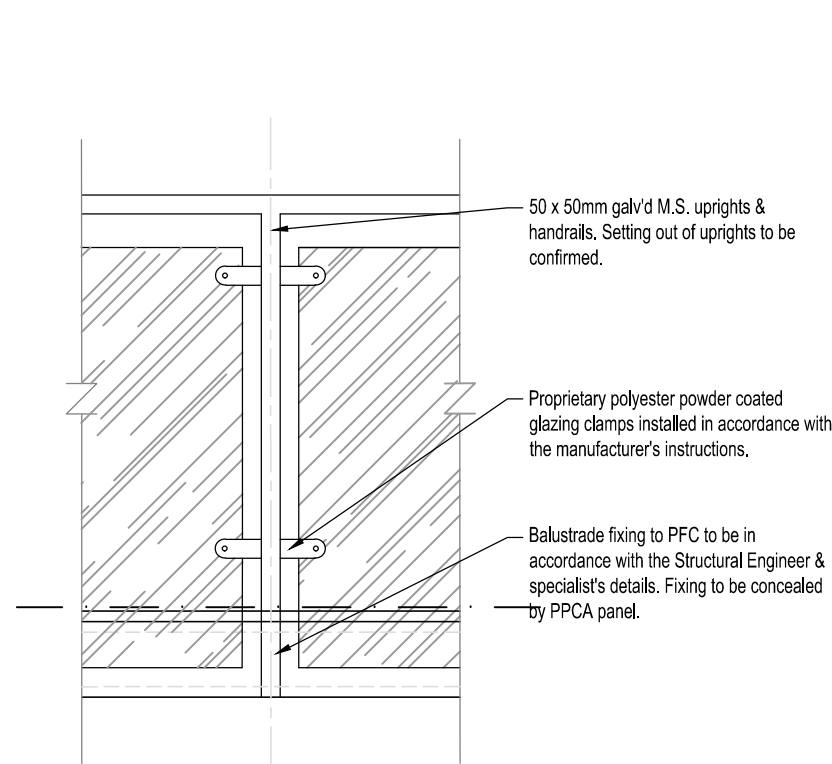
REV: DATE: DESCRIPTION: BY: R/W: T1 24.01.14 Specification notes added for clarity. TENDER ISSUE MS LC



