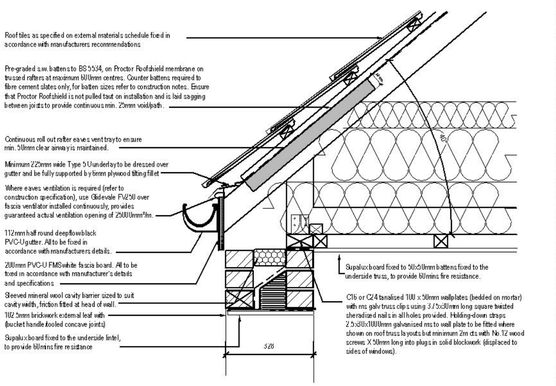


Roof tiles as specified on external materials schedule fixed in accordance with manufacturers recommendations

Pre-graded s.w. battens to BS 5534, on Proctor Roofshield membrane on trussed rafters at maximum 600mm centres. Counter battens required to fibre cement slates only, for batten sizes refer to construction notes. Ensure that Proctor Roofshield is not pulled taut on installation and is laid sagging between joists to provide continuous min. 25mm void/path.

Continuous roll out rafter eaves vent tray to ensure min. 50mm clear airway is maintained.

Minimum 225mm wide Type 5U underlay to be dressed over gutter and be fully supported by 6mm plywood tilting fillet

Where eaves ventilation is required (refer to construction specification), use Glidevale FV250 over fascia ventilator installed continuously, provides guaranteed actual ventilation opening of 25000mm²/m.

112mm half round deepflow black PVC-U gutter. All to be fixed in accordance with manufacturers details.

200mm PVC-U FMS white fascia board. All to be fixed in accordance with manufacturer's details and specifications

Sleeved mineral wool cavity barrier sized to suit cavity width, friction fitted at head of wall.

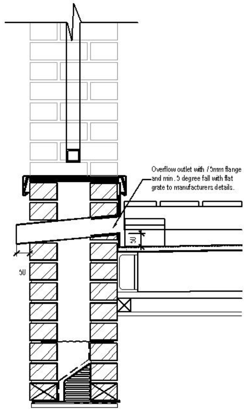
102.5mm brickwork external leaf with (bucket handle/tooled concave joints)

Supalux board fixed to the underside lintel, to provide 60mins fire resistance

Supalux board fixed to 50x50mm battens fixed to the underside truss, to provide 60mins fire resistance.

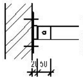
C16 or C24 tanalised 100 x 50mm wallplates (bedded on mortar) with ms galv truss clips using 3.75x30mm long square twisted sheradised nails in all holes provided. Holding-down straps 2.5x30x1000mm galvanised ms to wall plate to be fitted where shown on roof truss layouts but minimum 2m cts with No.12 wood screws X 50mm long into plugs in solid blockwork (displaced to sides of windows).

Detail 1 - Inset Balcony Eaves Detail (Apartments)



Overflow outlet with 75mm flange and min. 5 degree fall with flat grate to manufacturers details.

Detail 4 - Inset Balcony Overflow Detail

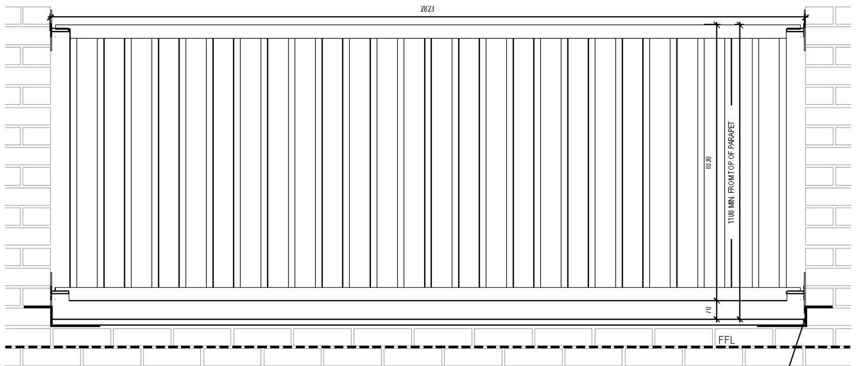


First fix 150x150mm bracket to be secured to wall, back plate fixed to brickwork with 2no. Hilti HIT-V (8.8) M12 used with HIT-HY270 & HIT-SC18x85 Sleeves. Min. embed 80mm. One fixing per bracket to be positioned centrally to brickwork. Balcony to be secured to wall bracket using M12 Bolt.
FINAL FIXING DESIGN TO BE CONFIRMED BY BALUSTRADE MANUFACTURE.

