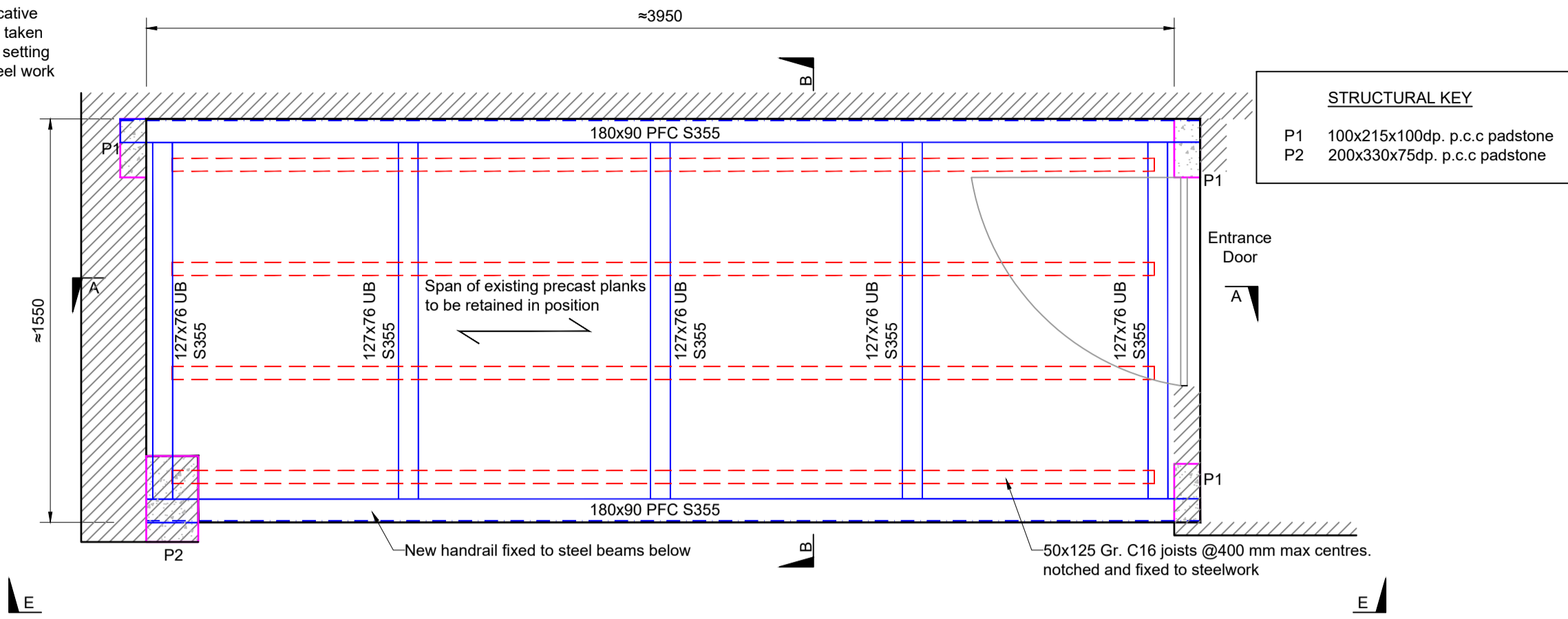
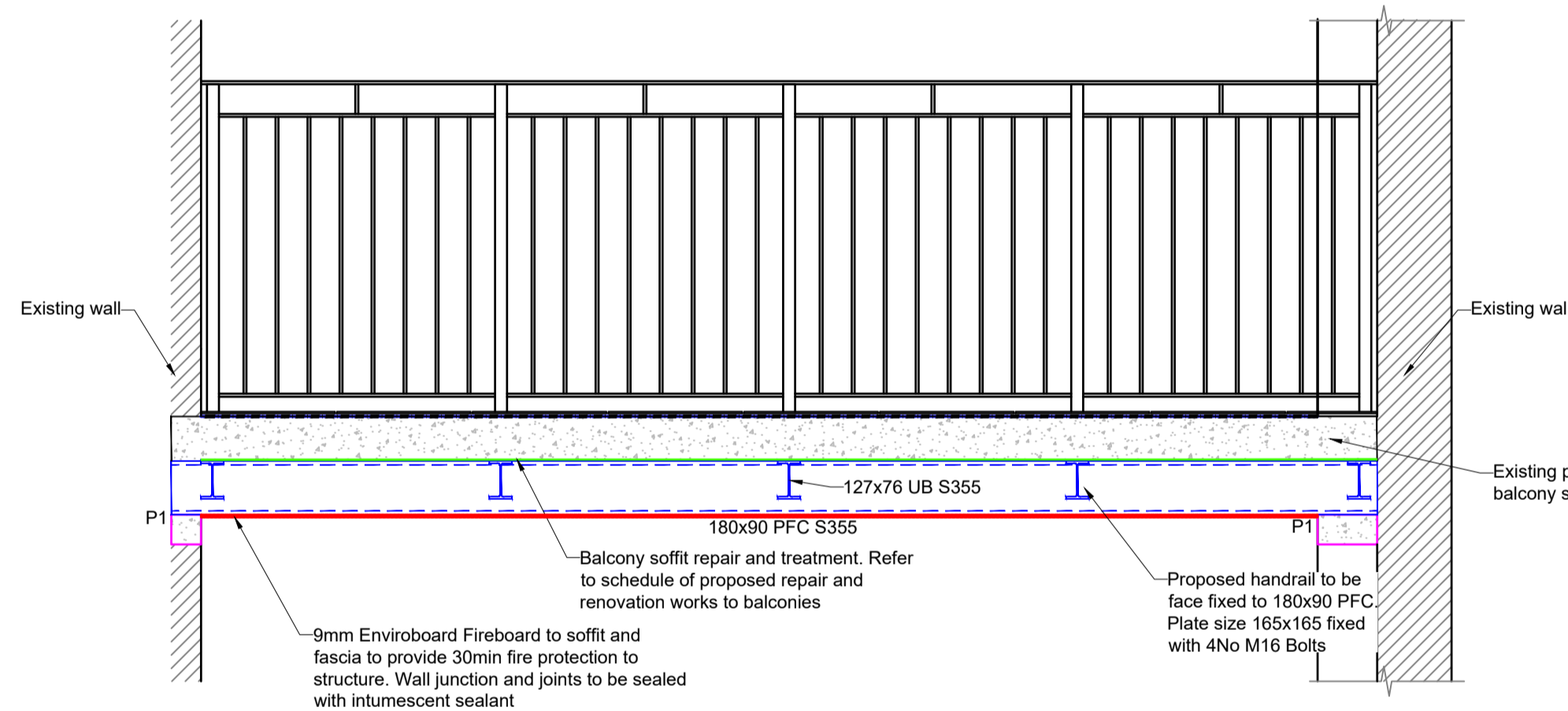


