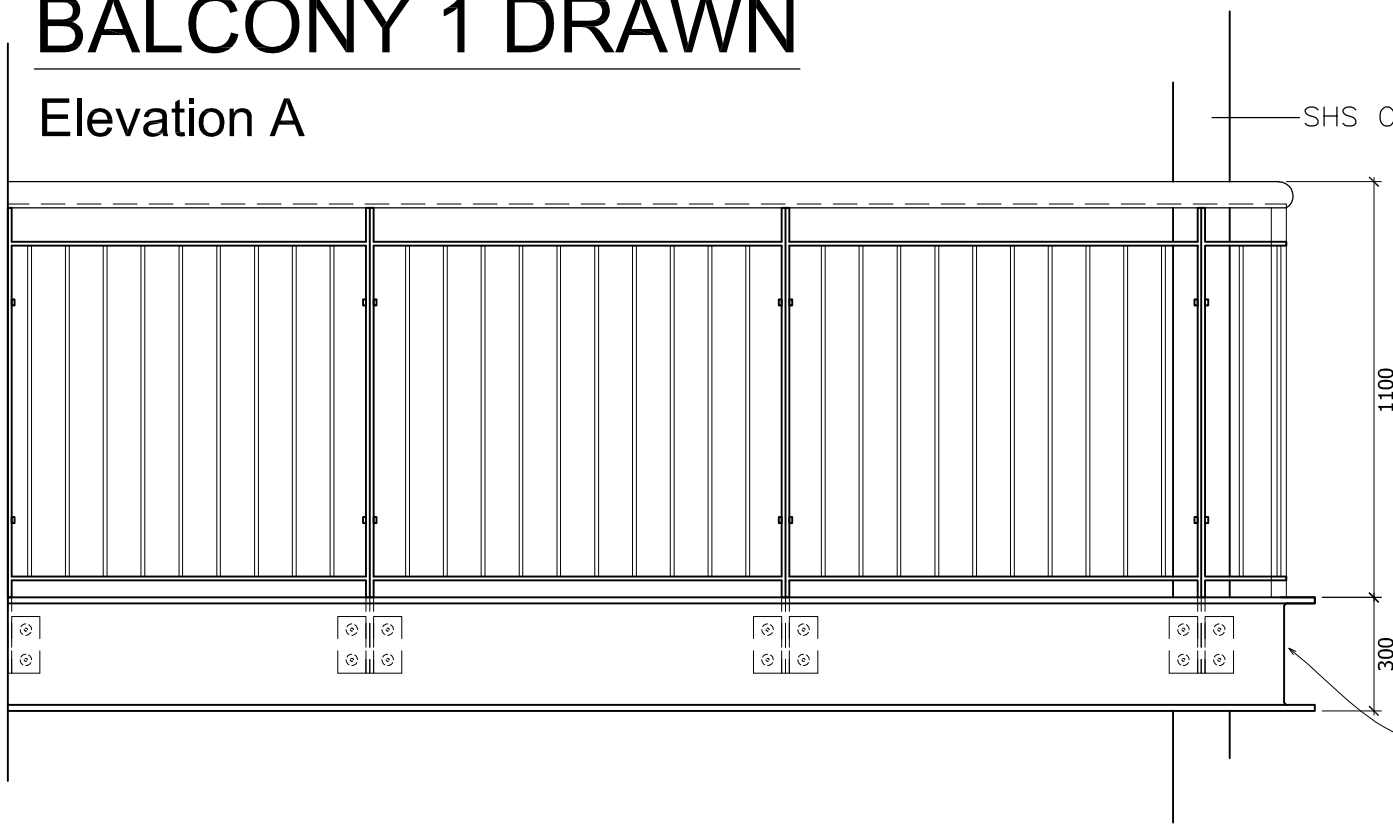
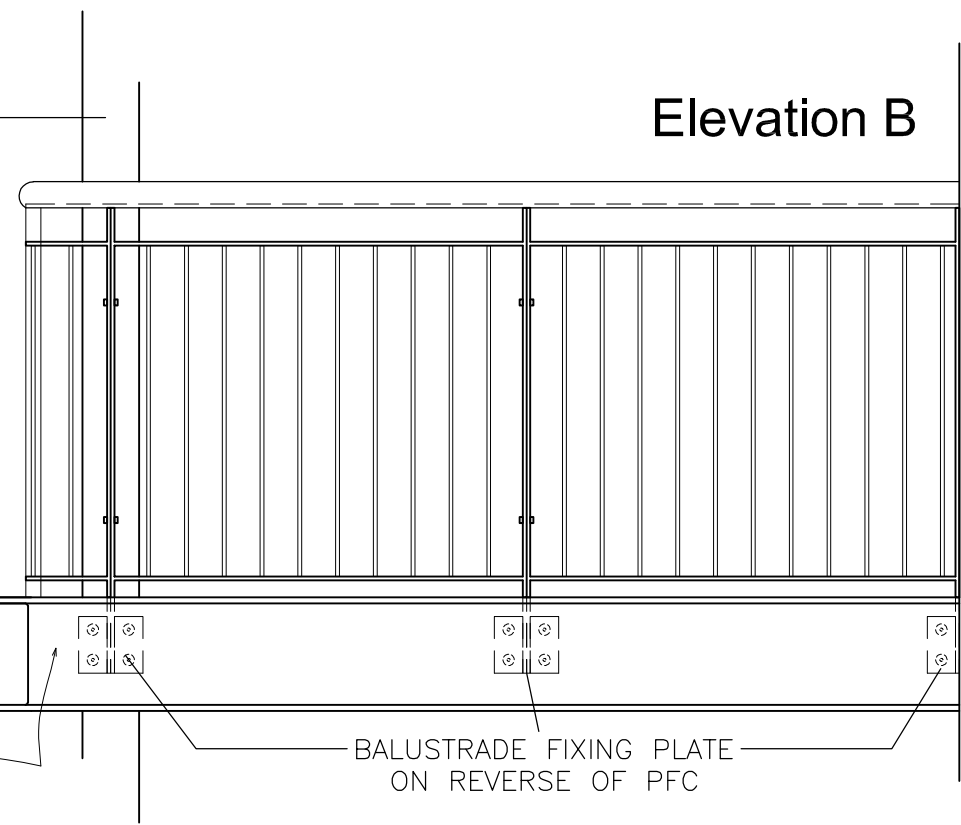


