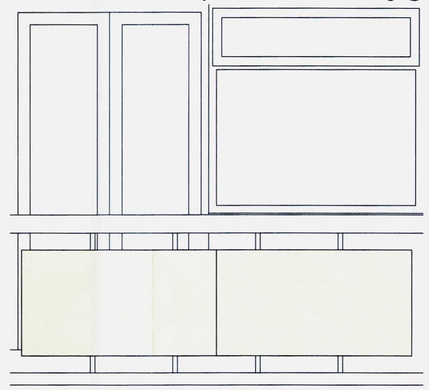
East Elevation As Existing @1:200



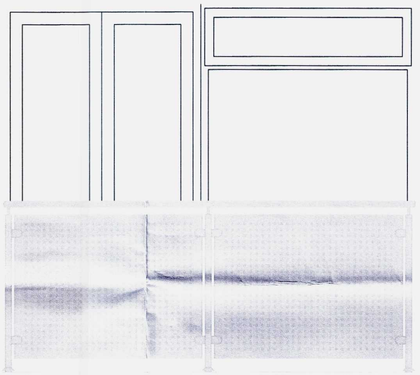
East Elevation As Proposed @1:200



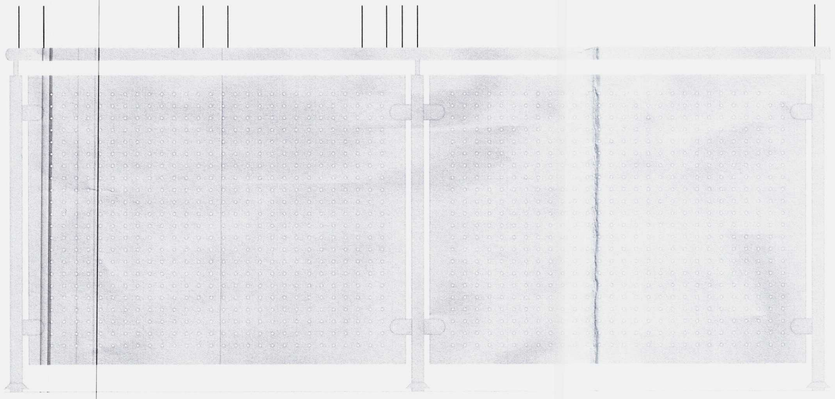
East Elevation Balcony Screen As Existing @1:20



East Elevation Balcony Screen As Proposed @1:20



East Elevation Balcony Screen As Proposed @1:10



GENERAL NOTES

Remove painted mild steel balcony screens with timber handrails and fixings in to balcony structure

Renew screens as per adjacent details

Renew top balcony railings in galvanised steel

Refurbish edge of balcony concrete structure and mastic asphalt surface

Windows shown in standard array, but in reality there are various layouts across the building

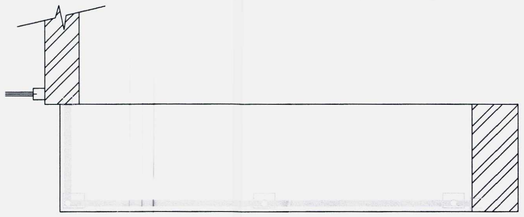
Complete concrete repairs to all areas with signs of corrosion

Carry out specification of external redecorations and repairs to east elevation generally

Ground Floor Balcony Plan As Proposed @1:20



1st, 2nd & 3rd Floor Balcony Plan As Proposed @1:20



BALCONY SCREEN NOTES

All fabrication, supply and fitting by specialist sub-contractor

Galvanised steel circular hollow section posts and 42mm diameter circular hollow section handrail

Set into 140 x 95 x 8mm baseplate with M12 resin anchors into concrete balcony

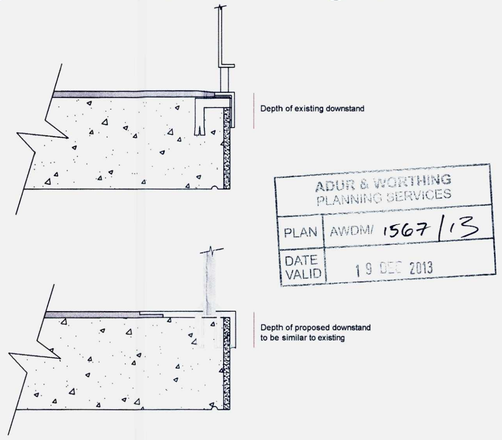
Weather collars welded to posts

Handrail set at 1100mm from balcony FFL

Perforated galvanised steel infill panels held in place with proprietary plate clamps

10mm circular perforations in grid layout with plain border

Balcony Surface & Fascia Refurbishment @1:10



ADUR & WORTHING PLANNING SERVICES
PLAN AWDM/1567/13
DATE VALID 19 DEC 2013

BALCONY SURFACING NOTES

Existing
Steel ties welded to back of steel channel fixing to edge of balcony

Steel ties approx 120mm x 120mm legs with twist at base

Sealant pointed in to gap between base of channel and fascia

Proposed
Edge of balcony beneath existing steel angle requires clearing and stabilising to form sound concrete corner prior to refurbishment of asphalt

Cut asphalt back approx 220mm from front edge

Form lap joint in existing asphalt by taking back 75mm for half depth

Fix baseplates to concrete with resin anchor bolts and embed baseplates in mastic asphalt

100mm mastic asphalt welted drip to be taken down sufficiently to conceal horizontal junction on fascia where render disturbed by removal of previous steel angles

New screens to be set as close to the front edge as possible while still achieving secure fixing

Notes

Do not scale

Except for Planning purposes.

The contractor is required to check all dimensions on site before work commences.

All goods, materials and workmanship to comply with current Building Regulations BSS and COP's and such other requirements as the local/statutory authorities' enforcement officer may consider necessary.

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Rev A - Add details for construction MS
Rev B - Amend screen materials MS
- Add top railing renewal

Project
Atlantic Court
Ferry Road
Shoreham-By-Sea

Drawing
East Elevation &
Balcony Details

Client
Atlantic Court
c/o Jordan & Cook

Scale As noted @ A1

Date DEC 2013

Drawn By MS Checked By ROH

Preliminary	☐	Tender	☐
Planning	■	Construction	☐
Building Regulations	☐	As Built	☐

Drawing No. 087/12/02

Revision B

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RICS