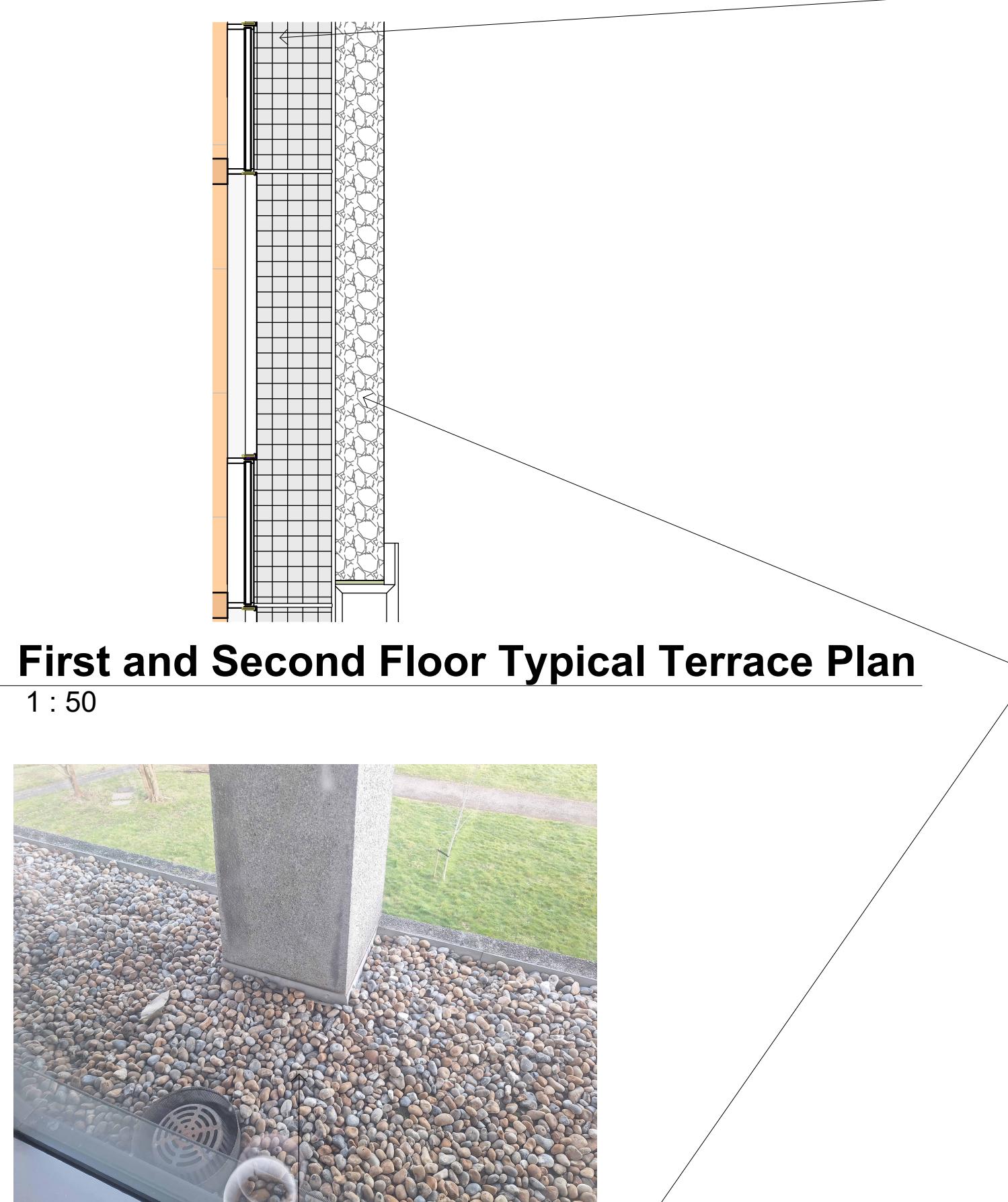


First and Second Floor Corner Terrace Plan

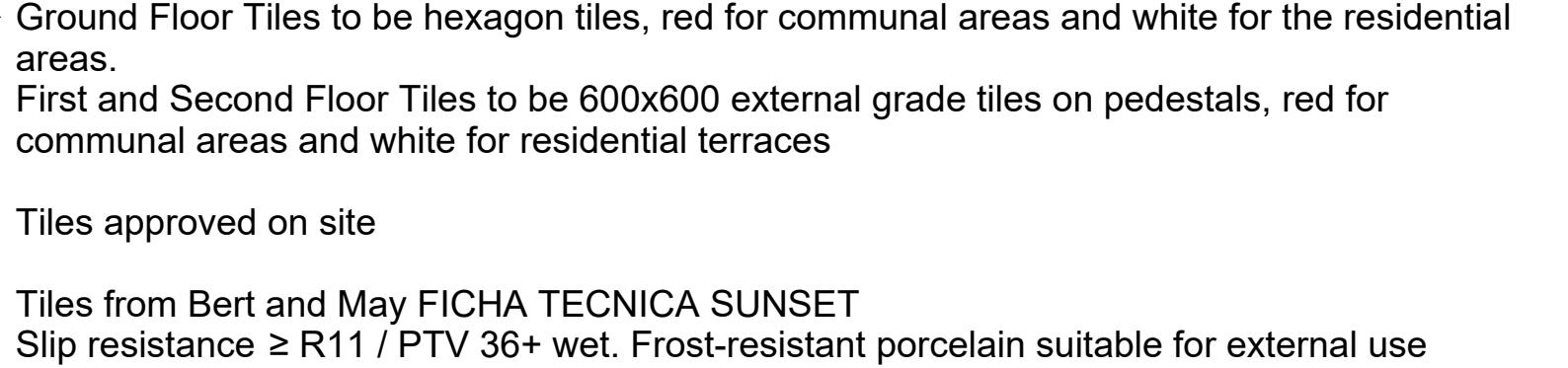
- Balustrade Compliance
- Balustrade height 1100mm above FFL in accordance with Approved Document K.
- Mesh panel: stainless steel grade 316, aperture < 35mm to prevent climbing.
- All fixing details concealed where possible to respect the listed façade.
- All balustrade fixings designed to be reversible with no harm to existing listed structure.
- Balustrade designed to resist 0.74 kN/m horizontal line load in accordance with BS 6472:2008.

Terrace build-up includes continuous waterproofing membrane with min. 1:80 falls to drainage in accordance with manufacturer's recommendations.



First and Second Floor Typical Terrace Plan

Existing pebbles on the terraces to be removed and cleaned and reinstated on the terraces after new covering and decking installed.



Notes:

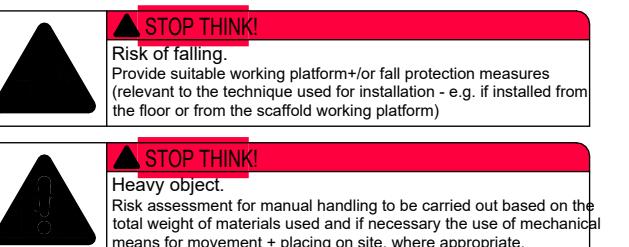
do not scale:
detailed drawings and larger scale drawings take precedence. Figured dimensions only are to be taken from this drawing.

dimensions:
All buildings and site dimensions, levels and sewer invert levels at connection points are to be checked and verified on site by the contractor before the commencement of works. All dimensions are to be checked prior to the placement of orders for materials or the fabrication of work and any discrepancy, omission or error is to be reported to the architect immediately for verification.

specification:
The contractor is to comply with current building legislation, British standard specifications, building regulations etc. whether or not specifically stated on this drawing. This drawing ,ust be checked against and read in conjunction with any structural or other relevant specialist and design documentation provided.

