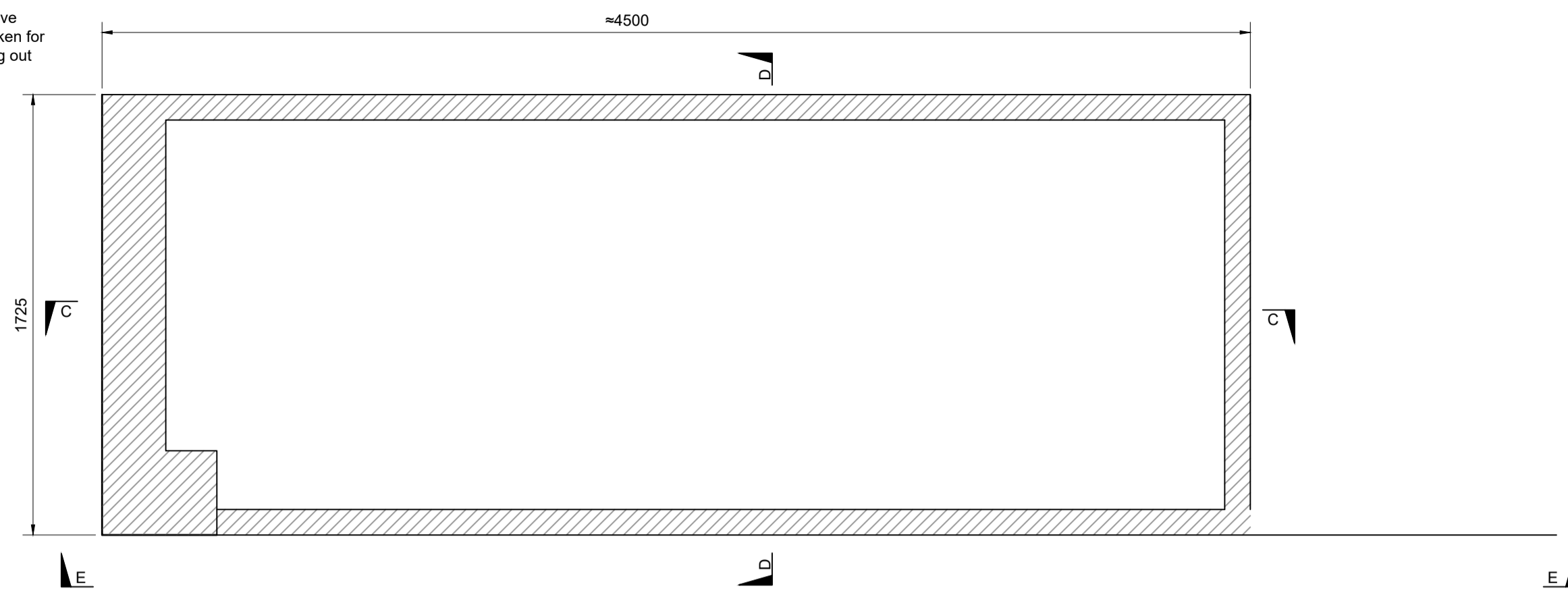


**NOTES:**

Dimensions shown are indicative only. Site Dimensions to be taken for each balcony to confirm setting out



**PROPOSED GROUND FLOOR BALCONY  
REMEDIAL WORK**

Scale 1:20

6N<sup>1</sup> Required  
3 Shown Thus  
3 Handed

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

**Balcony Surface Preparation**

Remove and dispose of existing handrail and balustrade and provide temporary edge protection.  
Remove and dispose of all surface finishes to expose loose sandy/gravel backfill to wall.  
Proof roll existing backfill and place additional well graded granular sub base compact and blind with sand.  
Place 100mm grade RC35 concrete incorporating one layer A139 mesh with a floated finish.  
Apply BAUDER waterproofing layer or similar in strict accordance with manufactures specification and details.

