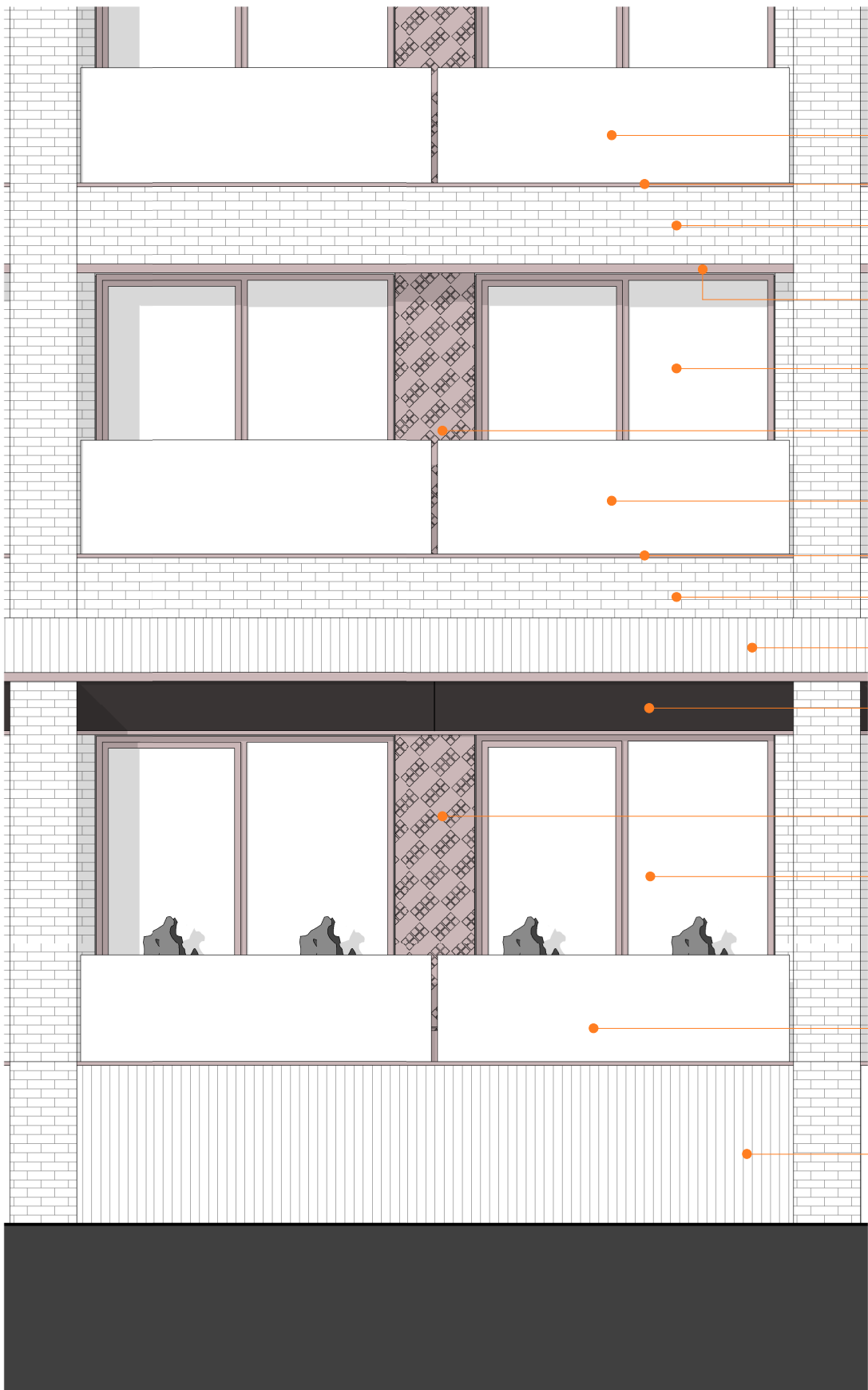
