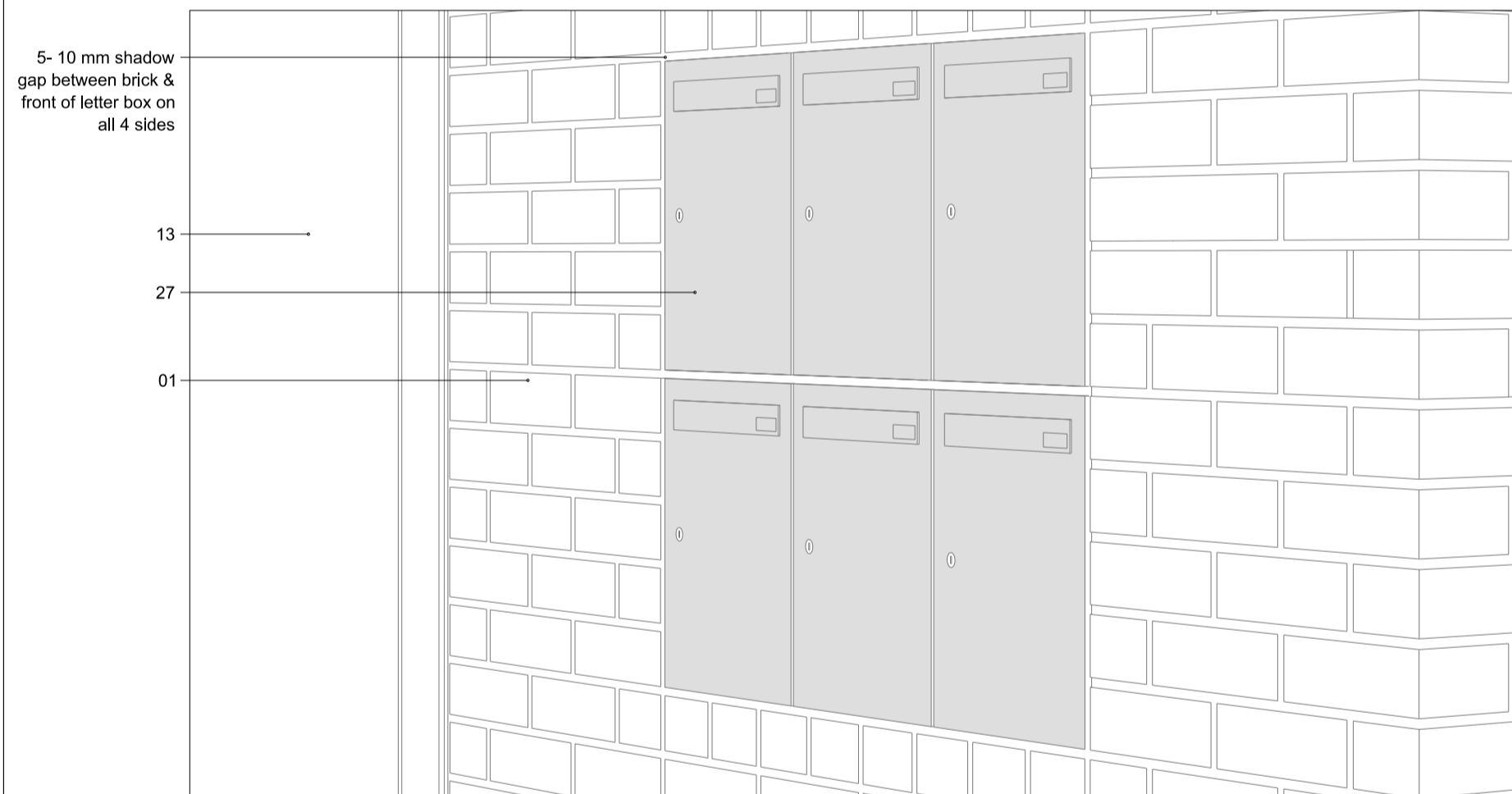