BALCONY 1 DRAWN

Elevation A



Elevation B



Notes

- This drawing is the copyright of MH Architects Ltd
- Do not scale this drawing except for Local Authority planning purposes
- All dimensions must be checked on site by the contractor prior to commencement of the works.

A - Approved					
B - Approved with comments					
C - Do not use					
Rev.	Revision Note/Purpose of Issue	Drw By	Date	Chk By	Date
P01	PRELIMINARY ISSUE	AH	06.08.20	PWW	06.08.20
P02	KEY PLAN UPDATED	AH	17.09.20	PWW	17.09.20
P03	Balcony notes added : threshold cill overhang, spacing to decking, galvanising to balcony	PWW	19.11.2020		
C01	Construction issue	PWW	17.08.2021		



DOOR CILL TO PROJECT MIN.45mm IN FRONT OF THE EXTERNAL WALL FINISH, WITH MIN.10mm GAP BETWEEN THE CILL AND DECKING.

D

HIGH SLIP RESISTANCE ECODEK SIGNATURE AT DECKING FITTED TO ECODEK SUPER STIFF BEARERS WITH MAX 15mm GAPS BETWEEN

B

DECKING TO BE STOPPED 10mm SHORT OF PERIMETER PFCs

A

Plan at A

STEEL RAILING ASSEMBLY OFFSITE WELDED TO LUGS AND BOLTED TO EXTERNAL SKIN OF CAVITY WALL, ALL TO STRUCTURAL ENGINEERS' DETAILS.

Plan at B

200x75 PFC FIXED TO WALL TO STRUCTURAL ENGINEER DETAILS

Plan at C

BASE PLATE WELDED TO UPRIGHTS AND FASTENED TO FOUNDATIONS TO STRUCTURAL ENGINEER DETAILS

MINIMUM 10mm GAPS BETWEEN DECKING BOARDS TO BE PROVIDED, TO ALLOW MOVEMENT AND DRAINAGE.

10mm GAPS TO BE PROVIDED BETWEEN THE DOOR THRESHOLD CILL AND DECKING, AS WELL AS BETWEEN EACH DECKING BOARD, AND BETWEEN DECKING BOARDS + PERIMETER WALLS, KERBS, UPSTANDS ETC

COLUMN TERMINATES AT CONNECTION WITH BEAMS SUPPORTING THIRD FLOOR BALCONY & PARAPET WALL STRUCTURE - ALL TO STRUCTURAL ENGINEER DETAILS

TREATED TIMBER HANDRAIL SUPPORTED ON 40X10MM FLAT STEEL PLATE AS PART OF BALUSTRADE DESIGN - ALL TO SPECIALIST SUBCONTRACTORS' DESIGN AND DETAIL