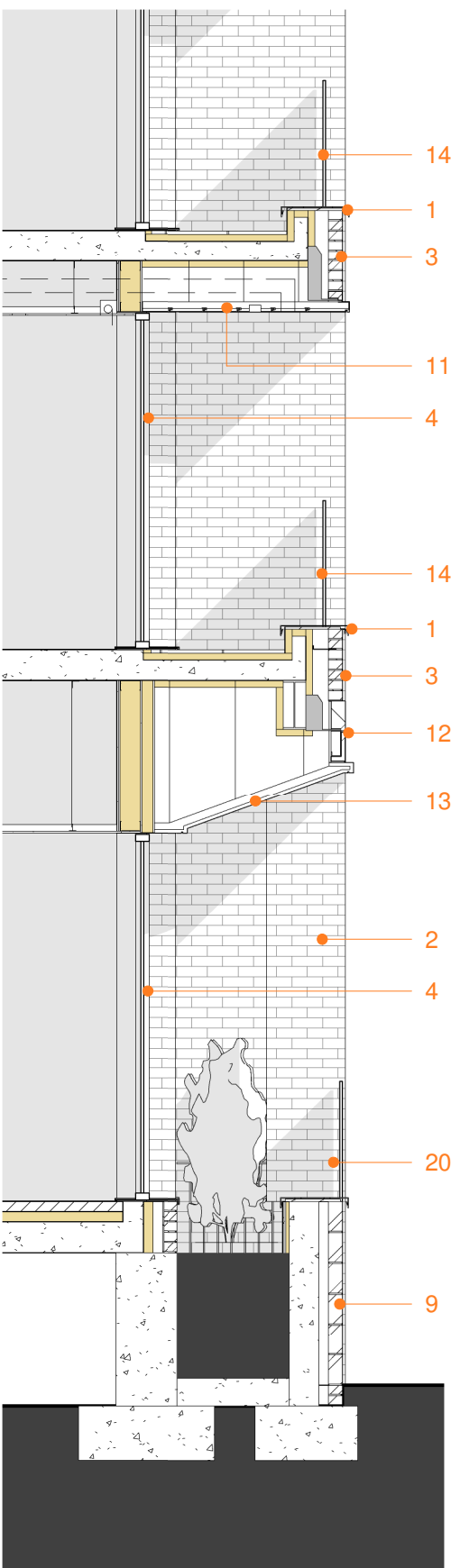
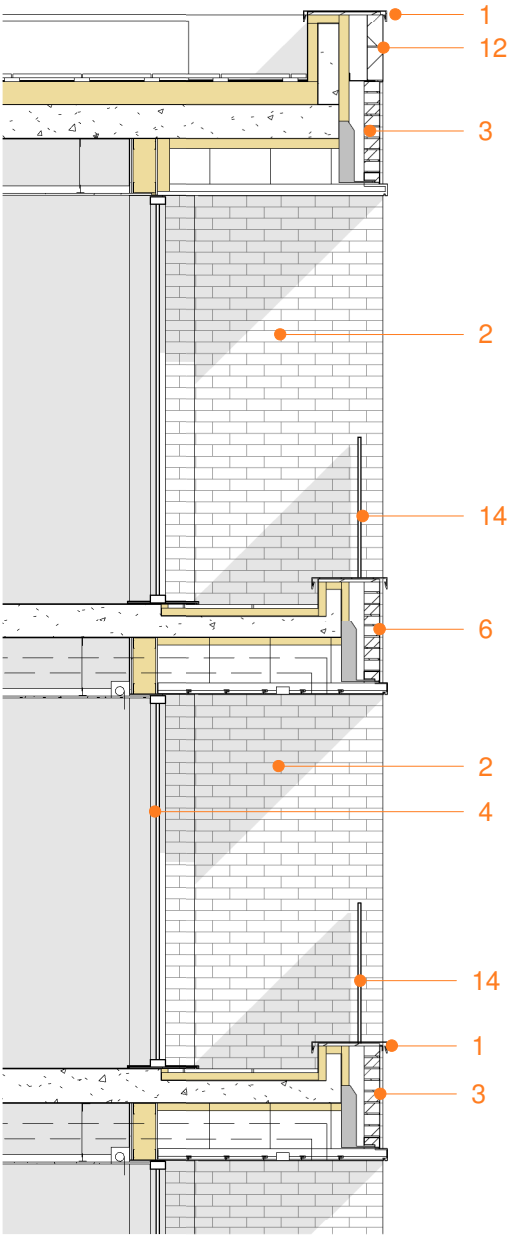
