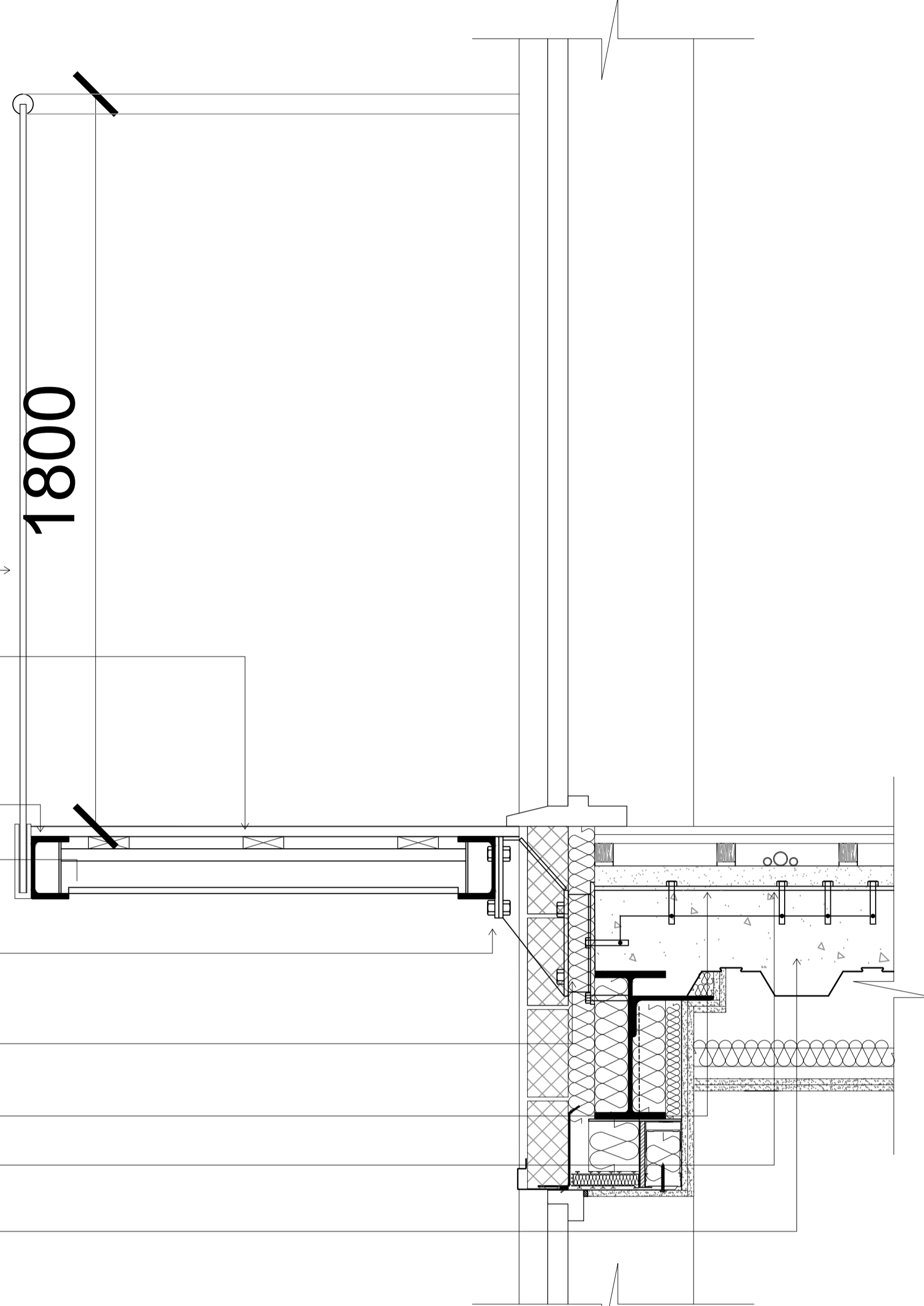


NOTE:
1800mm high balconies are applicable to plots 11, 18, 24 as well as around the roof garden as per AASW Acoustic report (Nov 19) and proposed elevations where hatched.