90X300MM PFC EDGE CHANNEL - ALL TO SPECIALIST SUBCONTRACTORS' DESIGN AND DETAIL

TREATED TIMBER HANDRAIL 1.1m ABOVE FFL

HANDRAIL AND STEEL BALUSTRADE TO BE DESIGNED TO WITHSTAND A LATERAL FORCE OF 0.74kN/m AT 1.1m HEIGHT ABOVE FFL

HANDRAIL SUPPORT ANGLE BASEPLATE - DESIGN AND FIXING TO SPECIALIST SUBCONTRACTOR DESIGN AND TO STRUCTURAL ENGINEERS' APPROVAL

FIXING TO BE ON THREADED STUDS WELDED TO BACK OF PFC TO AVOID VISIBLE FACE FIXINGS

ALL BALCONY STEELWORK IS TO BE SUITABLY GALVANISED, TO STRUCTURAL ENGINEER SPEC

40X10MM FLAT PLATE STEEL UPRIGHTS AND CROSS FLATS 10MM ROUND STEEL BAR VERTICAL BALUSTERS AT MAXIMUM 100MM CENTRES (90MM GAP)

ALL FULLY WELDED INTO SECTIONS APPROPRIATE TO LENGTH OF RAIL - ALL TO SPECIALIST SUBCONTRACTORS' DESIGN AND DETAIL

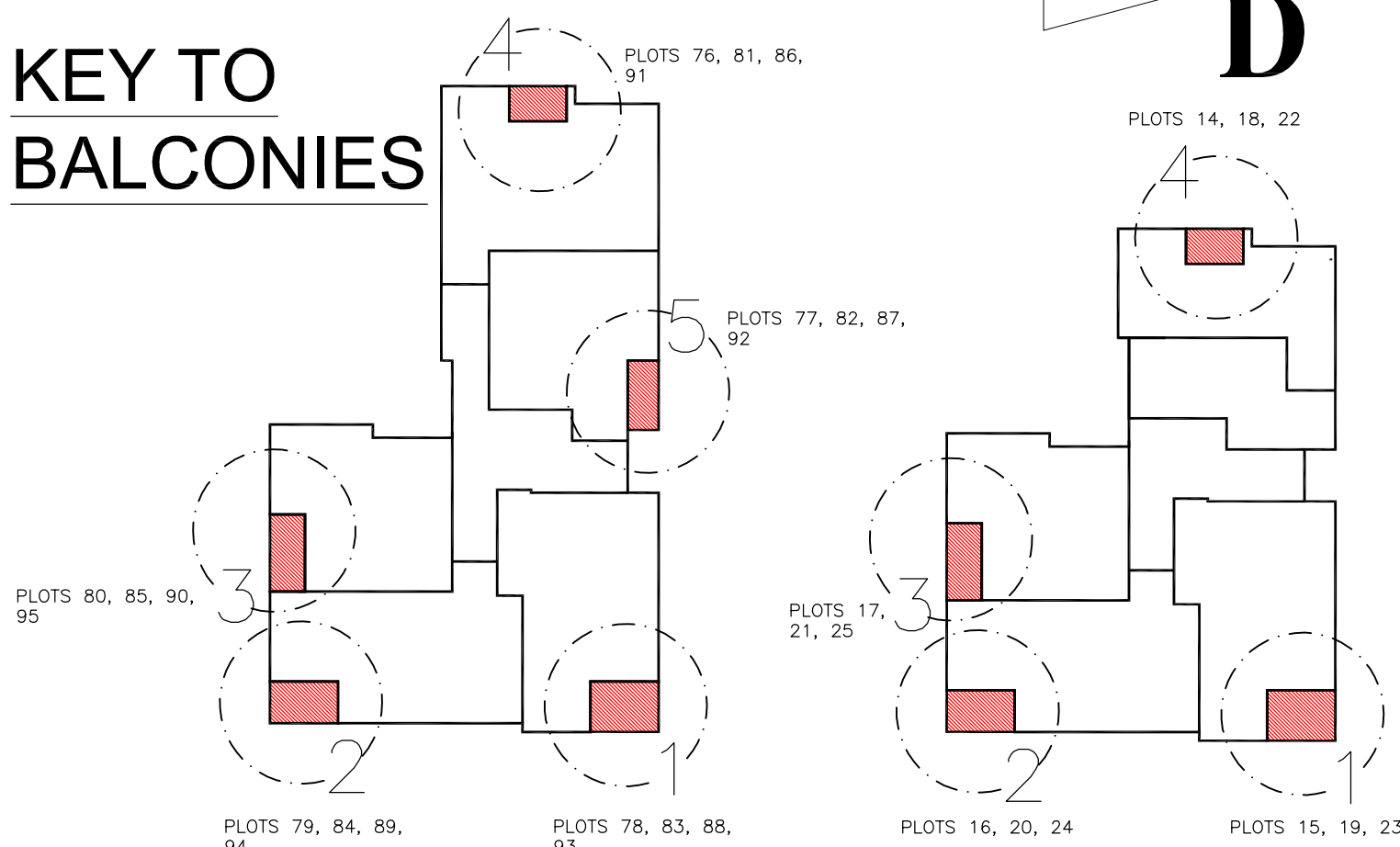
BALCONY DECK TO FINISH LEVEL WITH INTERNAL FFL

21mm DECKING TO BE STOPPED 10mm SHORT OF BRICK WALL & SHORT OF PERIMETER RSAs

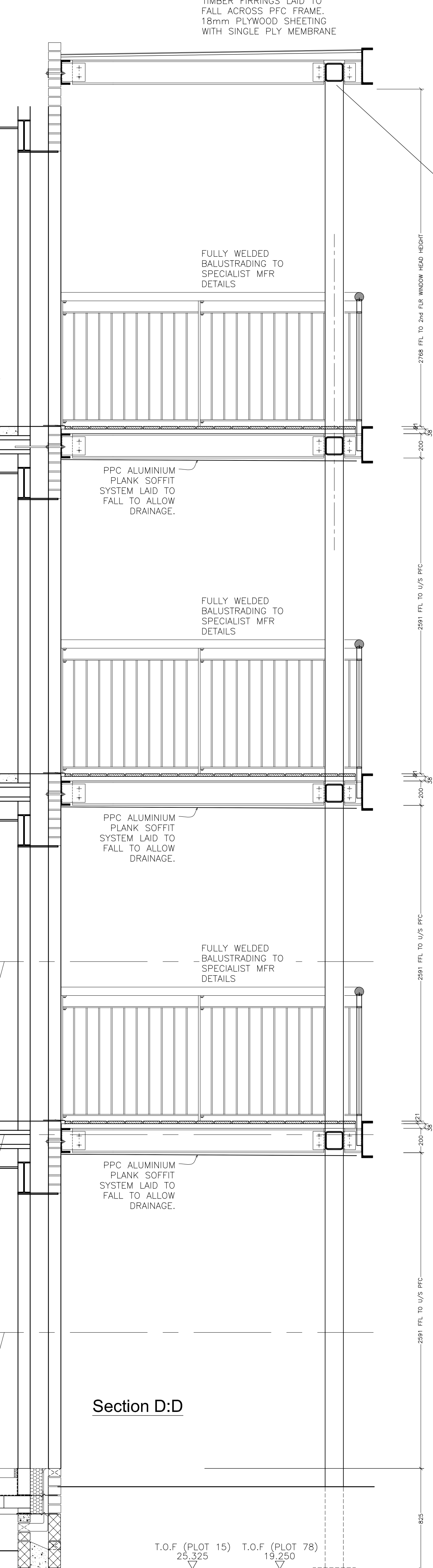
