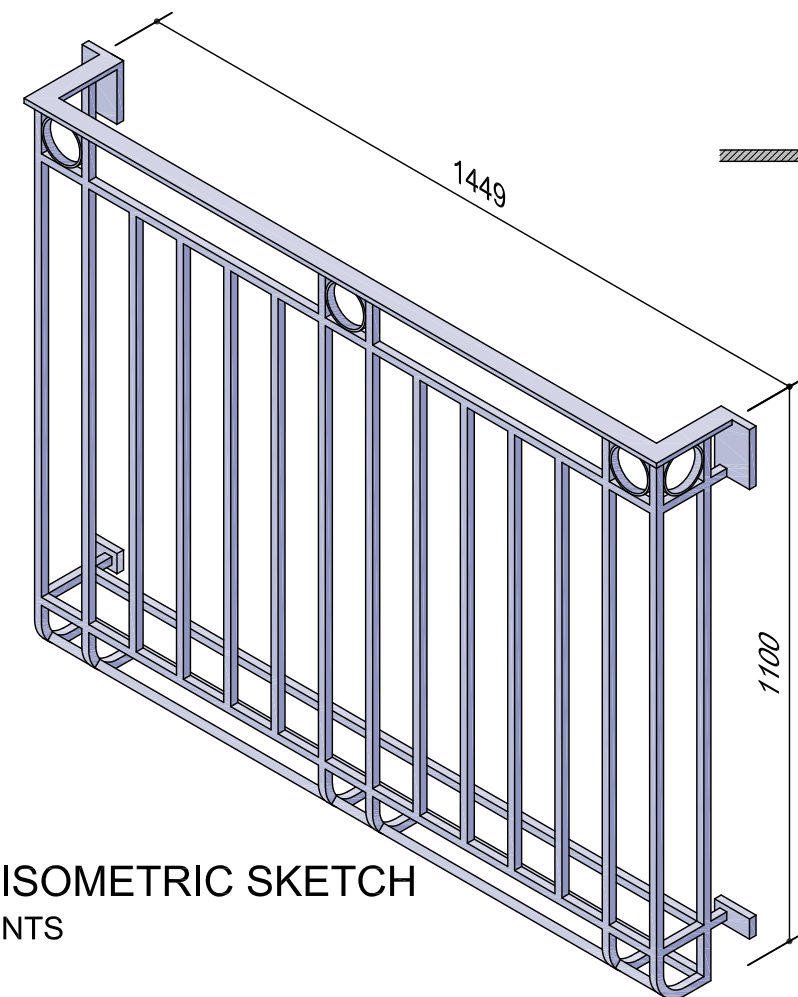


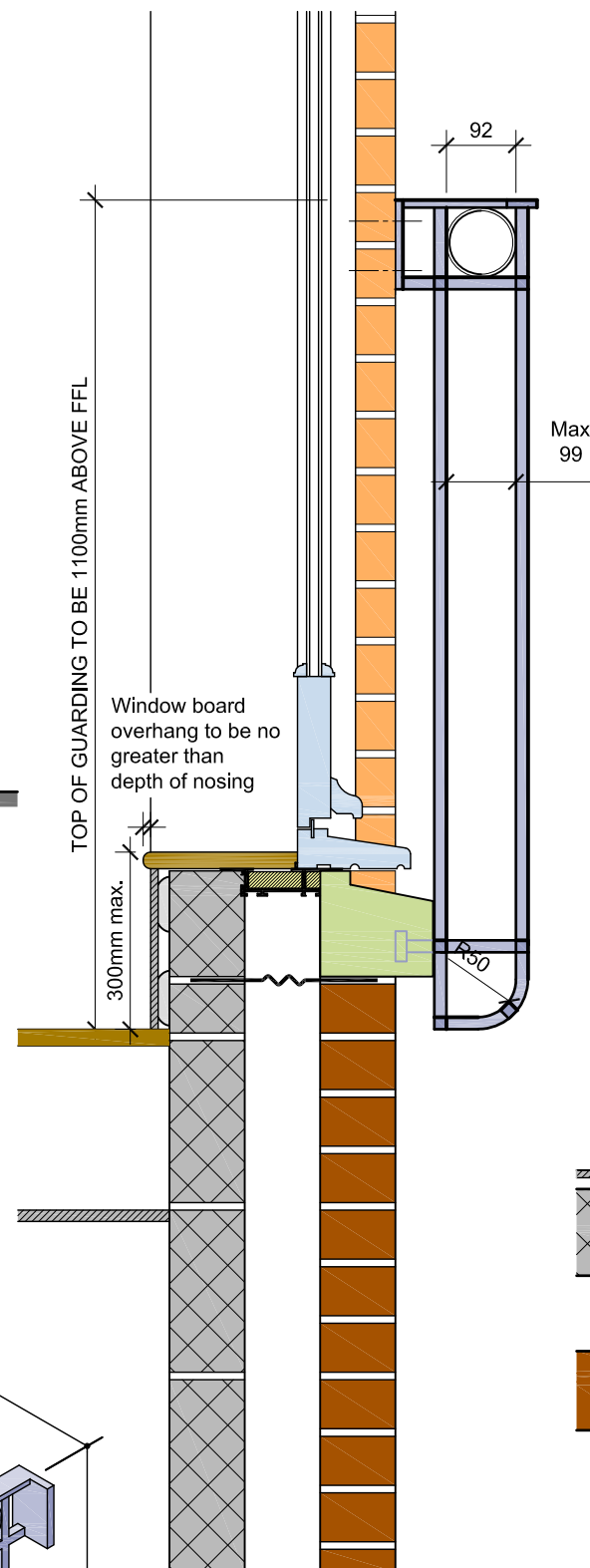


TYPICAL ELEVATION WITH JULIET BALCONY

Scale 1:50



ISOMETRIC SKETCH
NTS



Max 99

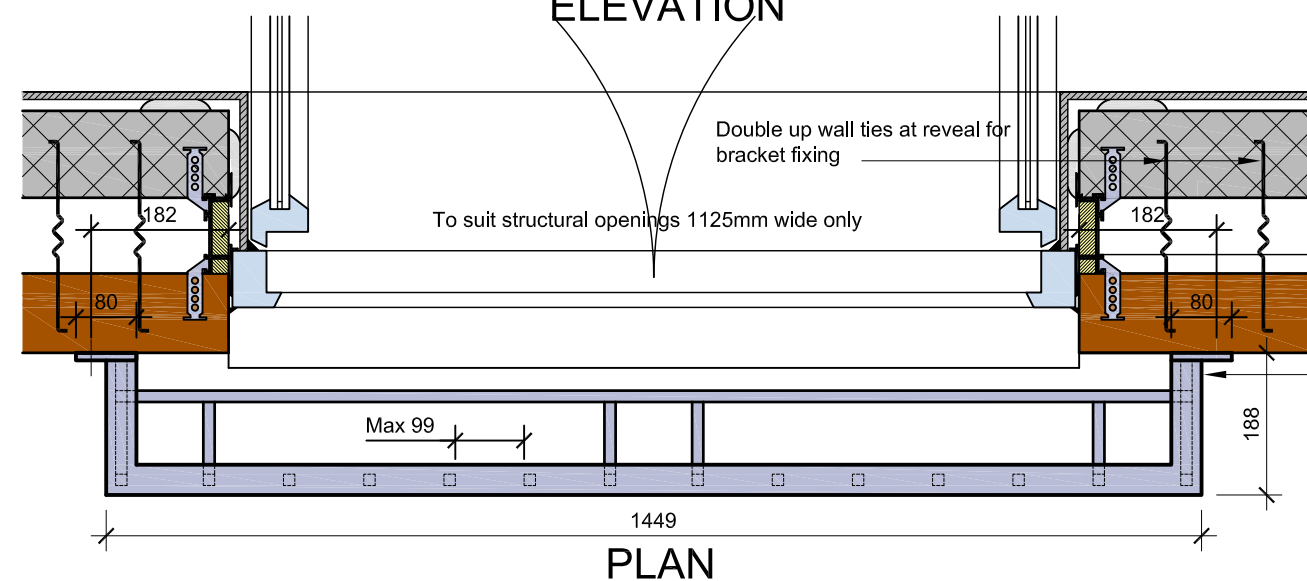
TOP OF GUARDING TO BE 1100mm ABOVE FFL

Window board overhang to be no greater than depth of nosing

300mm max.

92

Max 99



ELEVATION

PLAN

40 x 10mm Grade 43 mild steel flat bar, galvanised and powder coated Black RAL 9005

To be fixed to provide no less than 1100mm from FFL to top of balustrading

118 x 80 x 10mm flat standard pre-drilled with 2No. 11mm dia. holes for M10 fixing to wall

Rings formed from 16 x 5mm Grade 43 mild steel flat bar, galvanised and powder coated Black RAL 9005

Space between bars to be max 99mm, to comply with part K of building regs

16mm² Grade 43 mild steel, galvanised and powder coated Black RAL 9005

80 x 40 x 10mm flat standard pre-drilled with 1No. 13mm dia. hole for M12 fixing to wall

To be designed following the recommendations given in BS 6180, using the loadings given in BS 6399 Pt1: 1996 (i.e. horizontal UDL = 0.74kN/m, UDL to infill = 1.0kN/m², point load to infill = 0.5kN.) Offset from the face of the building and the spacing of the infill bars are to be such that a 100mm sphere will not pass through any opening

Fixings:
Top: RAWLPLUG M10 threaded rods with *R-KEM II* (universal polyester resin) or similar approved. Drill through complete width of brick install crimped sleeve and install resin and stud with resin bulb at crimped end. 2 anchors each side
Bottom: RAWLPLUG M12 threaded rods with *R-KEM II* (universal polyester resin) or similar approved. Drill through complete width of brick install crimped sleeve and install resin and stud with resin bulb at crimped end. 1 No. anchor each side

D 17JUL17 NL - Brought into line with standard house types. Fixings revised

CATEGORY: EXTERNAL WORKS		
DRAWING TITLE: JULIET BALCONY DETAILS For 1125mm opening		
DRAWING N°: Ex 106	REV: D	SCALE: 1:10@A3

Do not scale from this drawing. Use written dimensions only. Any discrepancy or suggested modification is to be reported to Bovis Homes Ltd. This drawing is the copyright of Bovis Homes Ltd.