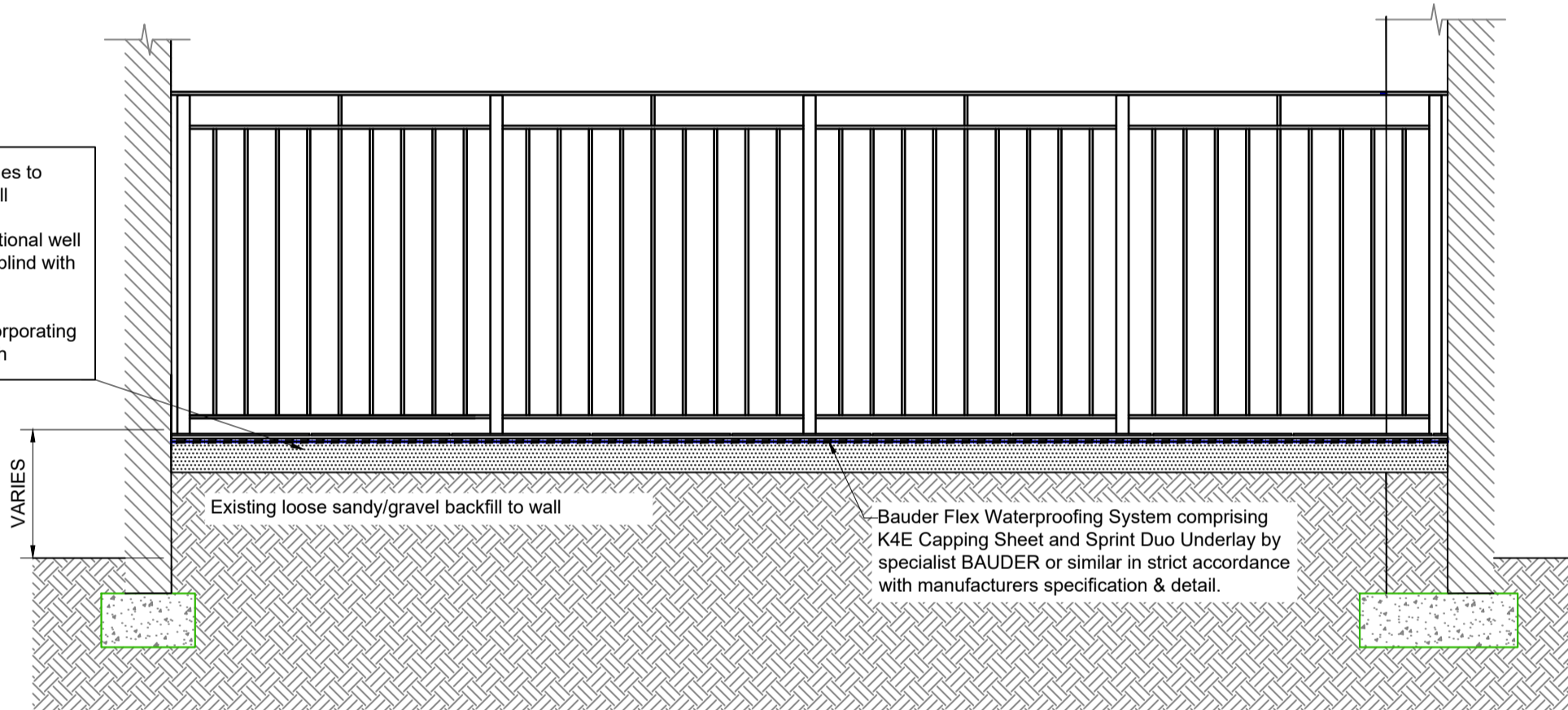
**Balcony Handrail**

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.