Balustrade Fixing Detail (Plan View)

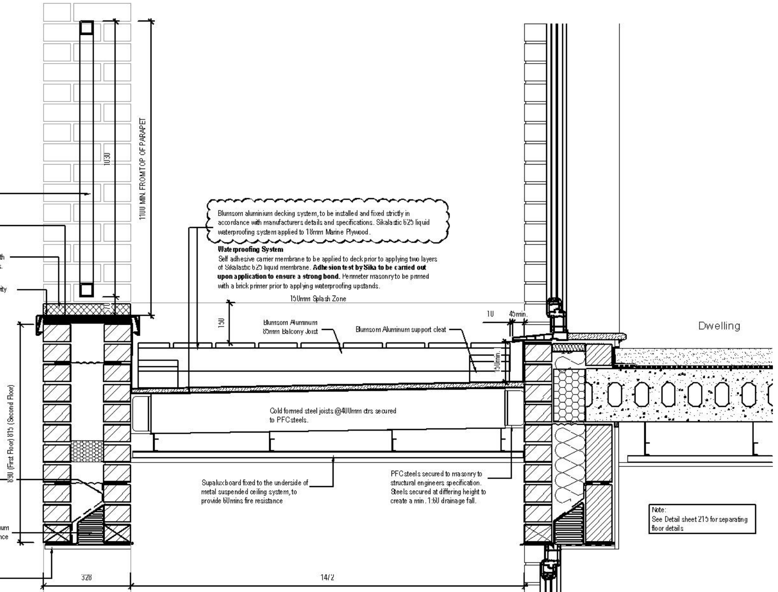
NOTE:
- Balcony guarding to be capable of resisting horizontal force given in Approved Document K and BS6399:Part 1 1996.
- Balcony guarding to be minimum 1100mm in height from top of parapet and be non-climbable.
- Railings to be RAL7015.
- All external steelwork to be hot-dip galvanized.
- Masonry ties to be installed at 225mm vertical centres at fixing locations and around all openings.

Balustrade design to fabricators details. Finished colour to client requirements. SHS Top & bottom frame to be designed to span full width between masonry, secured to wall return either end. 25mm wide infill bars spaced no greater than 100mm c/c.



Code 4 lead, 75mm upstand dressed over parapet DPC layer, up and into wall, joining with cavity trays as indicated on plans and sections.

Detail 5 - Metal Balustrade Design Intent - 4no. Required.


1030
1100 MIN. FROM TOP OF PARAPET
70
150
890 (First Floor) 815 (Second Floor)
150mm Splash Zone
10
45min.
150min.
Dwelling
328
1472

Balustrade design to fabricators details. Finished colour to client requirements. SHS Top & bottom frame to be designed to span full width between masonry, secured to wall return either end. 25mm wide infill bars spaced no greater than 100mm c/c.

Ply to be fixed to top of parapet, DPC to extend over plywood and under capping

Code 4 lead, 75mm upstand dressed over parapet DPC layer, up and into wall, joining with cavity trays as indicated on plans and sections.

Aluminum copings, brackets and fixings to cavity wall, provided by supplier. All to be fixed in accordance with manufacturers details and recommendations.

DPC cavity tray (with stop ends) dressed over lintel and to extend 150mm either side of opening; with weep holes within perpend at each end of opening and at max. 450mm centres.

I.G. lintels, or similar approved. To have minimum 150mm bearing at each end. Fixed in accordance with manufacturers instructions

Supalux board fixed to the underside lintel, to provide 60mins fire resistance

Blumsom aluminium decking system, to be installed and fixed strictly in accordance with manufacturers details and specifications. Sikalastic 625 liquid waterproofing system applied to 18mm Marine Plywood.

Waterproofing System
Self adhesive carrier membrane to be applied to deck prior to applying two layers of Sikalastic 625 liquid membrane. **Adhesion test by Sika to be carried out upon application to ensure a strong bond.** Perimeter masonry to be primed with a brick primer prior to applying waterproofing upstands.

Blumsom Aluminum 85mm Balcony Joist

Blumsom Aluminum support cleat

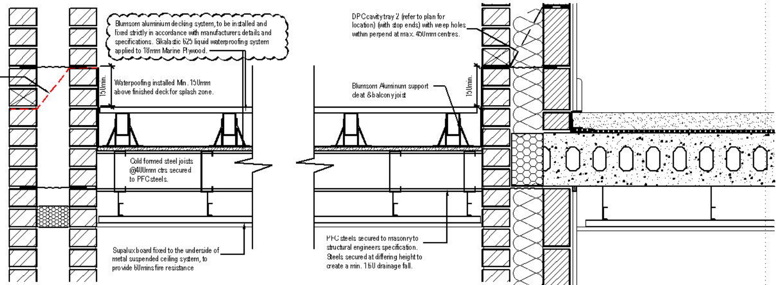
Cold formed steel joists @400mm ctrs secured to PFC steels.