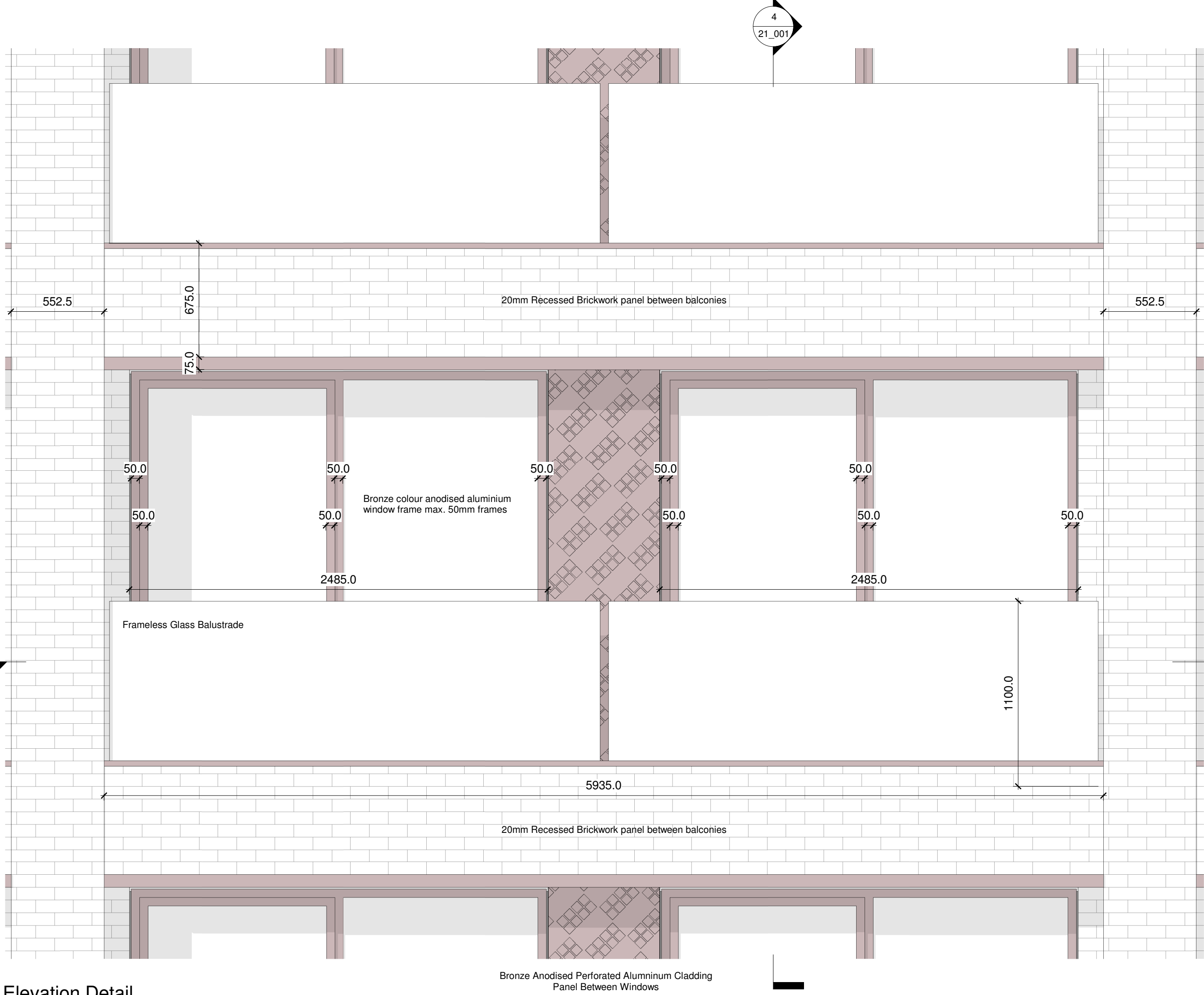