Obscured glazed balcony balustrade

- BalconyLife Ltd Vista View bolt on balcony.
- 35mm thick FSA softwood preservative treated decking with dark brown stain screw fixed to timber decking bearers
 - Timber bearers screw fixed to 50x50mm timber battens
 - Timber battens screw fixed to steel angles within balcony chassis.
 - 150x75x18mm light weight galvanised steel chassis with anthracite grey polyester vinyl finish
 - Anthracite grey composite soffit

BalconyLife Transfer Stub bolted to BalconyLife Ltd Thermal Break. Transfer Stub designed to suit construction arrangement.

BalconyLife 250mm long x 150 mm wide x 60mm thick Thermal Break located within the building external wall insulation cavity and bolted to BalconyLife Ltd Concrete strap connection

BalconyLife Ltd concrete strap connection

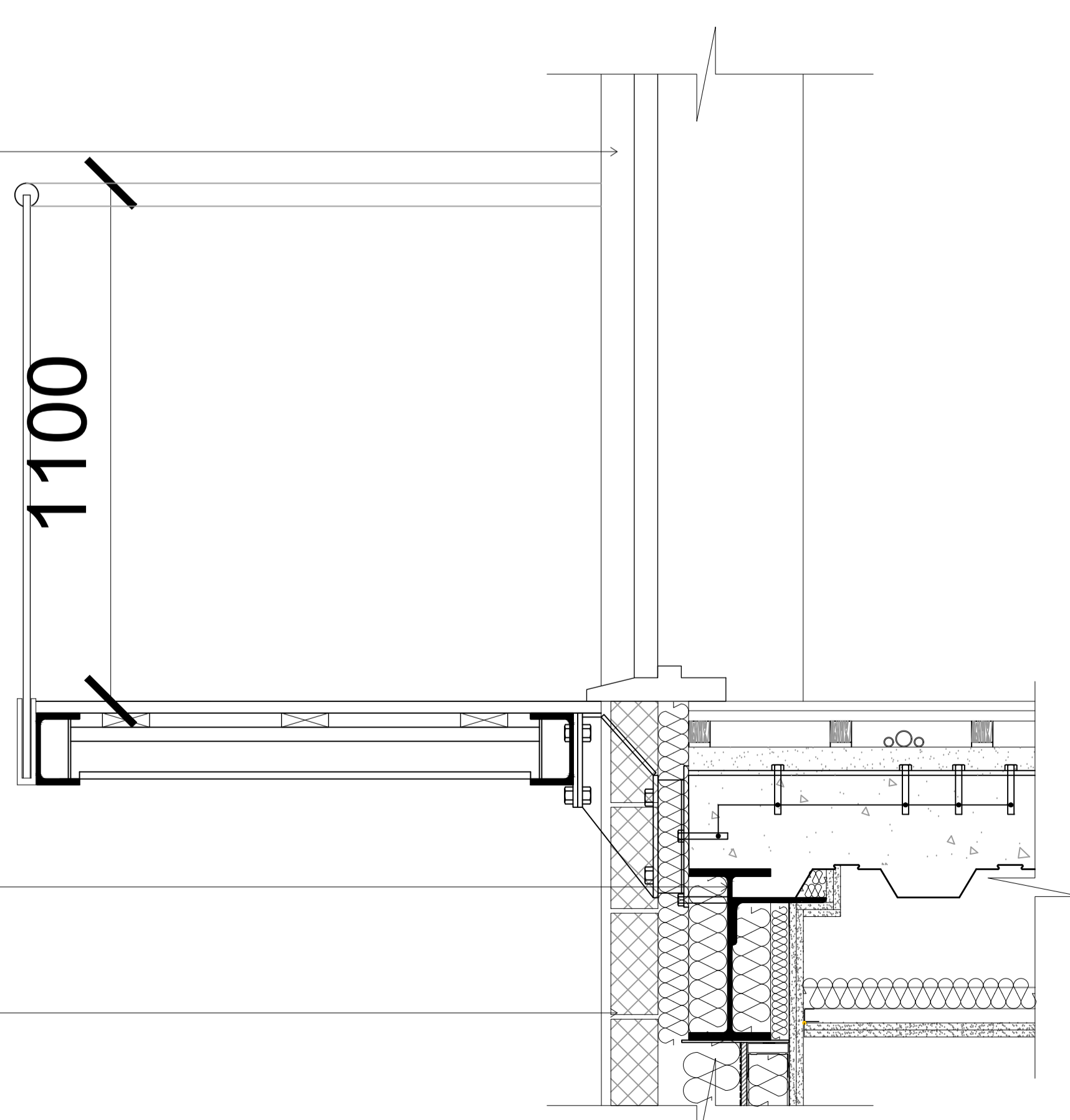
M16 chemically anchored bolt fixings into concrete floor slab

