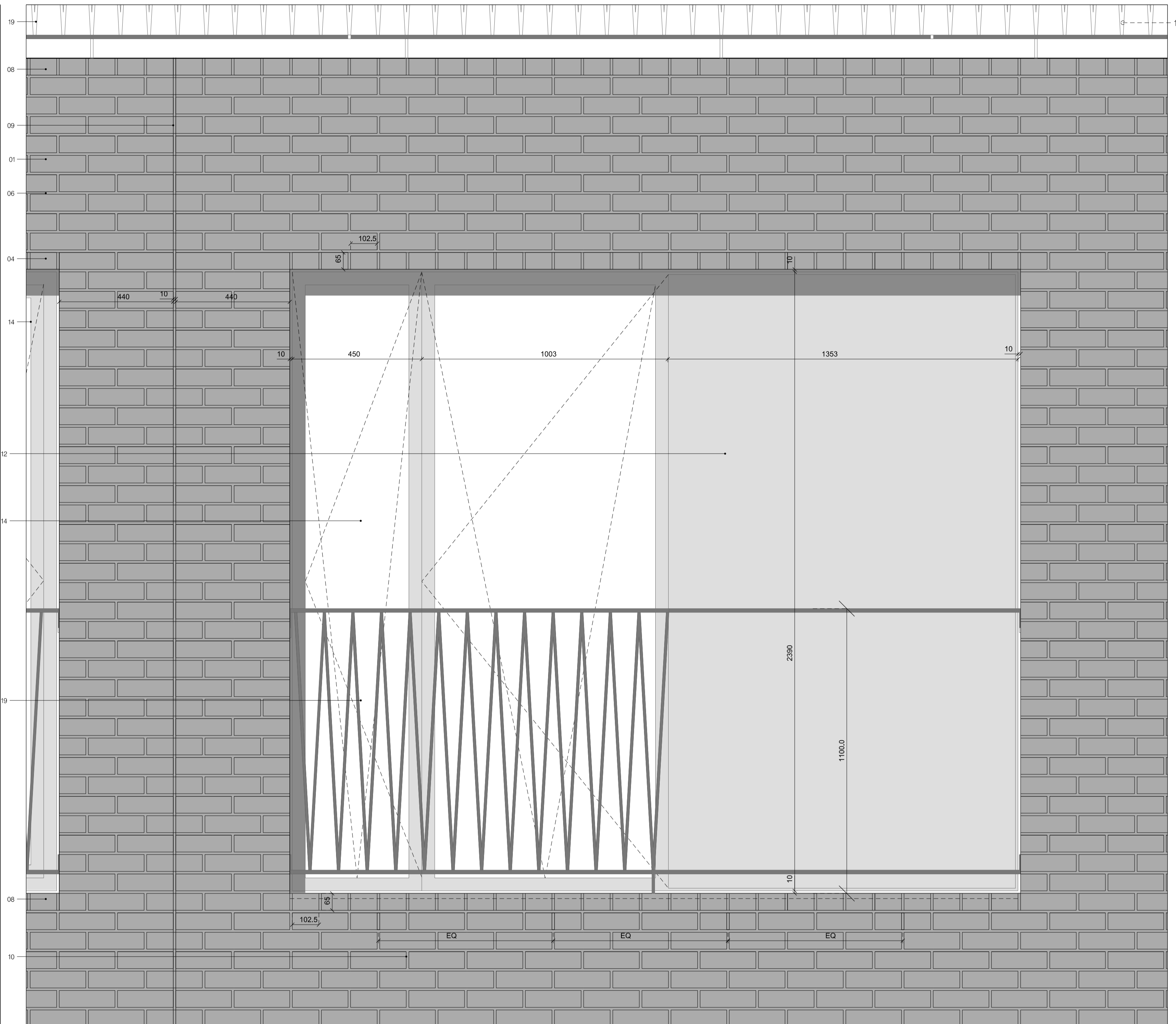
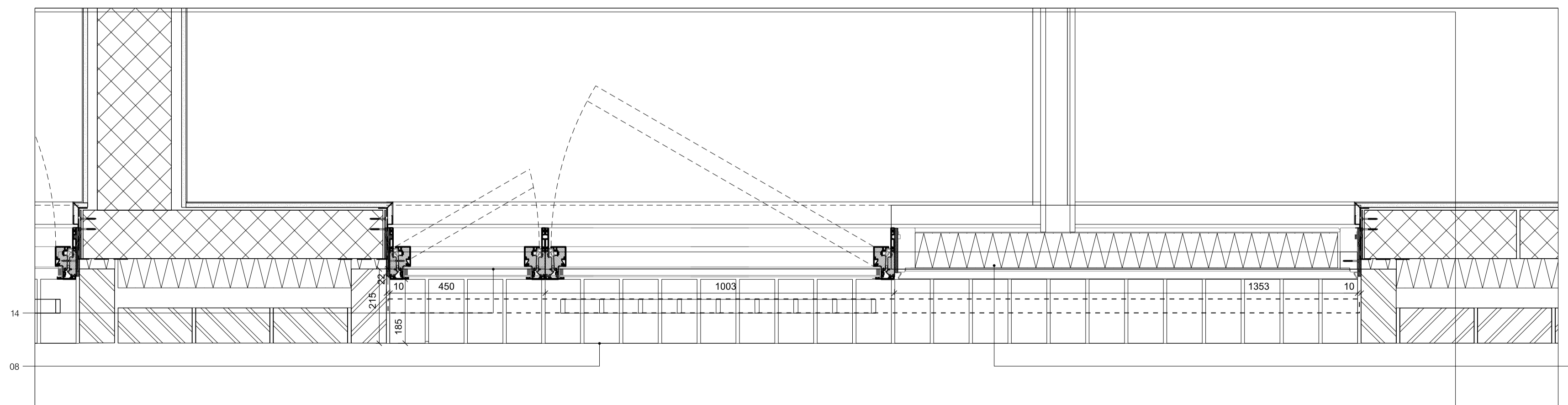