Remove and dispose of all surface finishes to expose loose sandy/gravel backfill to wall  
Proof roll existing backfill and place additional well graded granular sub base compact and blind with sand.  
Place 100mm grade RC35 concrete incorporating one layer A193 mesh with a floated finish

**NOTES:**

External ground levels vary. Strip foundation shown indicatively



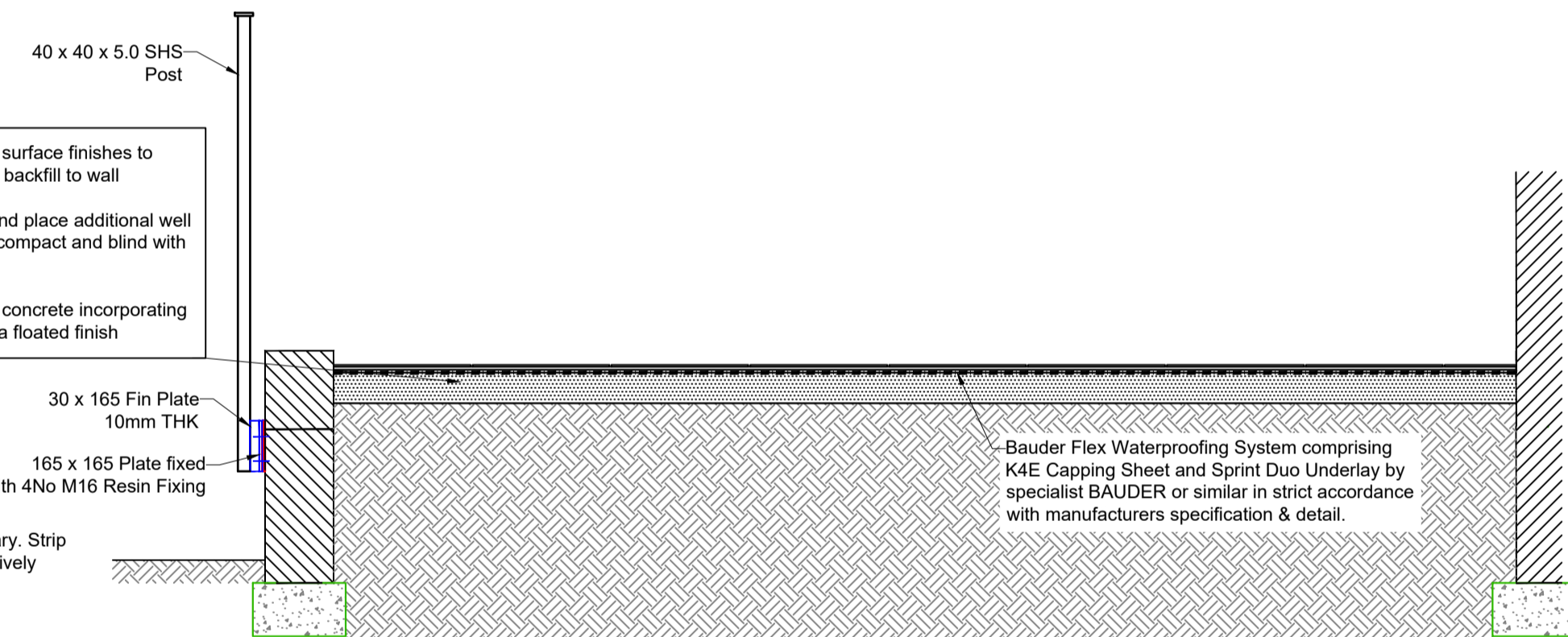
**SECTION C-C**

Scale 1:20

Remove and dispose of all surface finishes to expose loose sandy/gravel backfill to wall  
Proof roll existing backfill and place additional well graded granular sub base compact and blind with sand.  
Place 100mm grade RC35 concrete incorporating one layer A193 mesh with a floated finish

