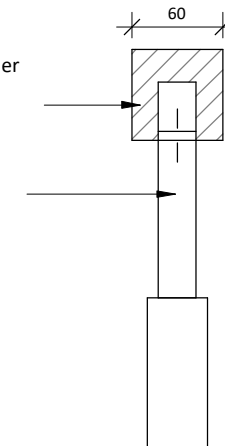
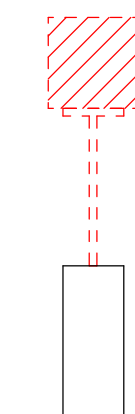
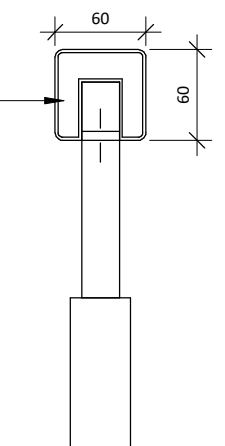


Notes & Caveats

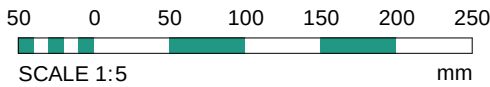
- Integrity of fire protection provided by existing floors & separating walls to be reviewed, client to be advised of any remedial works required and instruction sought.
- Existing Fire Protection to structural frame to be retained throughout. Any concerns over the integrity, prior to or during the works are to be raised with the Building Control Approved Inspector and client.
- All proprietary and brand-named elements (eg. Rockwool, Hilti, et al) must be installed in strict accordance with the manufacturer's written instructions. If in any doubt allow for queries to be reviewed with the manufacturer's technical support team
- All fire doors and fire stopping must be verified and certified by a third party certifier**
- Aluminium and stainless steel components must not come into contact with each other. If unavoidable, the two must be separated by a membrane barrier to avoid corrosion. Fixings of aluminium & stainless steel components (eg. angles, brackets etc) must be at least 7mm from the surface edge
- All fixings and movement joints to be specified by specialist. All details are to be installed in strict accordance with manufacturers' written instructions. All details are indicative and to be confirmed by manufacturer, supplier or specialist. All existing dimensions must be checked on site by contractor.
- Allow for expansion of all metals via slots if necessary and provide S/S fixing or breaks to prevent accelerated corrosion
- Acceptable contact between alternative metals and zinc. Lead, Aluminium, Galvanised steel and stainless steel.
- Unacceptable contact between alternative metals and zinc. Copper and steel (Non galvanised).

Key

- Existing - to remain and/or be made good in accordance with specification
- To be removed
- To be added
- New cavity barrier / fire stop (see annotations)
- New breather membrane
- New vapour control layer
- New EPDM Class B waterproofing membrane

EXISTING CONDITION	REMOVAL	PROPOSED WORKS (CONCEPT ONLY)
60x60mm (assumed) timber square handrail mounted onto existing support rail (assumed galvanised) Galvanised fixing bracket 		60x60mm galvanised steel hollow handrail profile, slotted onto existing support rail and mechanically fixed onto existing galvanised brackets at minimum 2 points per bracket NOTE: New handrails to maintain existing balustrade height of minimum 1100mm from finished balcony floor level 

EXISTING SECTION DETAIL 21 - 1:5



Rev	Date	Int	Description
btp ARCHITECTS RIBA Chartered Practice 			
CLIENT: Intelligent FS			
PROJECT: Worsley Mill, Blantyre St, Manchester			
DESCRIPTION: Detail 21 - Balcony Handrail Detail			
PURPOSE OF ISSUE: Planning			
DRAWN BY:	CHECKED	DATE:	SCALE @ A2:
LB	LB	28/09/23	As indicated
JOB NO:	STATUS CODE:	DRAWING NO:	REV
4297	S2	150	
FILE IDENTIFIER: WM-BTP-00-ZZ-DR-A-4297_150			
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