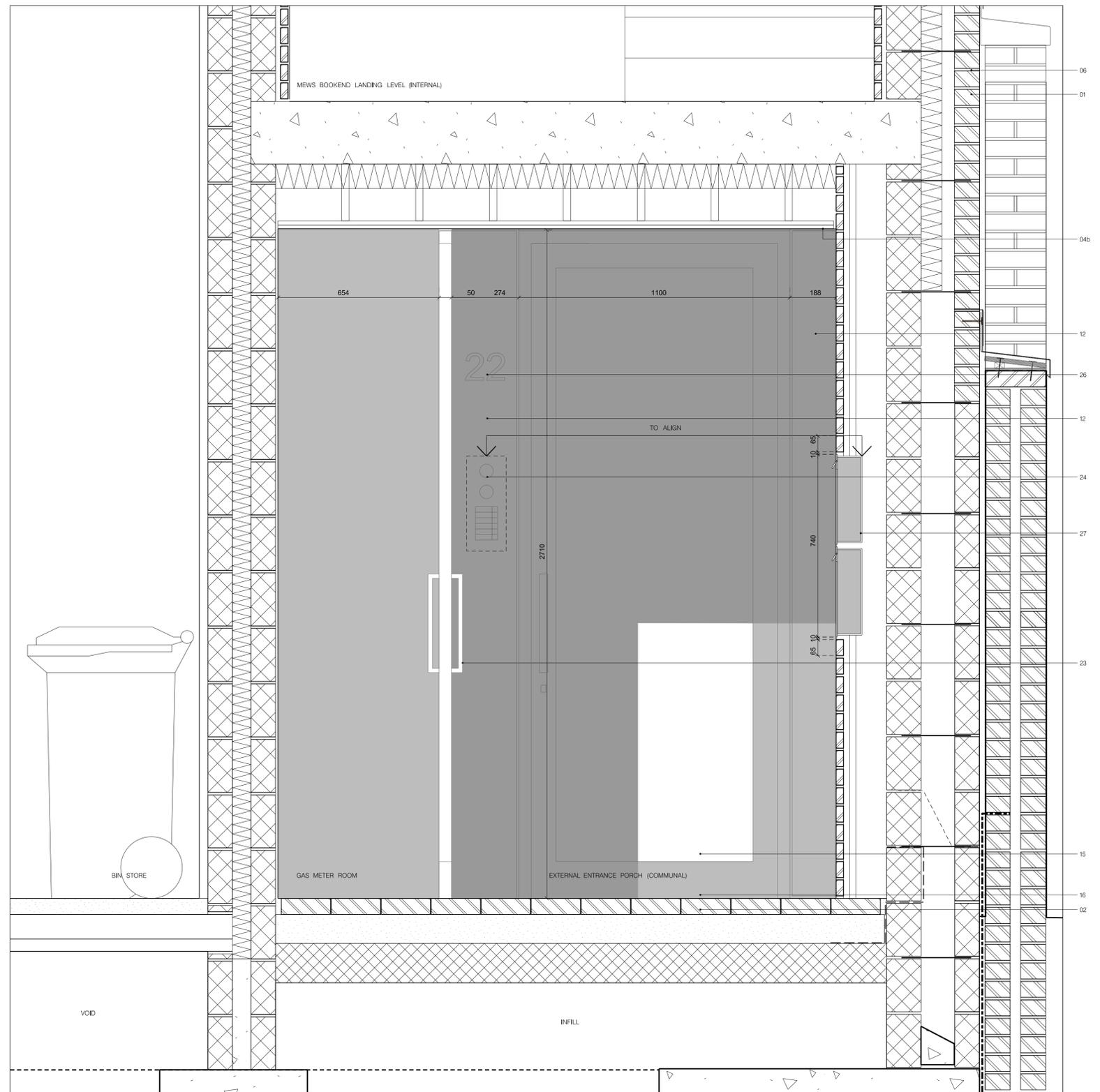
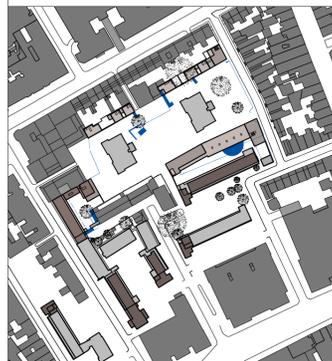


01 - TYPICAL COMMUNAL ENTRANCE: BLEMUNDSBURY BOOKEND BIN STORE



02 - TYPICAL COMMUNAL ENTRANCE: MEWS BOOKEND



EXTERNAL ENVELOPE

For location & scope of elements described below refer to general arrangement drawings.

Bricks:

- Bricks to be laid as half lap stretcher bond with a 10 mm flush jointed mortar gap. All facades laid out to brick dimensions. Exceptions of this rule are indicated in drawings & specified in drawings A186-A-(39)-311-4
- Window & door reveals have brick soffits & sills of 215 mm depth.
- 01 Brick specified as "Pallas" by Floren to English brick dimensions.
- 02 Brick specified as "Triton Tumbled" by Weiberberger used as a paver for defensible strip and recessed entrances
- 03 "Cut & Bond" bricks as "Pallas" by Floren for corners other than 90 degrees joined at the suppliers factory
- 04a Brick slip header course and brick reveal to openings on system similar, equivalent or approved to "IG Lintels"
- 04b Brick slip system similar, equivalent or approved to "IG Lintels" for soffits of recessed entrances & balconies
- 05 Timber decking to recessed balconies, rear terraces and roof terraces
- 06 Beige white coloured mortar, as sample panel
- 07 Low level air bricks to be water-jet cut "Pallas" bricks
- 08 Allow for special shaped brick coping on parapet & sill details. Brick to be "Pallas" by Floren.