260mm Kingspan multideck 60 V2 composite slab

TYPICAL 1800mm HIGH BALUSTRADE DETAIL @ 1:10

Anthracite Grey aluminum door, see Aluk specification for details

NOTE:
1100mm balconies apply to all other balconies which are not obscured glazed.



171x356mm Steel beam with intumescent paint subject to Structural Engineer details
Pack steel with mineral wool

See 1583_312 for wall build up.

TYPICAL 1100mm HIGH BALUSTRADE DETAIL @ 1:10

Alutec Evoke aluminum composite stop end
parpaet coping
50mm IKO Enertherm insulation boards
18mm Plywood

PureVista 1400mm Glazed Screen with MegaGrip steel channel fixed to 150x150mm galvanised steel angle
20 mm STO render (grey REF: 37205) with propriety expansion joints
100mm blockwork leaf

25mm Dura Deck Ec0 Type 146 - Teak Grooved
38x97mm Timber joist
IKO Pedestal

140x215mm Blockwork leaf

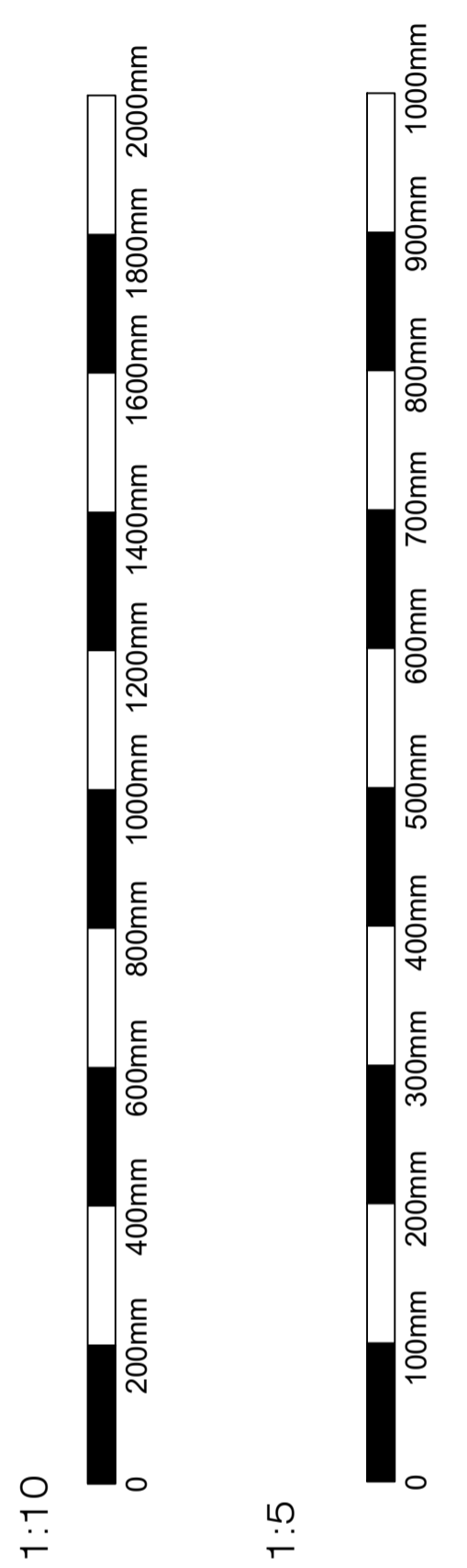
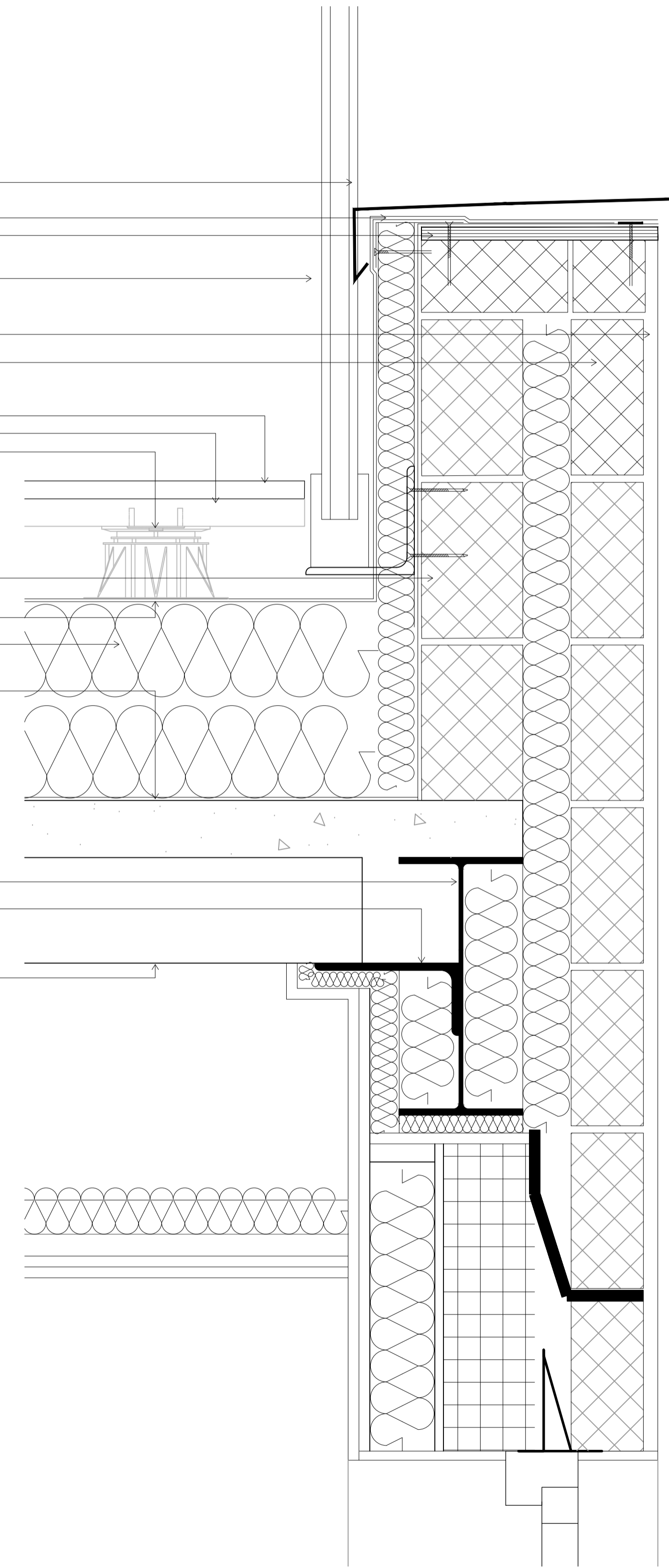
Armour plan PSG membrane
IKO Enertherm insulation, max 385mm tapering to min 145mm, achieve 1:60 fall

IKO T/O Vapor Control Layer

146x254mm Steel beam with intumescent paint subject to structural engineer details
Pack steel with mineral wool

225mm Kingspan multideck 146 composite slab

TYPICAL PARAPET WALL / BALUSTRADE DETAIL @ 1:5



drawing stage
PLANNING

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project title
37 BROADWATER ROAD
WELWYN

drawing title
BALCONY DETAILS

scale:	job architect	drawn	checked
VARIES@A1	MB	CH	
date	project no.	drawing no.	revision
9/01/2020	1583	250	