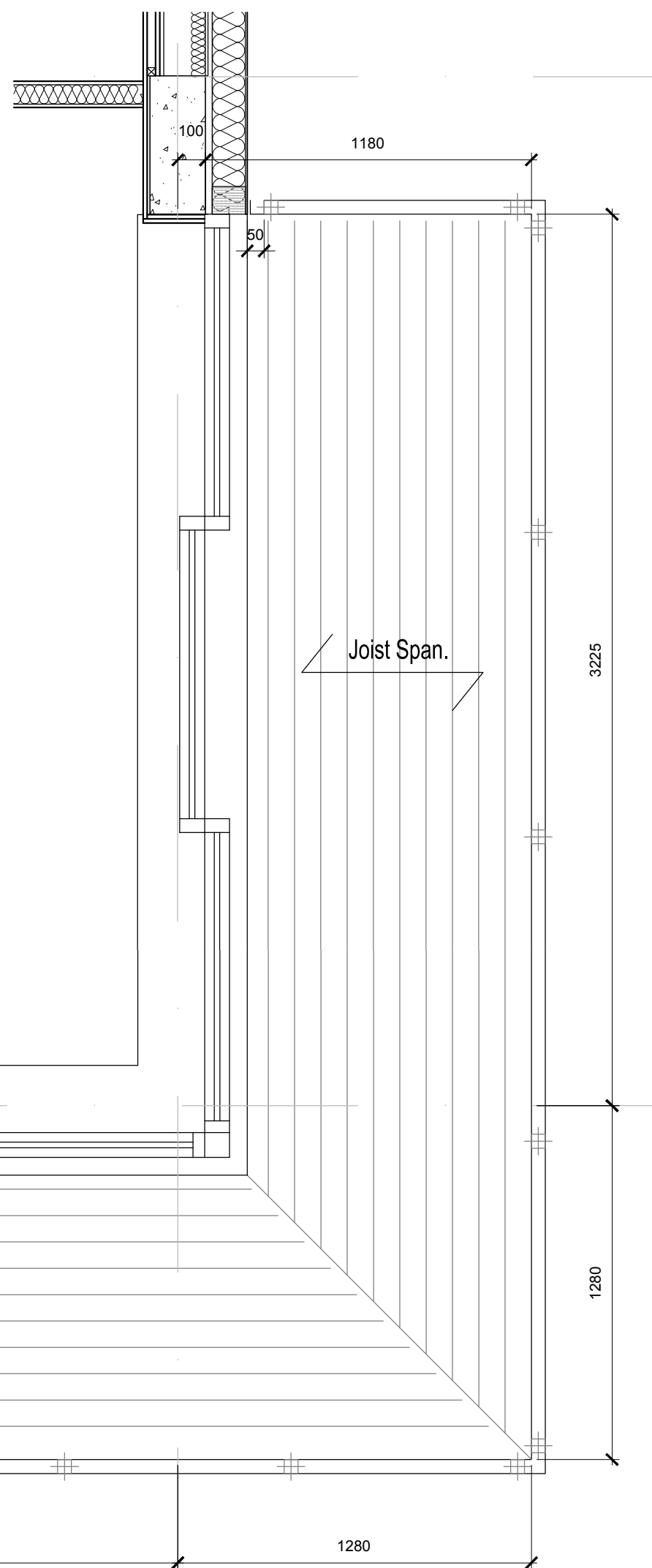
Balcony Type A. Elevation



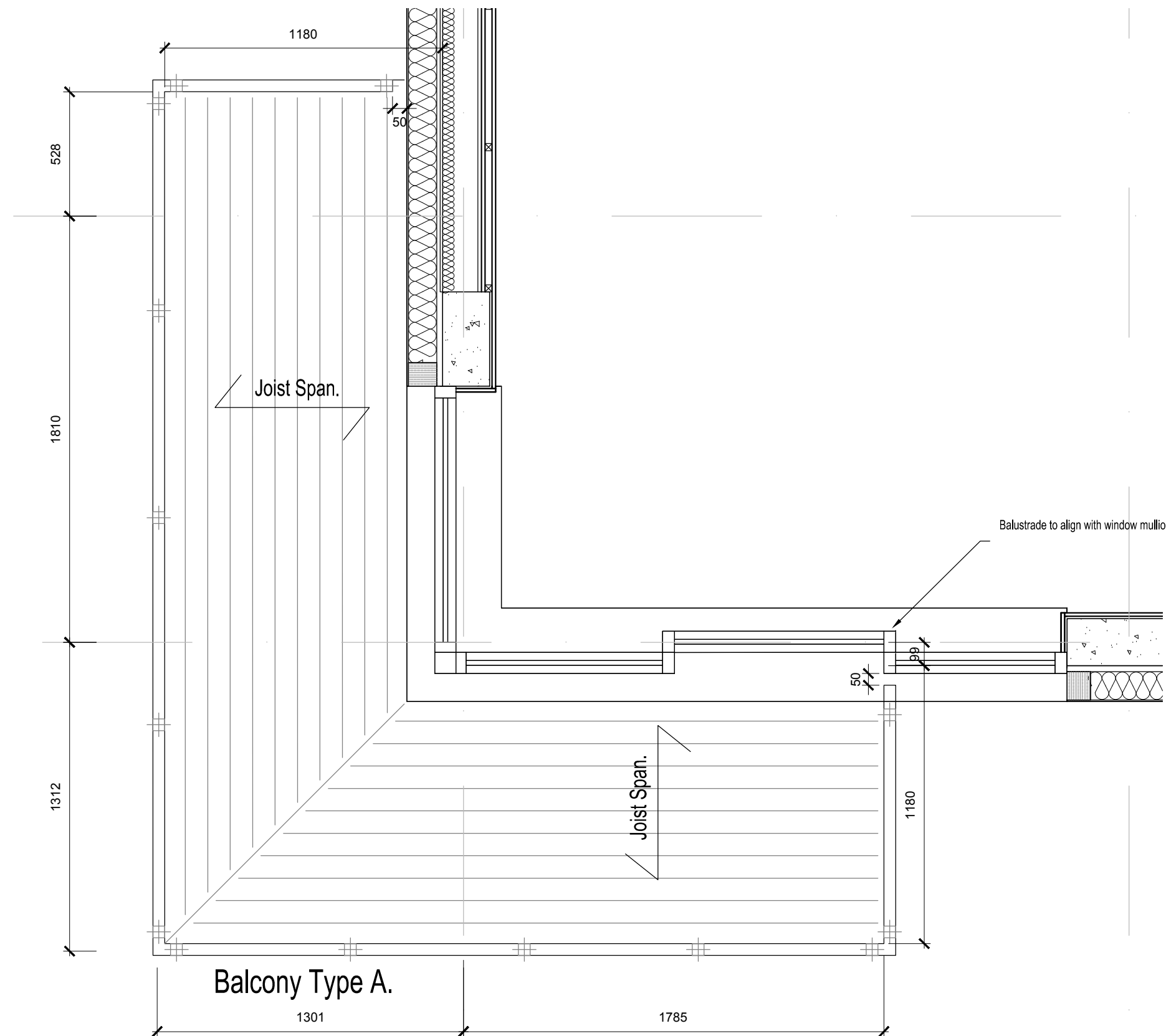
Balcony Type A. Elevation



Typical balcony Elevation



Balcony Type B.



Balcony Type A.