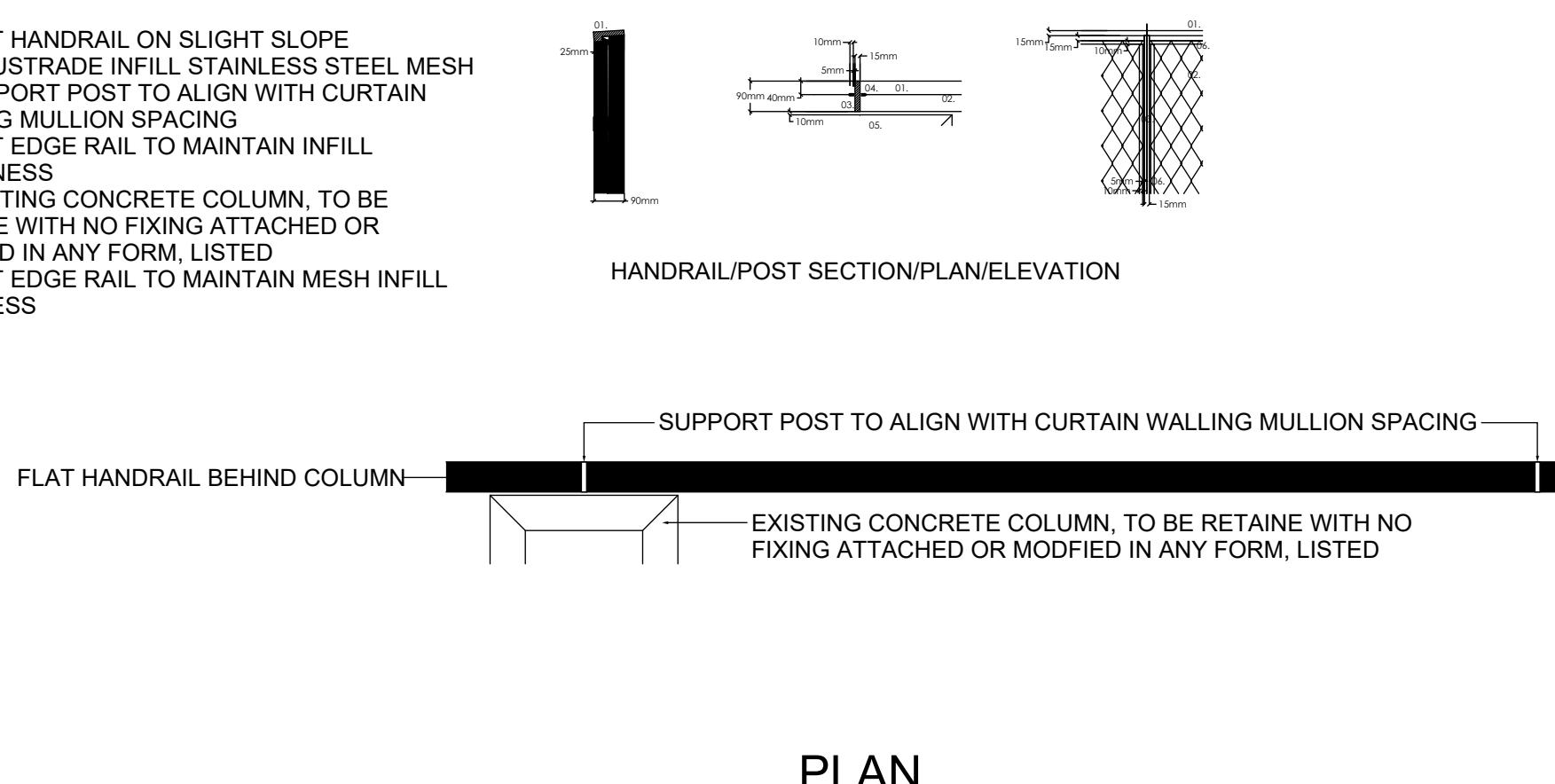
NOTE:
All drawings are subject to local authority approval, structural engineers details, energy specialist's criteria, framing manufacturer's, fenestration, cladding and other key specialists' details. Any tolerances and differential movement between elements is to be accommodated within the design

NOTE:
Final materials are to be fully in accordance with local authority approved materials schedule & colours.

