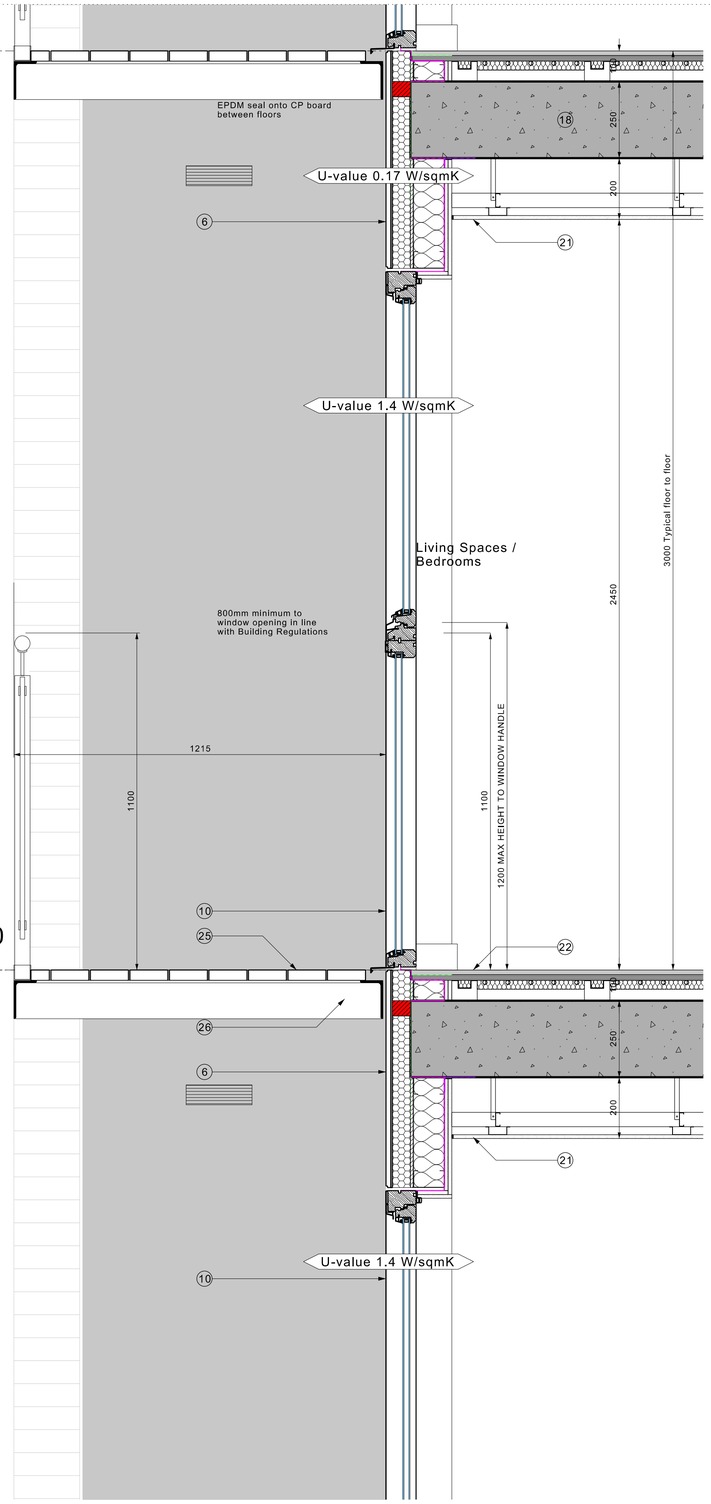
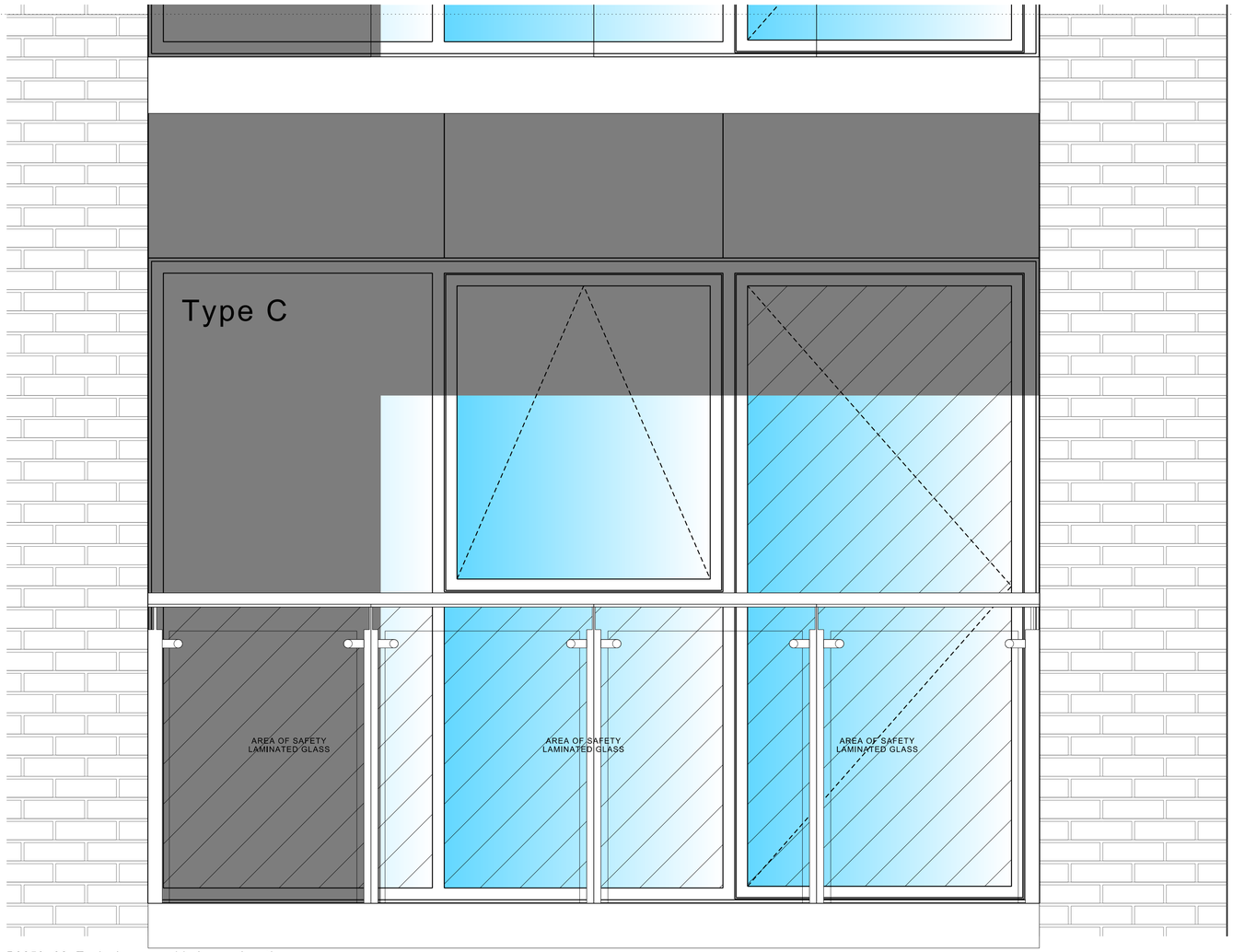