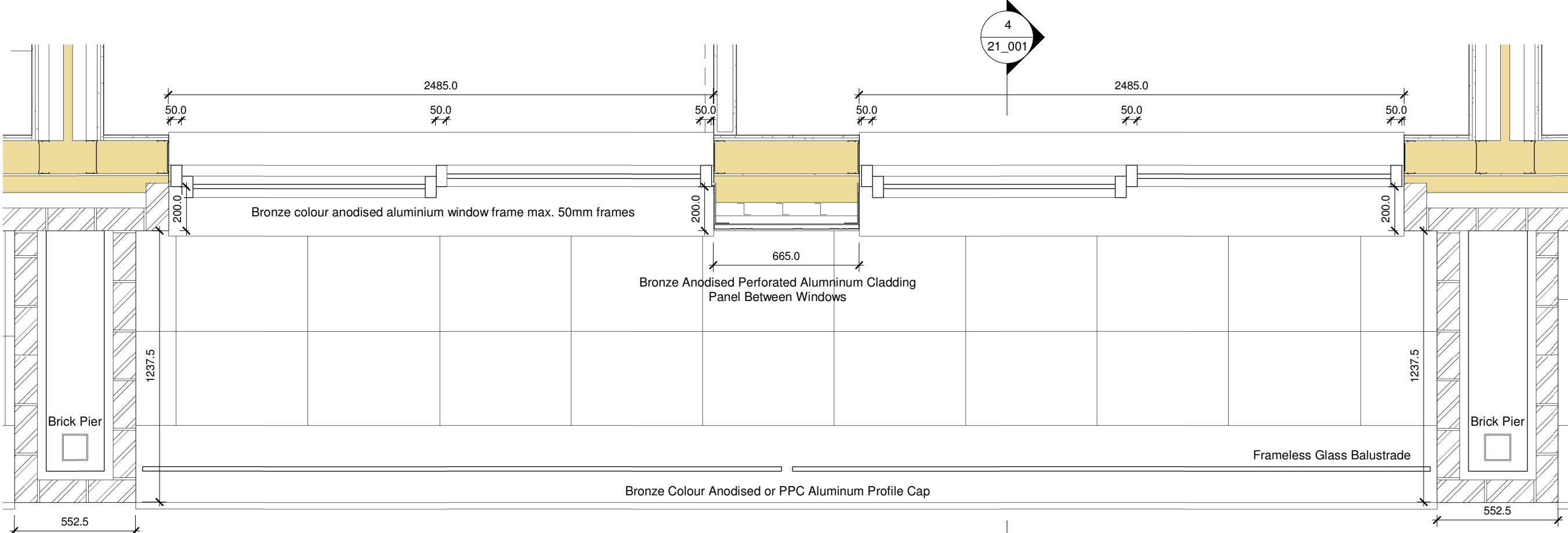
Ducie Street Elevation
1 : 50



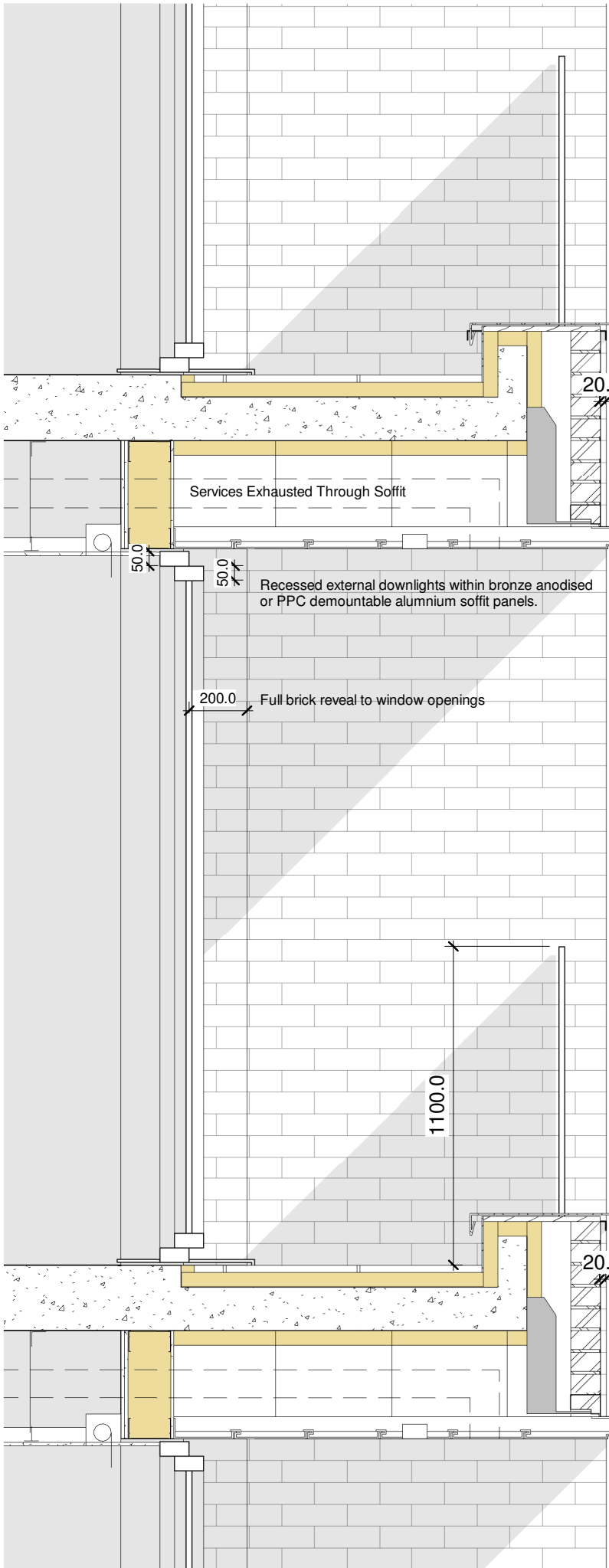
Ducie Street Section
1 : 50



Elevation Detail
1 : 20



Plan Detail
1 : 20



Section Detail
1 : 20

Elevation Key

1. Powder coated Aluminium profile cap to be a PPC Bronze colour finish or similar approved by Architect and Planner. Built wall sample required for sign off by Client and Architect.
2. Main elevations. Brick buff/grey 65mm. 5mm bucket handle joints, mortar to be natural in colour to slightly contrast with brick.
3. Recess brickwork details, 20mm recess from outer brick facade, 5mm bucket handle joints, mortar to be natural in colour to slightly contrast with brick.
4. Bronze colour anodised aluminium window frame max. 50mm frames. Full brick reveal and brick faced lintel unit to opening. Sample required for Architect, Planner and Client.
5. PPC Bronze colour louvre system to match windows with Max. 50mm frames and full brick reveal and brick faced lintel unit to opening. To be Secured by Design and part K compliant.
6. Bronze colour anodised or PPC aluminium cladding panel with secret fixings. Pencil shadow gap to panel. Panels within brickwork to have a min. recess of 20mm to match the recessed brickwork panels. (All insulation, fixings and finished facade to be non-combustible in accordance to Building Regs Part B Appendix A). Sample panel to be constructed for sign off by LPA, Client and Architect.
7. Bronze coloured anodised aluminium framed double glazed curtain walling with thermally broken integrated glazed door system. Frames to be a max. 50mm with full brick reveal and brick faced lintel unit to opening. Glazing to be Secured by Design and part K compliant.
8. Slim framed steel louvred doors / panel PPC matt finish bronze. Full brick reveals and brick faced lintel unit to opening.
9. Stack bonded soldier course brickwork 5mm bucket handle joints, mortar to be natural in colour to slightly contrast with brick
10. Bronze colour anodised or PPC aluminium cladding panel with perforated pattern and secret fixings. Sample panel to be approved by Architect and Client.