09 Movement joints to be placed as indicated on general arrangement drawings Z2 150-154 & to match mortar in colour.

- 10 Weep holes to be executed as open joints.
- 11 High level extract grilles to be bespoke metal grilles

Aluminium composite window & door system / insulated faced panels:

- Side lines not to exceed 50 mm for fixed components & 100 mm - 150 mm for opening components. Plain sash profile to all window / doors & panels.
- All opening window / door units to be inward opening with tilt and turn or sliding, as per drawings. Finish to metal components: Natural anodised
- Internal finish in timber: Pre-painted in white (matt finish)
- For window / door arrangement & numbers refer to GA drawings (02)
- For dimensions of structural openings refer to window schedules (31) and door schedules (32)
- 12 Insulated aluminium faced rainscreen panel, natural anodised finish External face to line through with external face of fixed glazing.
- 13 Fixed aluminium composite window
- 14 Aluminium composite window with tilt & turn opening function (opaque glazing to bathroom windows)
- 15 Aluminium composite door with tilt & turn / sliding / inward opening function, as per drawings 16 Level threshold, flush inward opening entrance door with glazing insert/Use obscured glazing for entrances to houses & stores & unobscured for communal entrances to flats.)

17 Bin store doors for houses & flats: Aluminium composite door system with aluminium side panel flashing, with perforations for ventilation as shown

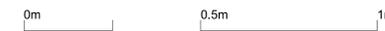
- 18 Bin store doors to recycling areas: Sliding doors with 'applied' signage

Balustrade / Gates:

- 19 Balustrades: Face fixed balustrade consisting of flatbar 'head' and 'gill' rails c/w square bar balusters. Natural anodised finish. Fixing detail through coping to SE design & specification. Positioned in accordance to brick dimensions. Clear dimension between bars not to exceed 100mm
 - 20 Gates: Rectangular section frames c/w square bar balusters. Natural anodised finish. Clear dimension between bars not to exceed 100mm. All fixings to substructure to be concealed.
 - 21 Privacy Screens: Face fixed balustrade consisting of flatbar 'head' and 'gill' rails c/w square bar balusters and internal mesh privacy screen, both to 1.8m high. Clear dimension between bars not to exceed 100mm
- Ironmongery / Fittings:**
- 22 Fitting for houses similar, equivalent or approved to FSB 41035 lever handle by Allgood c/w All door stops, kick plates, escutcheons & roses 'Modric' by Allgood in satin stainless steel finish. Overhead door closers in satin stainless steel finish by Allgood. (All subject to Ideal-combi co-ordination).

23 Fitting for communal entrances similar, equivalent or approved to Modric 'cranked' pull handle by Allgood 400mm c/c in satin stainless steel finish. All door stops, kick plates, escutcheons & roses (if required) 'Modric' by Allgood in satin stainless steel finish. Overhead door closers in satin stainless steel finish by Allgood. (All subject to Ideal-combi co-ordination).

- 24 Door entrance system for communal entrances with audio & video function, integrated in to continuous bespoke anodised aluminium metal panel.
- 25 Light fitting LTS Lichtkanal 70 "Light channel", to recessed balconies and entrances. Fixed & flush with the brick slip / metal panel surface, with perimeter 5 mm shadow gap
- 26 Door numbers, building & recycling labelling 'applied' to metal panels as indicated on drawings.
- 27 Communal letter boxes: bespoke system without frame & flush with front door to SBD standards. In anodised aluminium finish. Set out to brick dimensions.
- 28 Domestic letter boxes: FSB 43808 letter plate in satin stainless steel finish with letter basket fastened internally to door.
- 29 Steel RWP with hopper, in finish to match natural anodised metalwork. All pipework concealed behind hopper.
- 30 Brick slip Internal wall finish.
- 31 Stair nosings, 5mm metal bar insert.
- 32 Timber Roof Decking. Hardwood timber deck c/w sicc impregnated treatment.
- 33 Floor Finish: screed to match precast stair finish.



REVISION	DATE	AMENDMENT
A	07.01.16	General Update

-DO NOT SCALE FROM THIS DRAWING
-ALL DIMENSIONS TO BE CHECKED ON SITE BY THE CONTRACTOR
-AND SUCH DIMENSIONS TO BE HIS RESPONSIBILITY
-REPORT ALL DRAWING ERRORS AND OMISSIONS TO THE ARCHITECT
-ALL DIMENSIONS IN MILLIMETERS UNLESS NOTED OTHERWISE
-IF IN DOUBT ASK CONTRACT ADMINISTRATOR

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job title	TYBALS ESTATE REGENERATION				
drawing title	TYPICAL COMMUNAL ENTRANCE				
status	PLANNING				
scale	1:10@A1				
job no	source	zone	element	drawing no.	revision
A186	A	-	(41)	410	A