NOTES:
Dimensions shown are indicative only. Site Dimensions to be taken for each balcony to confirm setting out prior to fabrication of steel work

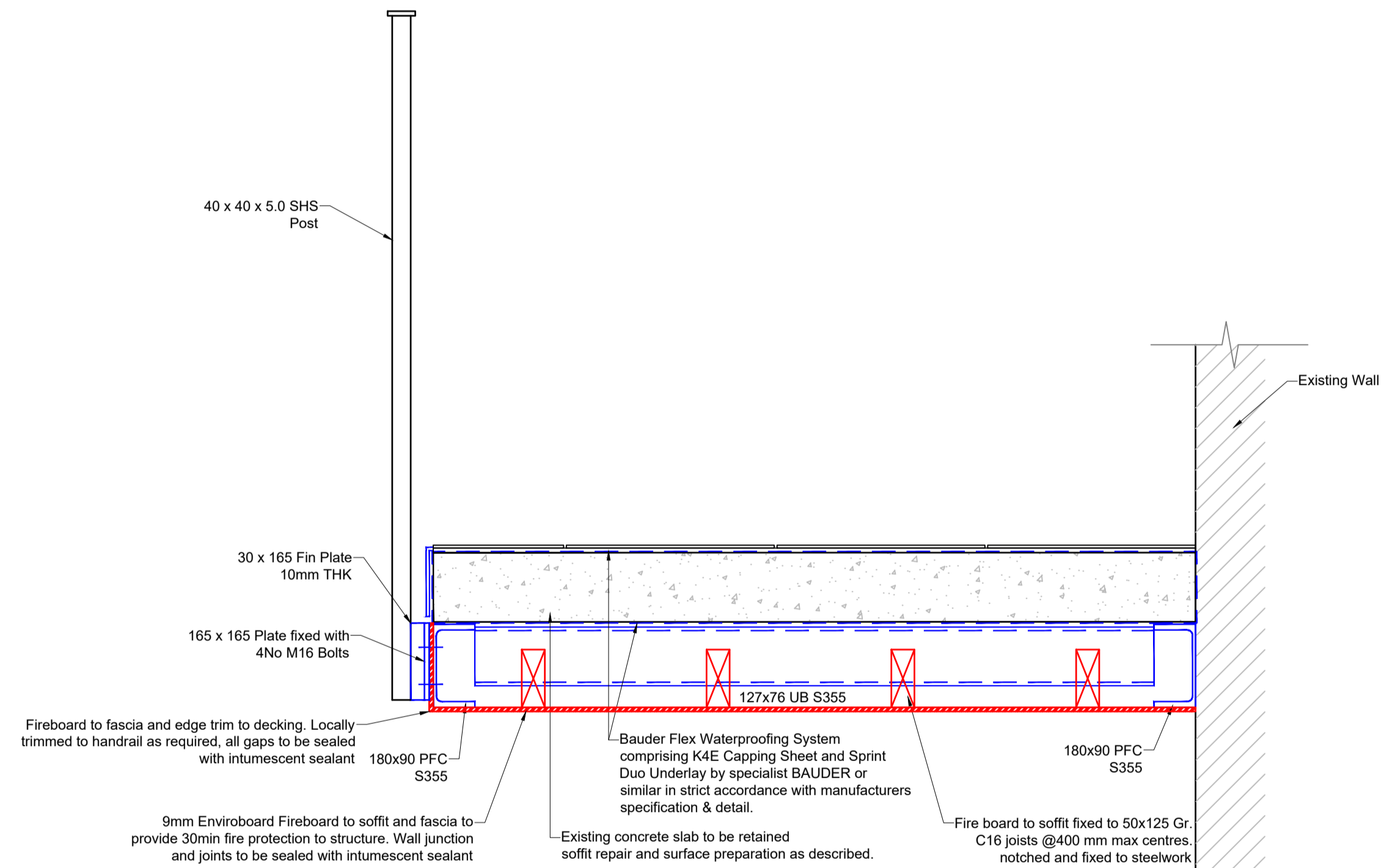


PROPOSED FIRST AND SECOND FLOOR BALCONY REMEDIAL WORK
Scale 1:20