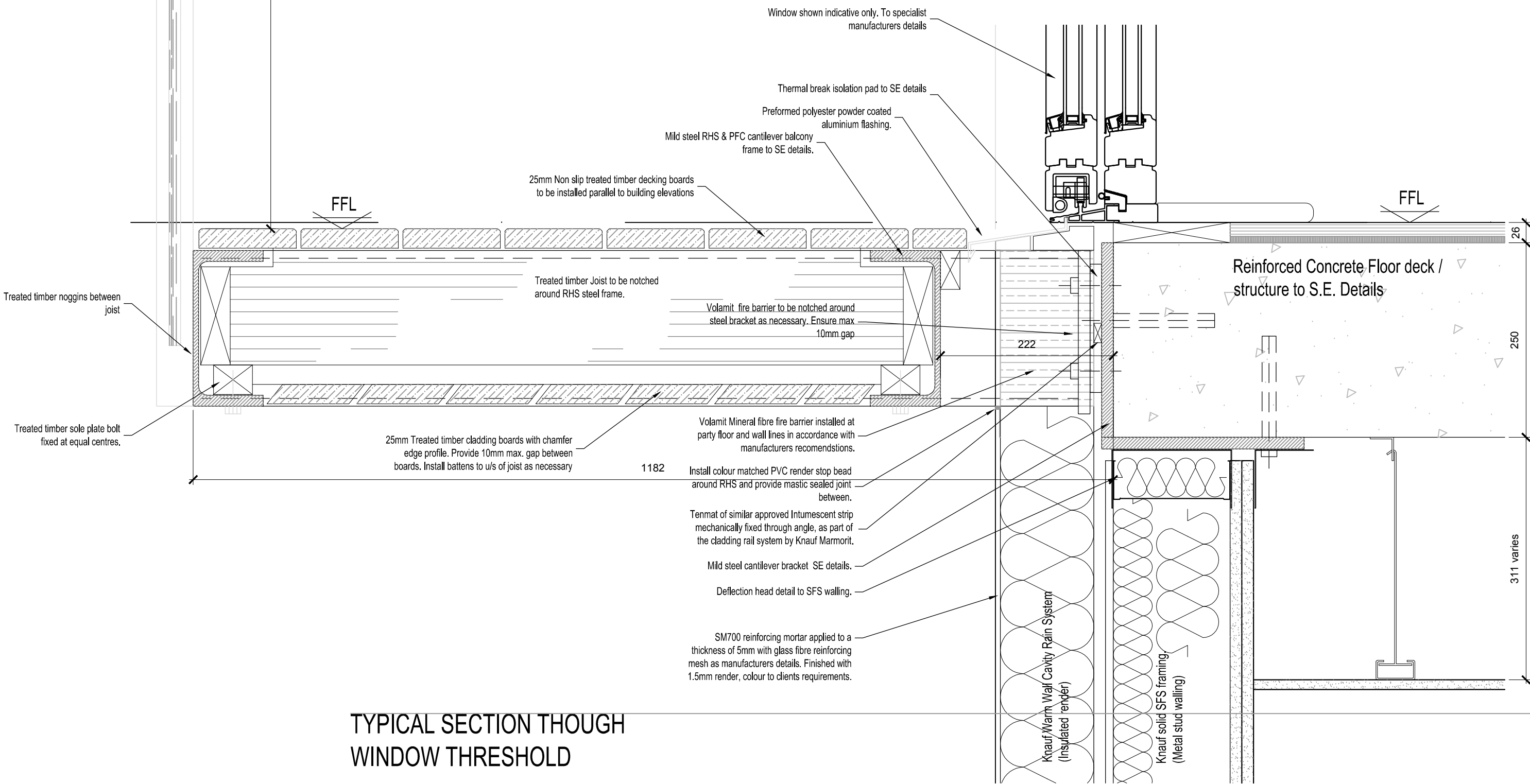
Balustrade system to specialist fabricator's details supporting glazed panels. Metalwork to be galvanised with polyester powder coated finish (RAL colour to be confirmed). Uprights & handrail to comprise 50x50mm RHS balusters and 50mm Ø top rail. All shown indicative only, to specialist detailed design. Toughened glass panels to be fixed to uprights using proprietary steel clamps installed in accordance with the relevant manufacturer's instructions. All balustrades shall comply with Building Regulations AD Part K, 3.3. No openings within balustrade shall be greater than 100mm.

Clear glazed panels with polished edges in 'D' clamp brackets to specialist detail design. All glazing within balustrades shall comply with Building Regulations AD Part N.