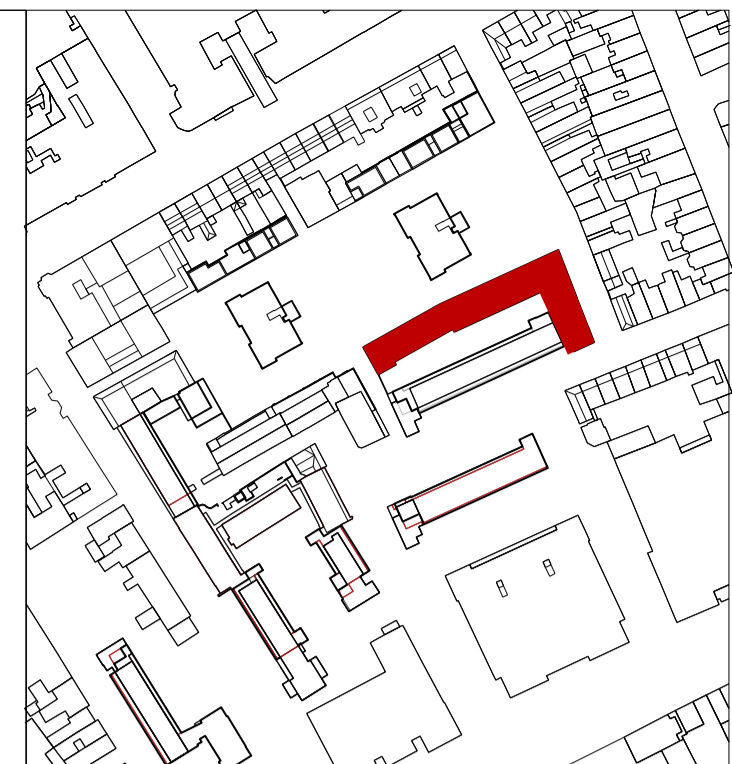
Drawing No. 1: Section through typical fixed window unit