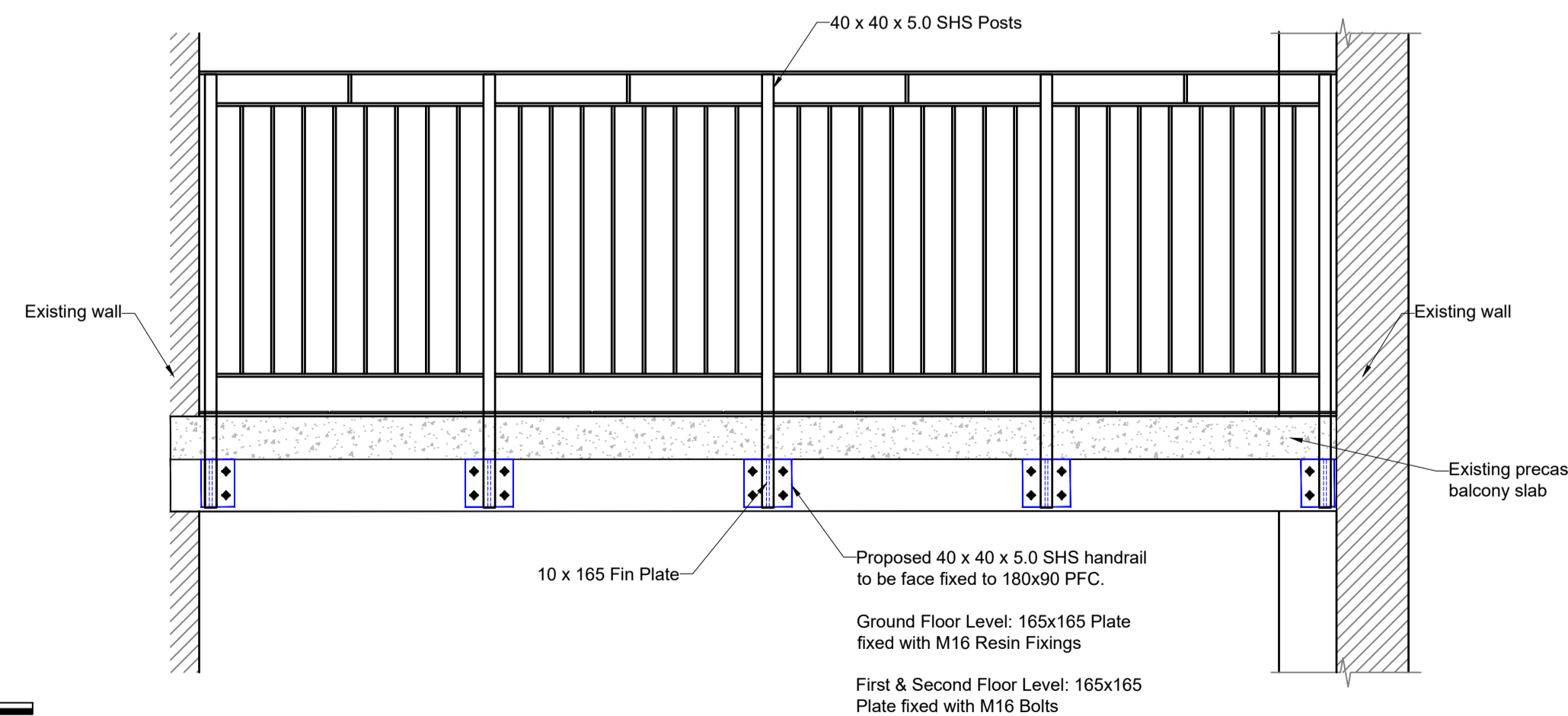
12N* Required
6 Shown Thus
6 Handed



SECTION A-A
Scale 1:20



SECTION B-B
Scale 1:10



ELEVATION
Scale 1:20



Original A1 paper size in mm

SCHEDULE OF PROPOSED REPAIR AND RENOVATION WORKS TO BALCONIES (12 No.)