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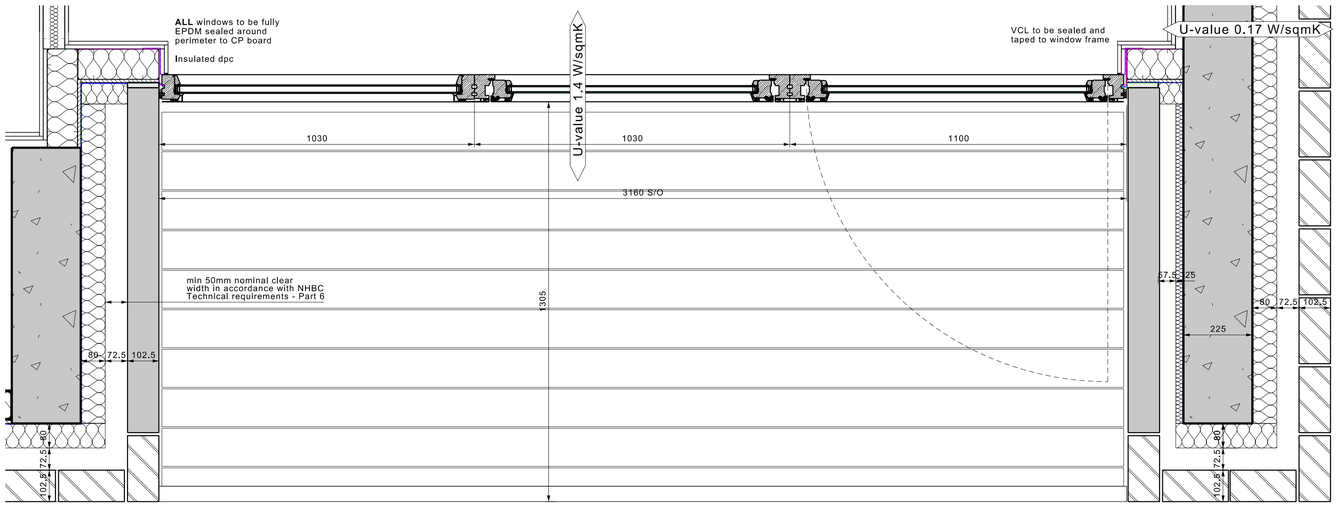