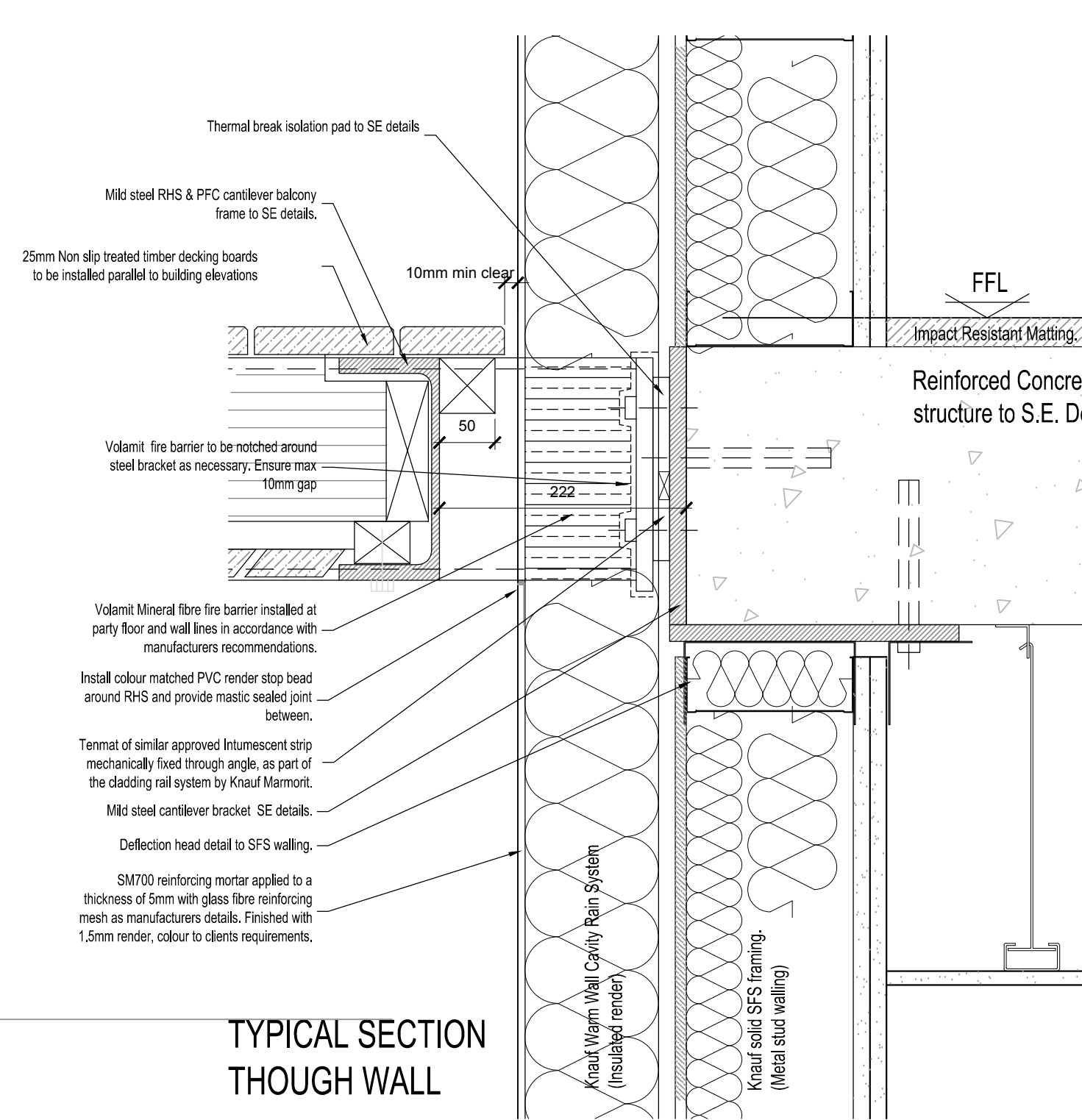
Balcony Guardrails.

Construction to be in accordance with Building Regulations Approved documents Part K & N, BS 6399: PART1 1996 (horizontal loadings) and BS 6180 1995: (Code of practice for protective barriers in and about building). To be of mild steel RHS & CHS sections with glass infill panels. All to specialist sub contractor design and details, to be approved by clients design team.

Handrails to be 50mm Ø and Posts to be 50x50mm section, all to be hot dip galvanised and fettled (to BS EN ISO 1461) prior to receiving Synthes-Pulvin, powder coated finish. Glass infill panels to be safety glass. Glazing brackets to be stainless steel, all to be approved. All dimensions to be site measured and checked on site prior to the manufacture of any elements.



TYPICAL SECTION THOUGH WINDOW THRESHOLD



TYPICAL SECTION THOUGH WALL

TENDER ISSUE

THIS WORKING DRAWING IS TO BE READ IN CONJUNCTION WITH THE CREST STANDARD AND SITE SPECIFIC CONSTRUCTION NOTES AND THE STANDARD WORKMANSHIP AND MATERIALS SPECIFICATION

architecture519

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Client:		Crest Nicholson (South West)	
Project Name:	Penarth Heights	Date:	Aug 2013
Project Name:	Penarth Heights	Scale @ A1:	1:5/ 1:20
Drawing Title:	Typical Balcony Details	Drawn:	MS
Drawing Status:	TENDER	Project No:	2096-11845 Phase 3
Drawing Status:	TENDER	Drawing No:	1812
Drawing Status:	TENDER	Revision:	T1