BALCONY DECKING FIXED TO 38mm SUPER STIFF BEARERS

BEARERS ON 200x75 PFC FRAME

KEY TO BALCONIES



Section D:D



TF FFL PLOT 93 29.300

SF FFL PLOT 23 31.850
SF FFL PLOT 88 26.450

FF FFL PLOT 19 29.000
FF FFL PLOT 83 23.600

PLOT 15 26.150
PLOT 78 20.750

T.O.F. (PLOT 15) 25.325
T.O.F. (PLOT 78) 19.250

NOTES:
ALL STEELWORK TO BE HOT-DIP GALVANISED AFTER FABRICATION
ALL MEASUREMENTS TO BE CHECKED ON SITE PRIOR TO MANUFACTURE
ALL STEEL CONNECTIONS AND FIXINGS TO THE DESIGN AND JUSTIFICATION OF THE CONSULTING STRUCTURAL ENGINEER

Client	DREW SMITH		GROUP					
Job title	Colt Industrial Estate Havant ITT for Homes England							
Drawing title	Construction Details Typical Flat Balconies							
Drawn	Date	Checked	Date	Scale at A1				
AH	06/08/20	PWW	06/08/20	1:20				
Job No.	Pro.	Org.	Zone	Level	Type	Role	No.	Rev.
18-197	CIE	MHA	ZZ	ZZ	DR	A	0710	C01
Purpose of Issue								

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