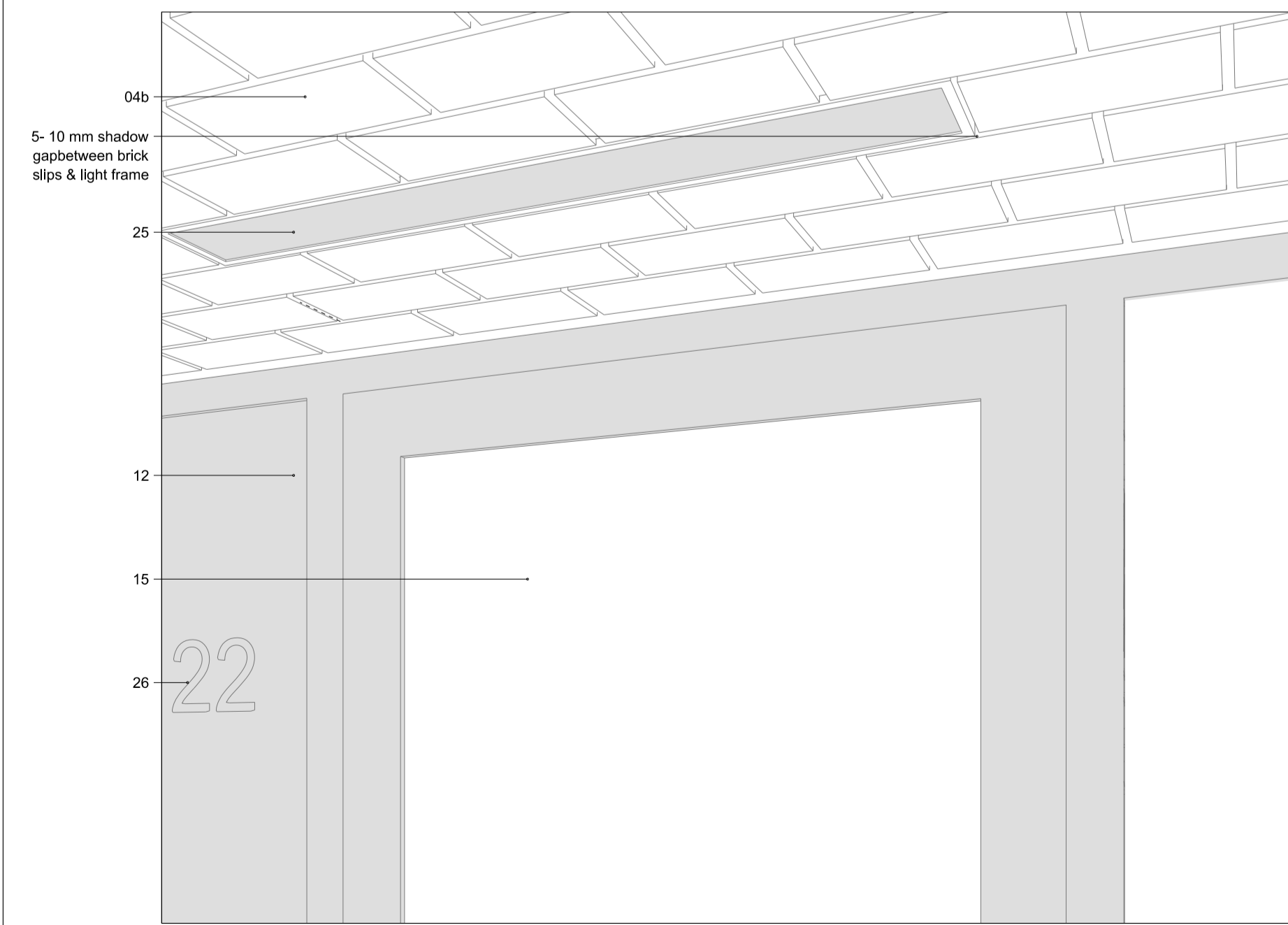