11. Bronze colour anodised or PPC aluminium cladding panel with secret fixings to balcony fascia and soffit. Demountable rainscreen cladding panel to balcony soffit. Pencil shadow gap to panel.
12. 2No. stack bonded soldier brickwork detail 5mm bucket handle joints, mortar to be natural in colour to slightly contrast with brick.
13. Angled profile fascia and soffit below balconies. Bronze colour anodised aluminium to match windows and rainscreen cladding panels.
14. Frameless glass balustrade with secret fixings.
15. Galvanised steel railing with bronze PPC finish. 75 x 10mm MS flat bar fins at 75mm centres with 75 x 10mm capping rail.
16. Recessed external grade light fitting to balcony soffits.
17. Bronze colour anodised aluminium framed double glazed door unit. Combination of inward, outward and sliding opening. Glazing to be Secured by Design and part K compliant.
18. Galvanised steel Juliet balustrading with bronze PPC finish. 75 x 10mm MS flat bar fins at 75mm centres with 75 x 10mm capping rail. Secretly fixed back through brick reveal to concealed SHS with thermal breaks.
19. PPC matt bronze galvanised steel panel privacy screen with perforated pattern. Sample panel to be approved by Architect and Client.
20. Opaque laminated frameless glass balustrade fitted flush to the outer wall.

General Note

- All insulation to be non-combustible (Euro Class A1).
- Gas membrane to be confirmed by civil engineer.
- All windows and doors to have cavity closers/fire stops.

*All RAL Colours and materials TBC by client and approved by planning.

TIM GROOM ARCHITECTS

7 Constance Street
Knott Mill
Manchester
M15 4JQ
Tel: +44 (0)161 870 1152
www.timgroomarchitects.co.uk

Copyright © 2015 Tim Groom Architects Limited. All rights reserved. No part of these drawings or designs may be reproduced, in whole or in part, whether in two of three dimensions, distributed or transmitted in any form or by any means, including photocopying, recording or other electronic or mechanical methods, without the prior written permission of the copyright