THIRD FLOOR
35.800

P3253. 01. Typical recessed balcony elevation



P3253. 02. Typical recessed balcony elevation



P3253. 03. Typical recessed balcony elevation

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DO NOT SCALE OFF THIS DRAWING ..... IF IN DOUBT ASK

DETAIL KEY

1 : Facing Brickwork: Blue / Silver Brick – Aston Smooth NZ 091 DF (to match Block 1 and 2) – Daas Baksteen Zeedam BV
2 : Facing Brickwork: Glazed Brick – (colour tbc) – mix of standard brick and sawtooth bricks (50:50 ratio)
3 : Open Timber or composite boards cladding (to be agreed with Planning Authority) to external balconies Balconies
4 : High Pressure Laminate or Similar Cladding
5 : KEY REFERENCE OMITTED
6 : Metal rain-screen panels separate to adjoining windows
7 : PPC pressed metal cill with stop ends. RAL 7016
8 : PPC pressed metal copping with 50mm projections, RAL 7016 on DPC on 18mm WBP ply fixed to parapet
9 : KEY REFERENCE OMITTED
10 : Aluminium / Timber composite windows
11 : Aluminium Rainwater Outlets and Downpipes
12 : Galvanised & PPC metal railed balustrade with intergrated fascia and glass infill panels. RAL 7016
13 : Cavity and rigid insulation suitable for use over 18m above ground level
14 : Masonry Support to SE's spec
15 : Tapered insulation on top of rigid insulation on vapour control layer on roof structure
16 : Reinforced Bitumen Membrane or equivalent
17 : Green / blo diverse roof
18 : RC structure to SE's spec and details
19 : Pre-cast brick clad lintol with brick clad soffit return
20 : Cavity tray with stop ends and weep holes
21 : MF Plasterboard Ceiling
22 : 100mm suspended timber floor with integral under floor heating
23 : PPC thermally broken curtain walling
24 : PPC Aluminium Soffit cladding panels
25 : Timber or composite boards decking with carborundum strips
26 : Steelwork to SE's details
27 : MDF cill boards
28 : Internal wall lining
29 : 100 mm SFS infilled with 100 mm mineral woof faced with cement bonded particle board and rigid insulation
30 : Cement bonded particle board
31 : Underslab insulation
32 : Timber framing
33 : Cavity closer
34 : Blockwork
35 : Cavity Barrier
36 : Fire Stop
37 : PPC pressed metal flashing. RAL 7016
38 : Engineering Facing Brickwork Blue
39 : Thermal Isolator as SE details

: Breather membrane/DPC around opening (where req'd)
: Vapour barrier (forms air tightness line)
: Vapour controll layer
: EPDM
: Internal air seal
: Cavity Closure
: Cavity Barrier
: Fire Stop

COMPLIANCE'S:
Air tightness 4 m3/h/m2 @ 50 PA - SAP Assessor to advise if changed

Compartment walls & floors are to achieve a minimum +5dB over the stated DnT,w + Ctr dB figures contained in Part E of the Building Regulations

NOTE:
- All materials to be strictly installed in accordance with manufacturer's recommendations
- All levels shown are FFL unless stated otherwise.
- All external & internal wall construction to further details.
- All timber used must be FSC certified
- All insulation must have a GWP of less than 5 (manufacture and installation)
- Refer to structural engineer information for location of horizontal and vertical movement joints in brickwork areas
- All window and door & ground floor curtain walling profiles are indicative and are to be confirmed upon sub-contractors appointment
- All window and door sizes to be verified on site
- All windows and doors to be Secure by Design compliant
- All materials subject to approval from local Planning Authority and discharging of relevant conditions.
- All U-Values to be confirmed.
- REFER TO STRUCTURAL ENGINEERS INFORMATION FOR STRUCTURAL LEVELS & STRUCTURAL DETAILS
- REFER TO CIVIL ENGINEERS INFORMATION FOR DRAINAGE DETAILS
- REFER TO LANDSCAPE ARCHITECTS DETAILS
- ALL MATERIALS / DETAILS TO BE IN STRICT ACCORDANCE WITH THE NHBC CURRENT TECHNICAL STANDARDS

Rev	Drawn	Date	Comment
--	RBP	15.12.2016	PLANNING ISSUE

lendlease

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POTATO WHARF - BLOCKS 3 & 4
TYPICAL RECESSED BALCONY
ELEVATION BAY STUDY BLOCK 3 & 4

Drawn GR Date DEC 2016 PLANNING
Checked DV Scale 1:10 @ A1 16042 P3253--

REF: PW3 & 4-WA-DRG-31-3253