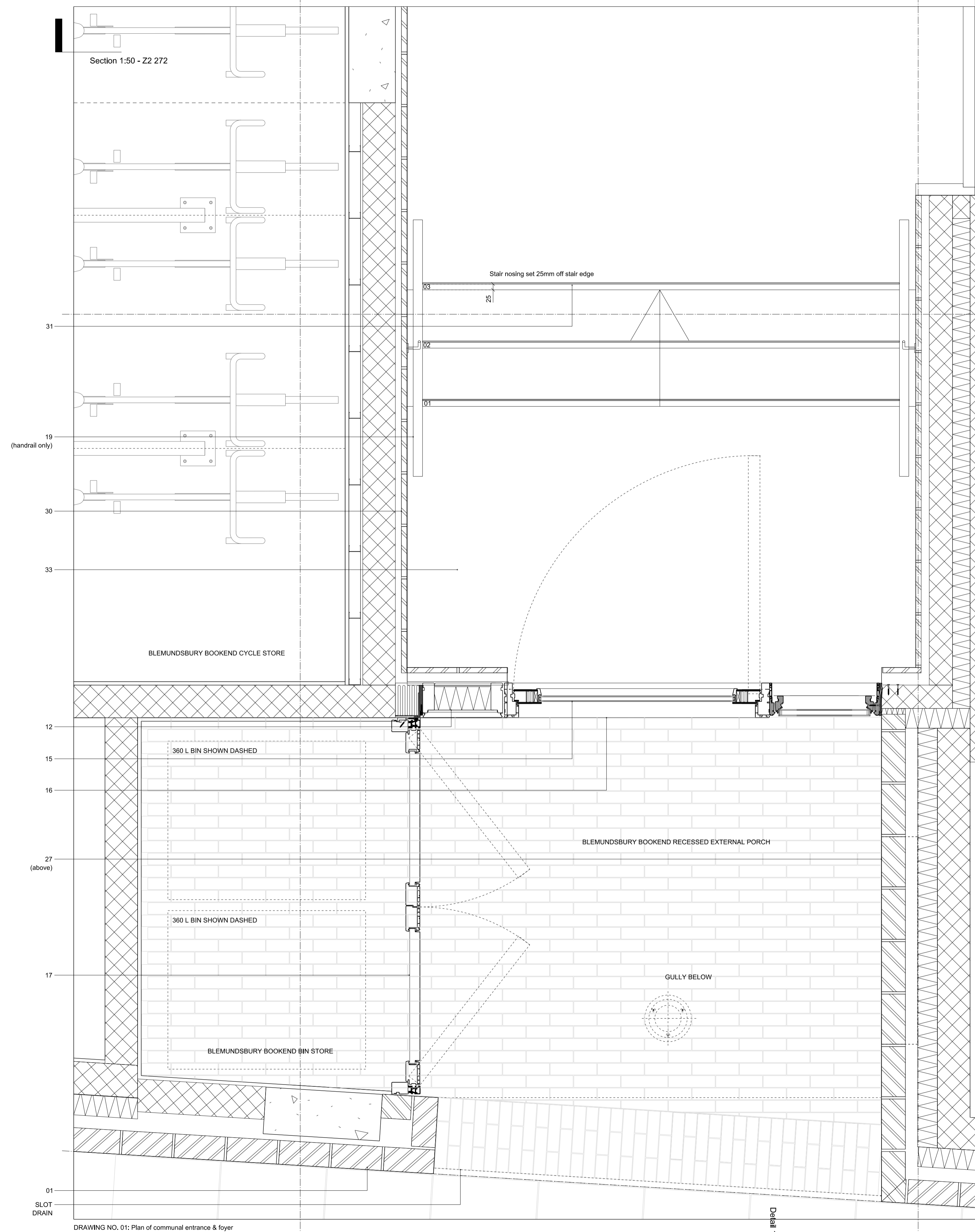
Overview of typical entrance



Bespoke letter boxes

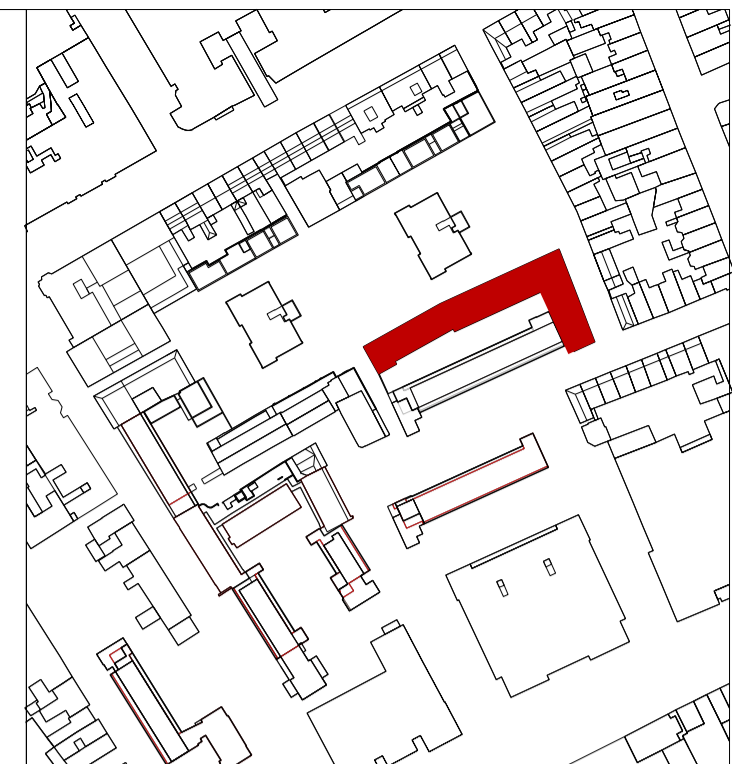


Light fitting in brick soffit



DRAWING NO. 01: Plan of communal entrance & foyer

Detail 1:10 - (41) 410



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 in English brick dimensions.

02 Brick specified as "Triton Tumbled" by Wehnerberger 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 fittings 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 All fittings in satin stainless steel if not indicated otherwise.

Fitting for houses similar, equivalent or approved to FSB 41035 lever handle by Allgood c/w All door stops, kick plates, escutcheons & roses 'Modic' 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 Modic 'cranker' pull handle by Allgood, 400mm c/w in satin stainless steel finish. All door stops, kick plates, escutcheons & roses (if required), 'Modic' 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 slat 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 ENTRANCES				
status	PLANNING				
scale	1:10@A1				
job no	source	zone	element	drawing no.	revision
A186	A	-	(41)	411	A