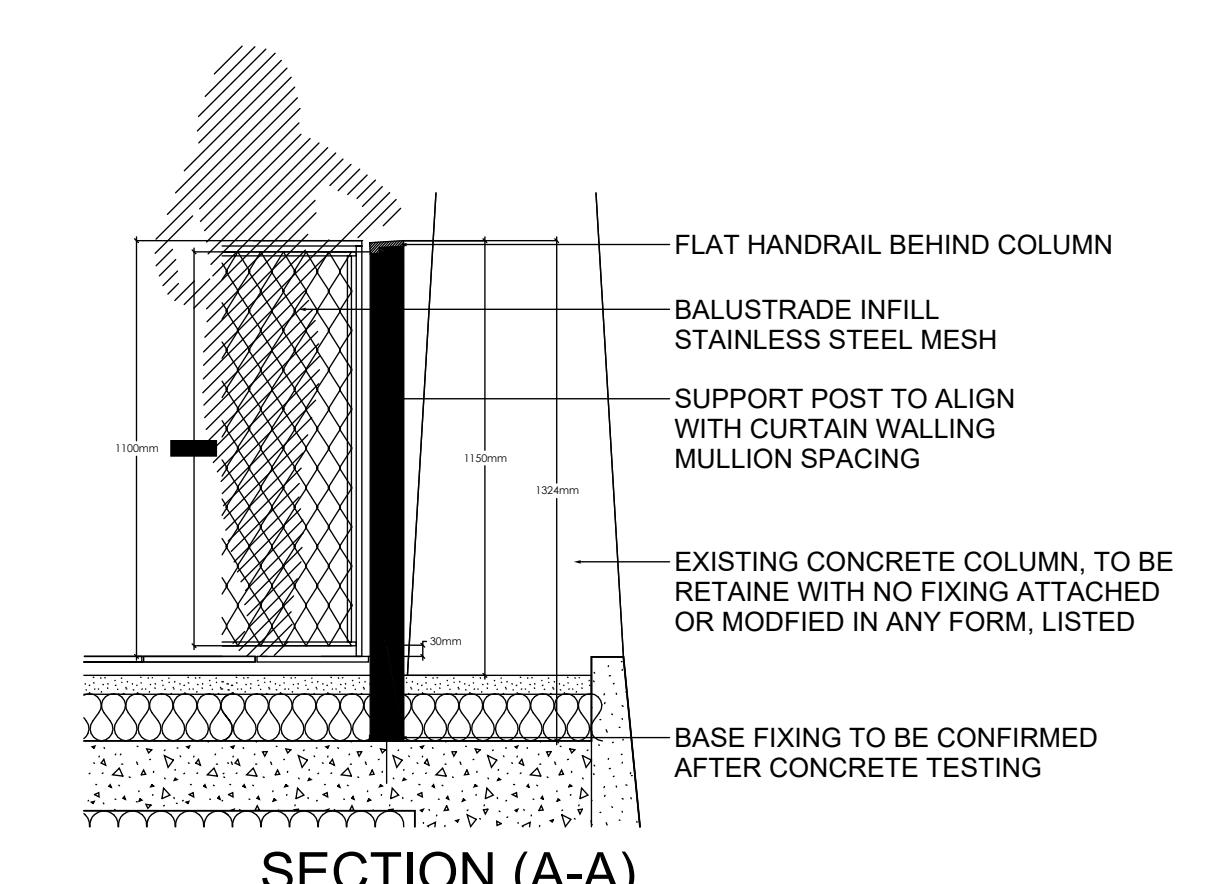
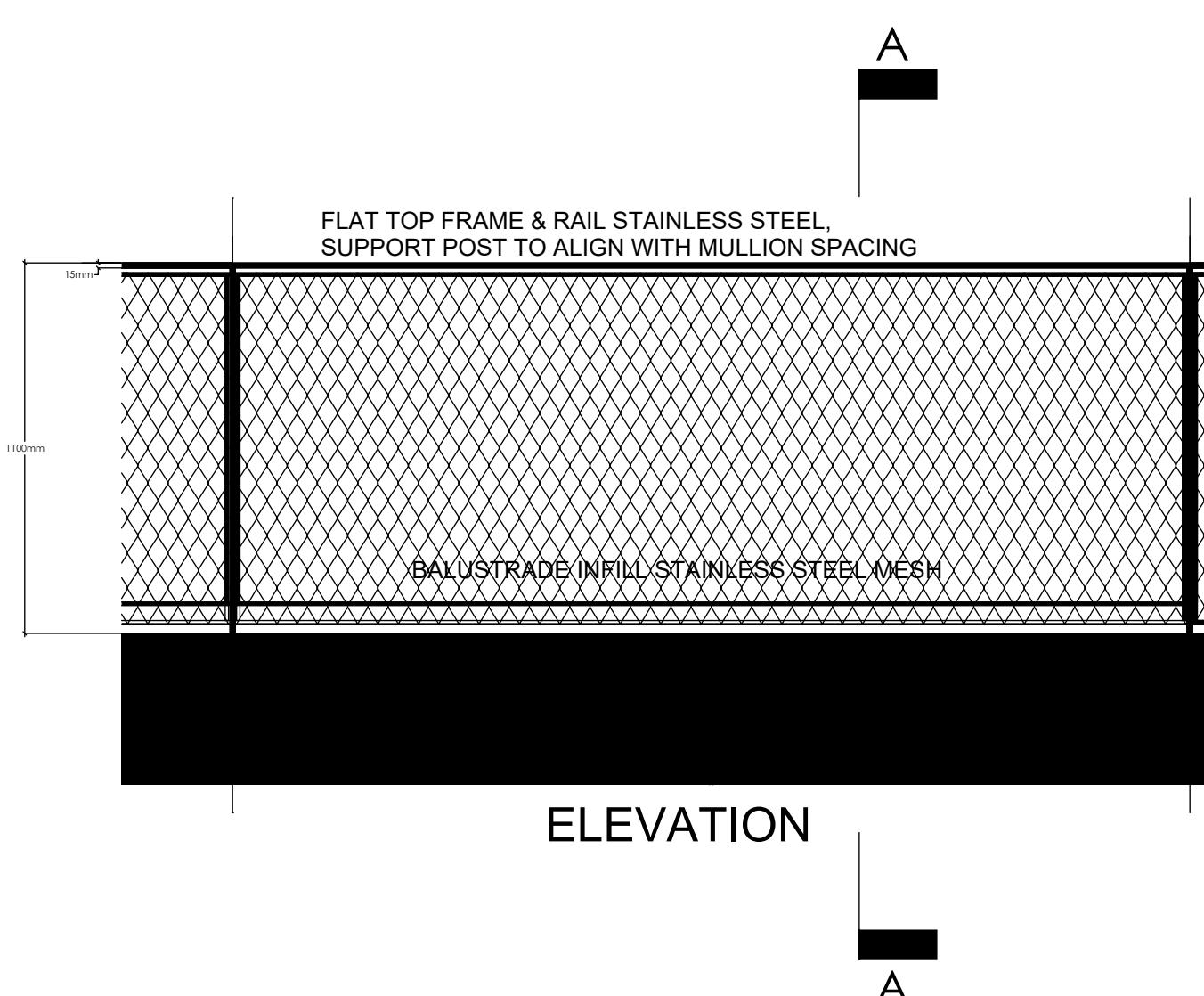


PRELIMINARY

STAINLESS STEEL BALCONY/HANDRAIL DETAILS WITH MESH INCORPORATED



3 Terrace Railings



Rev	Description	Date	By
<hr/>			
	Client:		
Marson Properties			
<hr/>			
	Project:		
Hayes Park South, Hayes End			
Road, Hayes			
<hr/>			
	Description:		
Terrace Floor & Railings			

newport:
First Floor, 5 Gold Tops,
Newport, South Wales, NP20 4PG
Tel: 01633 245020

Drawn: Scale:
Author As @A1
Date: indicated
10/07/25

Drawing No	Rev:
JW 1200.2	1015