



**BALCONY HANDRAIL:**  
Handrail to slant toward balcony with an angle of at least 15° as required by BS8579 11.2.

**BALCONY BALUSTRADING:**  
PPC metal. Refer to elevation drawings for RAL colour. Posts fixed to concrete upstand to S.E. details

**WALKWAY PAVING TILES:**  
Ceramiche Keope Moov porcelain stoneware paving tiles on adjustable pedestals. Allow 6mm drainage gaps between the threshold sill and any paving, and gaps at walkway perimeters to be 10mm. NHBC req 7.1.17

**DRAINAGE FALLS:**  
Additional concrete topping/screed set to falls towards rainwater outlet. Min. 1:40 design fall to achieve a 1:80 finished fall on site

**RAINWATER OVERFLOW:**  
Low kerb concrete upstand min. 25mm below underside of door sill to act as overflow

**STEEL ANGLE:**  
To support balustrade posts. Angle and fixings to Structural Engineer's design and specification

**BALCONY CLADDING:**  
PPC pressed metal cladding fixed to balustrade post and underside of balcony slab via non-continuous brackets to manufacturer's recommendations. Colour to match balustrading

**METAL SOFFIT:**  
PPC metal soffit fixed on metal rails to concrete slab to manufacturer's recommendations. Min. 1:40 fall to soffit. Colour to match balustrading. Allow 10mm gap to perimeter for drainage

**EXTERNAL WALL TYPE EW-11**  
REFER 3000 SERIES FOR TYPICAL DETAIL

**WATERPROOFING:**  
Cold liquid applied waterproofing membrane to extend under threshold. Min. 75mm upstand. System to achieve to B<sub>ROOF</sub> (t4) classification

**WEEP HOLES:**  
Proprietary weep holes above cavity tray installed at max. 450mm centres to drain cavity. Colour to match mortar

**CAVITY TRAY:**  
Visqueen Zedex CPT DPC to inside face of brick and lapped under cavity tray. DPC sealed using jointing tape to manufacturer's recommendations

**BELOW DPC BRICKWORK:**  
Engineering Brick Class B or FL 150mm above deck level. Brick colour to match that specified on elevation

**CONCRETE UPSTAND:**  
To Structural Engineer's design and details

**EPDM:**  
Spec TBC. To be installed as per manufacturer's recommendations

**INTUMESCENT SEALANT:**  
Intumescent mastic to provide air and weather seal between sheathing boards. To be installed to manufacturer's recommendations

**THERMAL BREAK:**  
120mm thermal break connection to Structural Engineer's design, detail and specification. Ensure fire separation to cavity between levels. 80mm wide thermal break acceptable on Non-Net Zero Carbon flat blocks

**FLOOR TYPE FL-18:**  
REFER 3400 SERIES FOR TYPICAL DETAIL

**BALCONY MEMBRANES KEY**

	High Performance DPC
	DPC to cavity/fire barriers
	Waterproofing Layer
	Tanking Primer
	Detailing Cover Strip
	Air and Vapour Control Layer (AVCL)
	Breather Membrane
	Separating membrane
	EPDM
	Airtightness Tape
	Flexible Foil Seal
	Fixing Strip
	Acoustic Resilient Layer
	Bauder Filter Fleece
	BauderTEC KSA Duo Waterproofing

**Notes:**  
Do not scale. All dimensions are in millimetres unless otherwise stated. This drawing should be read in conjunction with all relevant project information and contract documentation. All dimensions to be checked prior to fabrication and or commencement of works. All works to comply with all relevant legal standards, building regulations and warranty provider requirements. Report any discrepancies, if in doubt ask.

**Revisions:**

Rev	Status	Date	Description	Drn	Chkd
C01	A4	14.08.24	CONSTRUCTION ISSUE	RQ	

**Client Name:** London Square

**Project Name:** Richmond College

**Drawing Name:** RC Frame (NZC) - Upper Floor Ext. Walkway Detail

<b>Drawing Number:</b> DL0300-BPW-ZZZ-ZZ-DR-A-37640	<b>Rev:</b> C01	<b>Status:</b> A4
<b>Project No:</b> 23-057	<b>RIBA Stage:</b> 4	<b>Drawn By:</b> RQ
<b>Scale:</b> 1:15 @ A3		

**CONSTRUCTION**

40 Norman Road,  
Greenwich, London  
SE10 9QX  
t. 020 8293 5175  
bptw.co.uk