- Balcony Soffit Repair**
Soffit or balcony repair to be cleaned back free of paint and loose concrete. Repair areas of damaged and spalled concrete with Ronabond concrete repair mortar by Ronacrete or similar approved ensuring preparation is carried out in strict accordance with manufacturers recommendation. Reinforcing steel in the repair area must be exposed, and concrete cut back along the length of the steel to expose clean un-corroded steel. Loose rust and scale must be removed. Apply a coating of RonaBond Anti-Carbination WB by Ronacrete or similar approved in accordance with manufacturers recommendation.
- Steelwork Strengthening**
Concrete padstones referenced P1 & P2 to be installed to the existing brick outer leaf. All steelwork to be Hot Dip galvanised to BSEN ISO 1461:2009 by a member of Galvanisers Association. Install steelwork as indicated on the drawing and to be fitted and tightly packed to the underside of the concrete soffit to the balcony.
- Install 9mm Enviroboard Fireboard to soffit and fascia to provide 30min Fire Rating to structure. Wall junction and joints to be sealed with intumescent sealant. Fireboard soffit to be fixed to 50x125 Gd. C16 joists at 400mm c/c's max, notched and fixed to steelwork.
 - Soffit and fascia to be finished with application of exterior grade decorative paint finish (White). Exterior Grade paint finish to be compatible with Enviroboard Fireboard.
- Balcony Surface Preparation**
Remove and dispose of existing handrail and balustrade and provide temporary edge protection. Remove and dispose of all surface finishes including waterproofing layer to expose concrete substrate. Apply Bauder Flex Waterproofing System comprising K4E Capping Sheet and Sprint Duo Underlay or similar in strict accordance with manufactures specification and details.
- Balcony Handrail**
Install new balcony hand rail fixed to outer face of new steel channel section. To be designed by specialist and be in accordance with current building regulation requirements.

GENERAL NOTES

The copyright of this drawing is vested in the designers. This drawing has been prepared for the titled project or part thereof and shall not be relied upon or used for any other project without an independent check being carried out to its suitability and prior written authority of the designers being obtained.

This document shall be for the private and confidential use of the client for whom the design is undertaken, and shall not be reproduced in whole or in part or relied upon by third parties for any use without the express written permission of the designers.

DO NOT SCALE OFF THIS DRAWING.

All dimensions are in millimetres unless otherwise stated.

The contractor shall check all details and dimensions on site and confirm any discrepancies to the designers without delay. Do not order any materials or carry out any work until dimensions and details have been verified.

Whether shown on these drawings or not, all work shall comply with relevant requirements of Building Regulations and incorporate fire precautions, dictates of County Engineers and Other departments and conform with all appropriate legislation, British Standards, BRE reports and any other relevant documents, including all amendments thereto. When pricing work from these drawings, no extra cost will be allowed for items not shown which are necessary to comply with the various regulations and legislation.

This drawing is not complete until full building regulation approval has been granted. Any work carried out before this shall be at the contractors/clients own risk.

See drawing register for list of other documents to be read in conjunction with this drawing.

Ensure you are using the latest revision of this drawing.

T3	04-01-24	HM	SB	Addition of Scale Bars
T2	20-12-23	HM	SB	REVISED DRAWING

Rev	Date	By	Chk	Description
P				Denotes Preliminary issue, not for construction
T				Denotes Tender issue, not for construction
C				Denotes Construction issue

Client:
HARRISON LAVERS & POTBURY'S HILLSDON HOUSE, HIGH STREET, SIDMOUTH, EX10 8LD

Job:
MOOR PARK DOUGLAS AVENUE EXMOUTH EX8 2HH

Title:
PROPOSED FIRST AND SECOND FLOOR REMEDIAL WORKS 12 NO REQUIRED

Simon Bastone Associates
Consulting Civil and Structural Engineers
Units 4&5 The Boat Shed
Michael Browning Way
Exeter, EX2 8DD
Tel: 01392 671616 www.sb-a.co.uk

Scale: AS SHOWN AT A1 Date: 27/10/22

Drawn: JG Chkd.: IB Apprd.: IB

Drawing No.: 210836-01 Revision: T3

TENDER