Drawing No. 2: Elevation of typical opening with fixed as well as tilt & turn units and panel



Drawing No. 3: Plan of typical opening on upper floors



EXTERNAL ENVELOPE  
Position & scope of elements described below 0.50 to general 0.75m

- 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.
- Brick specified as "Pallas" by Floren to English brick dimensions.
  - Brick specified as "Triton Tumbled" by Weinerberger used as a paver for defensible strip and recessed entrances
  - "Cut & Bond" bricks as "Pallas" by Floren for corners other than 90 degrees joined at the suppliers factory
  - Brick slip header course and brick reveal to openings on system similar, equivalent or approved to "IG Lintels"
  - Brick slip system similar, equivalent or approved to "IG Lintels" for soffits of recessed entrances & balconies
  - Timber decking to recessed balconies, rear terraces and roof terraces
  - Belge white coloured mortar, as sample panel
  - Low level air bricks to be water-jet cut "Pallas" bricks
  - Allow for special shaped brick coping on parapet & sill details. Brick to be "Pallas" by Floren.
  - Movement joints to be placed as indicated on general arrangement drawings Z2-150-154 & to match mortar in colour.
  - Weep holes to be executed as open joints.
  - 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)
- Insulated aluminium faced rainscreen panel, natural anodised finish  
External face to line through with external face of fixed glazing.
  - Fixed aluminium composite window
  - Aluminium composite window with tilt & turn opening function (opaque glazing to bathroom windows)
  - Aluminium composite door with tilt & turn / sliding / inward opening function, as per drawings
  - Level threshold, flush inward opening entrance door with glazing insert (Use obscured glazing for entrances to houses & stores & unobscured for communal entrances to flats.)
  - Bin store doors for houses & flats: Aluminium composite door system with aluminium side panel flashing, with perforations for ventilation as shown
  - Bin store doors to recycling areas: Sliding doors with 'applied' signage
- Balustrade / Gates:  
Balustrades: Face fixed balustrade consisting of flatbar 'head' and 'cill' 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  
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
- Privacy Screens: Face fixed balustrade consisting of flatbar 'head' and 'cill' 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:  
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 '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)
  - Fitting for communal entrances similar, equivalent or approved to Modric 'crankier' pull handle by Allgood, 400mm c/w 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)
  - Door entrance system for communal entrances with audio & video function, integrated in to continuous bespoke anodised aluminium metal panel.
  - 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
  - Door numbers, building & recycling labelling 'applied' to metal panels as indicated on drawings
  - Communal letter boxes: bespoke system without frame & flush with front door to SBD standards. In anodised aluminium finish. Set out to brick dimensions.
  - Domestic letter boxes: FSB 43808 letter plate in satin stainless steel finish with letter basket fastened internally to door.
  - Steel RWP with hopper, in finish to match natural anodised metalwork. All pipework concealed behind hopper.
  - Brick slip internal wall finish.
  - Stair nosings, 5mm metal bar insert.
  - Timber Roof Decking: Hardwood timber deck c/w sluo impregnated treatment.
  - Floor Finish: screed to match precast stair finish.

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(42) 420

REVISION	DATE	AMENDMENT
A	07.01.16	General Update
-DO NOT SCALE FROM THE 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		
<b>DUGGAN MORRIS ARCHITECTS</b>		
Duggan Morris Architects Ltd Unit 7, 16-24 Underwood Street, London, N1 7JQ Telephone 020 7568 7440 www.dugganmorrisarchitects.com		
job title	TYBALDS ESTATE REGENERATION	
drawing title	TYPICAL FIRST FLOOR OPENING	
status	PLANNING	
scale	1:10@A1	
job no	source	zone
A186	A	-
element	drawing no.	revision
(42)	420	A