owner. No part of these drawings or designs may be reproduced or stored in any electronic retrieval system in any form or any means without the prior written permission of the copyright owner. The copyright owner reserves all its moral rights and the right to be identified as the author of the drawings or designs. The drawings or designs have been executed by the copyright owner pursuant to an exclusive licence to its client and the use of these drawings or designs is limited to its client by the terms of the licence and all such permissions and authority granted by the copyright owner under the licence terms automatically terminate upon the termination of the licence or in the event of any act of insolvency being committed by the licensee. The copyright owner accepts and can have no liability or responsibility whatsoever for and in respect of any unauthorised or unlicensed use of or any reliance placed upon these drawings or designs. No works of construction relying on these drawings or designs are permitted under the terms of the above licence or otherwise without the express written consent and authority of the copyright owner.

Dimensioning
Figured dimensions only to be taken from these designs and drawings. Work to annotated dimensions only. All dimensions to be checked on site. Architects to be informed immediately of any discrepancies before work proceeds. Drawings are to be read in conjunction with relevant specifications, structural engineers and service engineers' drawings. All data, dimensions and designs contained in this document are confidential to the copyright owner and may not be communicated to any third party save in accordance with a licence for the copyright owner or with the copyright owner's written permission and authority.

Rev.	Description	Date
------	-------------	------

Client Raincity Developments (Ducie Street) Ltd

Project Lomax Street

Title Facade Studies - Ducie Street

Status Planning

Project number 0303

Date Issue Date

Drawn by ML

Checked by LS

Scale As indicated@A1

Drawing No. 0303_21_001

Revision

04/05/2018 11:28:13