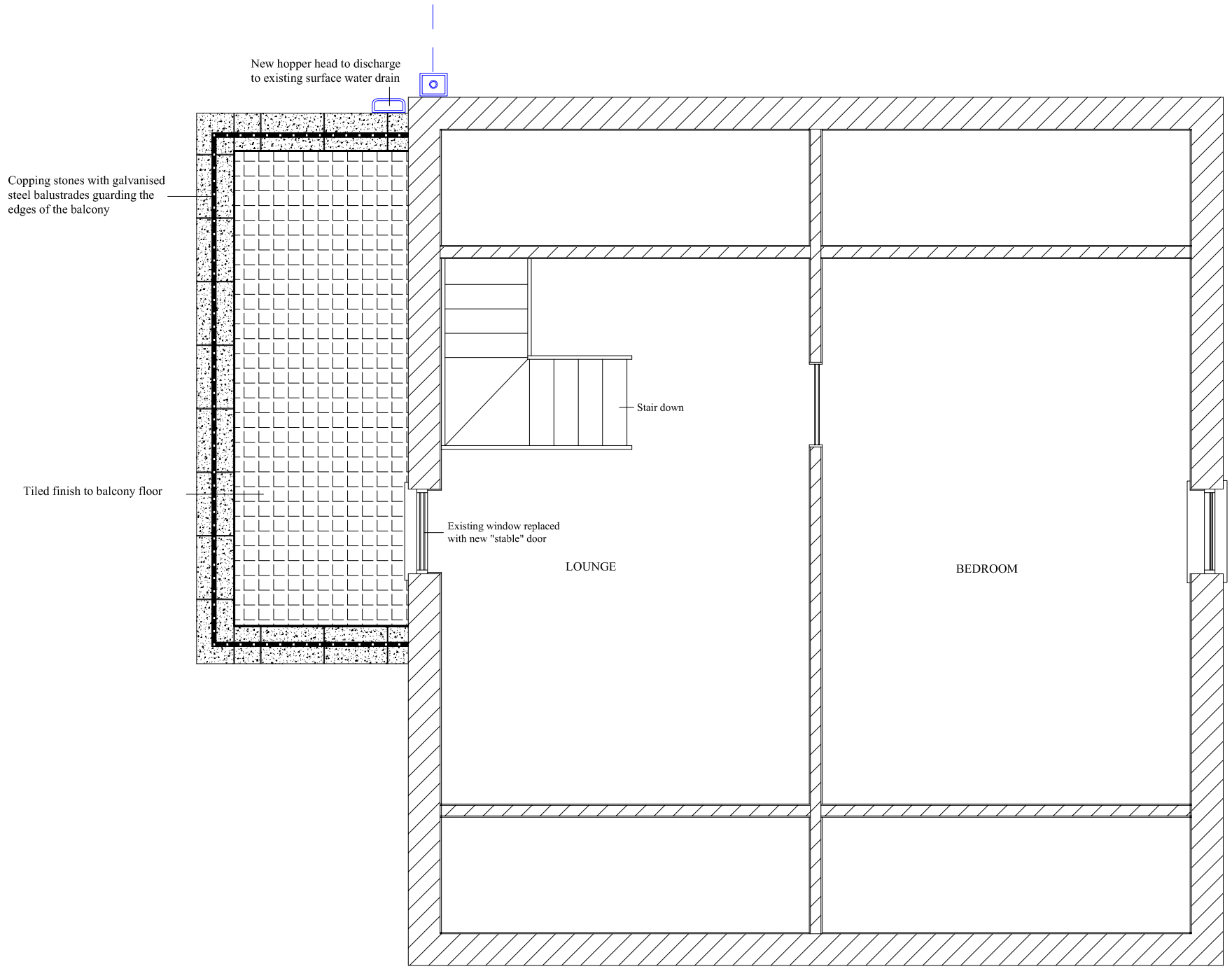
PROPOSED FIRST FLOOR PLAN OF BALCONY



CONSTRUCTION NOTES

VENTILATION
The existing lounge storey height window is to be replaced with a new "stable" door with top opening window for ventilation. The new window opening together with the velux roof window will exceed a minimum of 1/20th of the floor area ventilation for the lounge.

FLOOR CONSTRUCTION
Stressline pre-stressed "I" beams 150mm deep x 125mm wide with spans of 2500mm between lintel supports form the structural base of the new balcony floor. A 65mm thick fine concrete screed on top and rendered up the edges of the parapet will seal the floor to receive a final coat of mastic bitumen extending under the coping stones to provide a continuous impervious layer. A cosmetic floor finish of tiles will complete the floor.

LINTELS AND SUPPORT
All structural lintels will be 200mm x 100mm reinforced concrete with a smooth stone effect finish on all exposed edges with 100mm end bearing support.

RAINWATER
The rainwater off the balcony roof will drain through the edge of the parapet wall and the wall is to be made watertight with a mastic asphalt finish. The outlet is via a hopper head discharging to the existing rainwater pipe and gully

GUARDING OF BALCONY
Galvanised balustrades and handrails are to be provided on all exposed edges of the floor to a height of 1100mm above the floor level. The balustrades are to be set at 99mm centres and robustly secured to the coping stones and end flanking walls.

GLAZING
All glazing in critical locations i.e. glazing in and around doors and windows below 900mm off the floor level are to be safely glazed to BS 6260 and marked according to BS 6260.

SCALE 1:50

DRAWING NO. 05