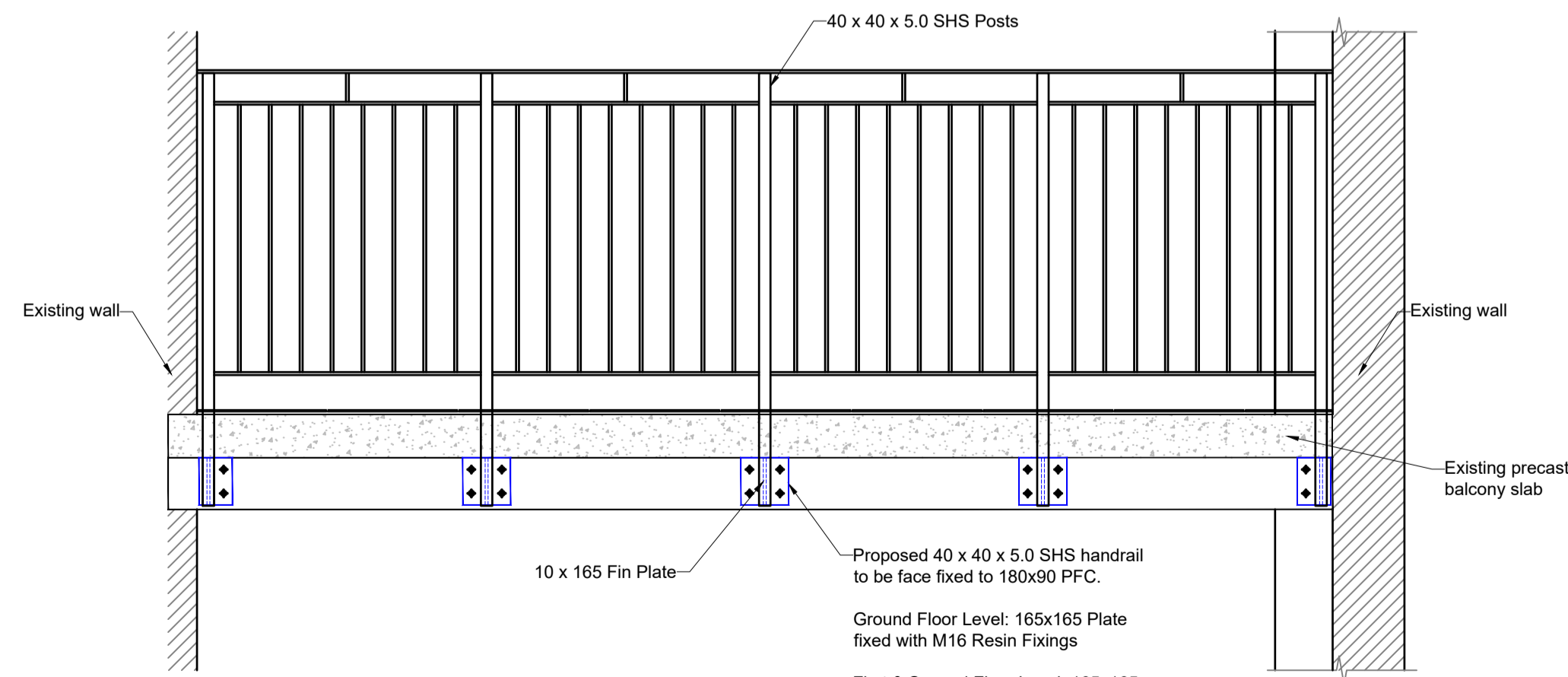
**NOTES:**

External ground levels vary. Strip foundation shown indicatively



**SECTION D-D**

Scale 1:20



**ELEVATION**

Scale 1:20

**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 GROUND FLOOR BALCONY REMEDIAL WORKS 6 NO REQUIRED**

**Simon Bastone Associates**  
Consulting Civil and Structural Engineers  
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Michael Browning Way  
Exeter, EX2 8DD  
Tel: 01392 671616 www.sb-a.co.uk

Scale:	AS SHOWN AT A1	Date:	25/11/22
Drawn:	HM	Chkd.:	IB
Appr.:	IB	Revision:	T3

**TENDER**

**210836-02**

**T3**