Supalux board fixed to the underside of metal suspended ceiling system, to provide 60mins fire resistance

PFC steels secured to masonry to structural engineers specification. Steels secured at differing height to create a min. 1:60 drainage fall.

Note:
See Detail sheet 215 for separating floor details

Detail 2 - Inset Balcony First & Second Floor Section A:A



DPC cavity tray 1 (refer to plan for location) (with stop ends) with weep holes within perpend at max. 450mm centres.

Blumsom aluminium decking system, to be installed and fixed strictly in accordance with manufacturers details and specifications. Sikalastic 625 liquid waterproofing system applied to 18mm Marine Plywood.

Waterpoofing installed Min. 150mm above finished deck for splash zone.

Cold formed steel joists @400mm ctrs secured to PFC steels.

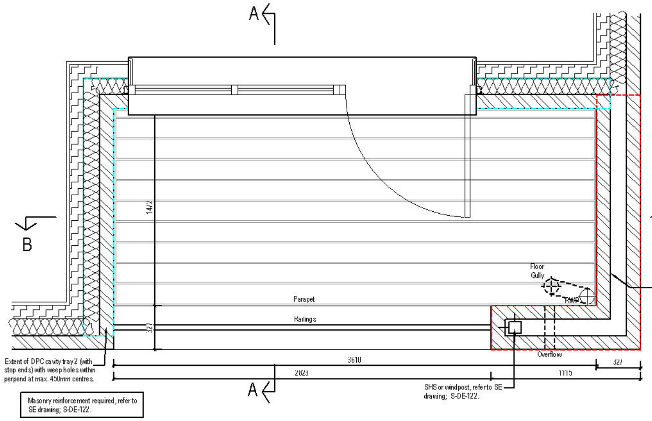
Supalux board fixed to the underside of metal suspended ceiling system, to provide 60mins fire resistance

DPC cavity tray 2 (refer to plan for location) (with stop ends) with weep holes within perpend at max. 450mm centres.

Blumsom Aluminum support cleat & balcony joist

PFC steels secured to masonry to structural engineers specification. Steels secured at differing height to create a min. 1:60 drainage fall.

Detail 3 - Inset Balcony First & Second Floor Section B:B



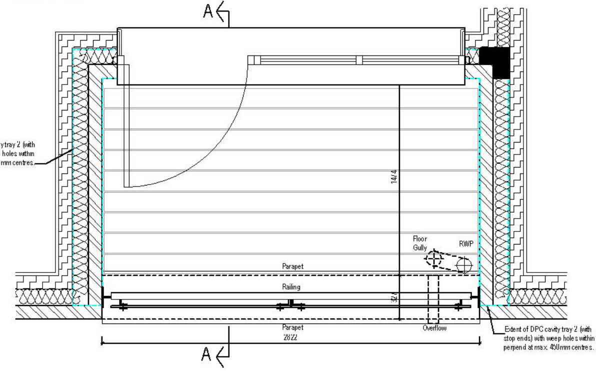
Extent of DPC cavity tray 1 (with stop ends) with weep holes within perpend at max. 450mm centres.

Extent of DPC cavity tray 2 (with stop ends) with weep holes within perpend at max. 450mm centres.

SHS or windpost, refer to SE drawing; S-DE-122.

Masonry reinforcement required, refer to SE drawing; S-DE-122.

Detail 6 - Inset Balcony Plan - Block 10 & 12
Scale 1:20



Extent of DPC cavity tray 2 (with stop ends) with weep holes within perpend at max. 450mm centres.

Extent of DPC cavity tray 2 (with stop ends) with weep holes within perpend at max. 450mm centres.

Detail 7 - Inset Balcony Plan - Block 10
Scale 1:20

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DO NOT SCALE. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING DIMENSIONS WHICH ARE IN MILLIMETRES UNLESS OTHERWISE STATED.

Rev:	Date:	Revision History:
T3	27.05.25	TG4 BOARD CHANGED TO MARINE PLYWOOD.
T2	03.03.25	MAGPLY BOARD CHANGED TO TG4 BOARD, DETAIL 7 ADDED AND BLOCK NAMES CORRECTED
T1	16.08.24	TENDER ISSUE

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Project:
FREEKS FARM, BURGESS HILL
RESIDENTIAL PHASE 3

	Name:	Date:		Name:	Date:
Designed by:	-	-	Checked:	JB	JULY 2024
Drawn By:	KJ	JULY 2024	Approved:	JB	JULY 2024

Scale: 1:10@A1
Status: TENDER

Drawing Title:
SUPERSTRUCTURE DETAILS - 2021 REGS
Inset Balcony Details
Masonry Apartments Block 10 & 12

Drawing No: S0035_A_DE_HB3_265
Rev: T3