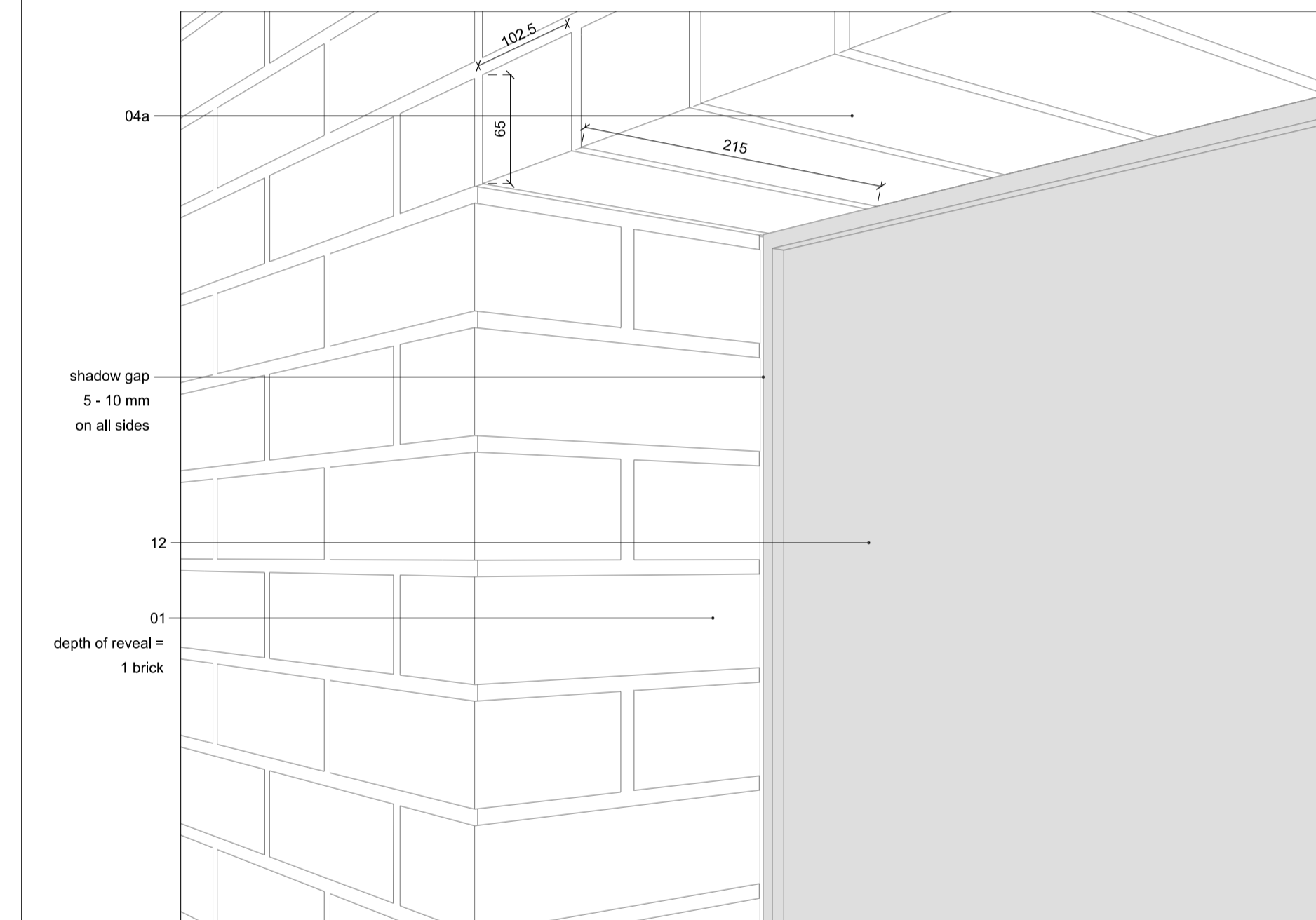
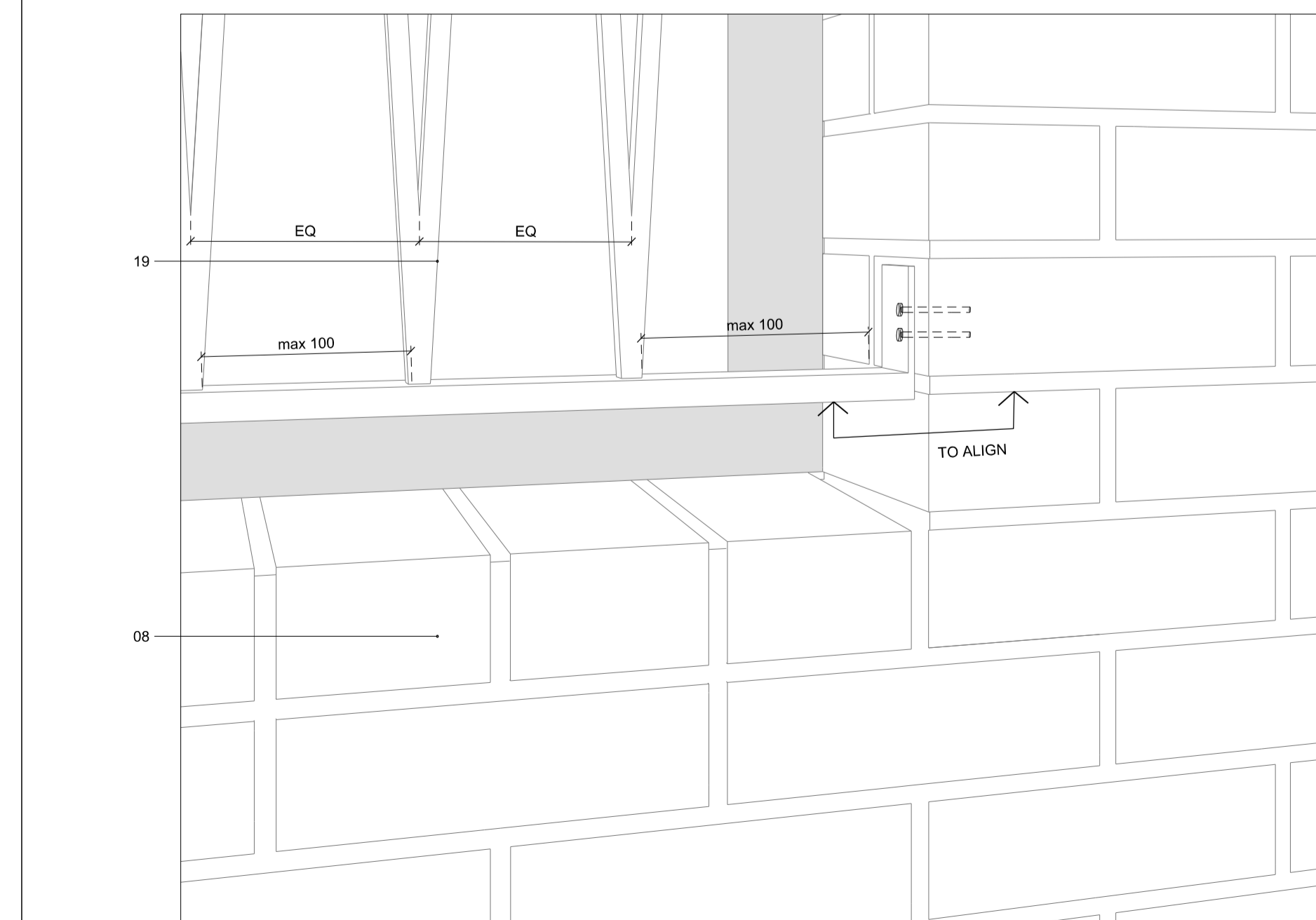


Typical balustrade in front of windows



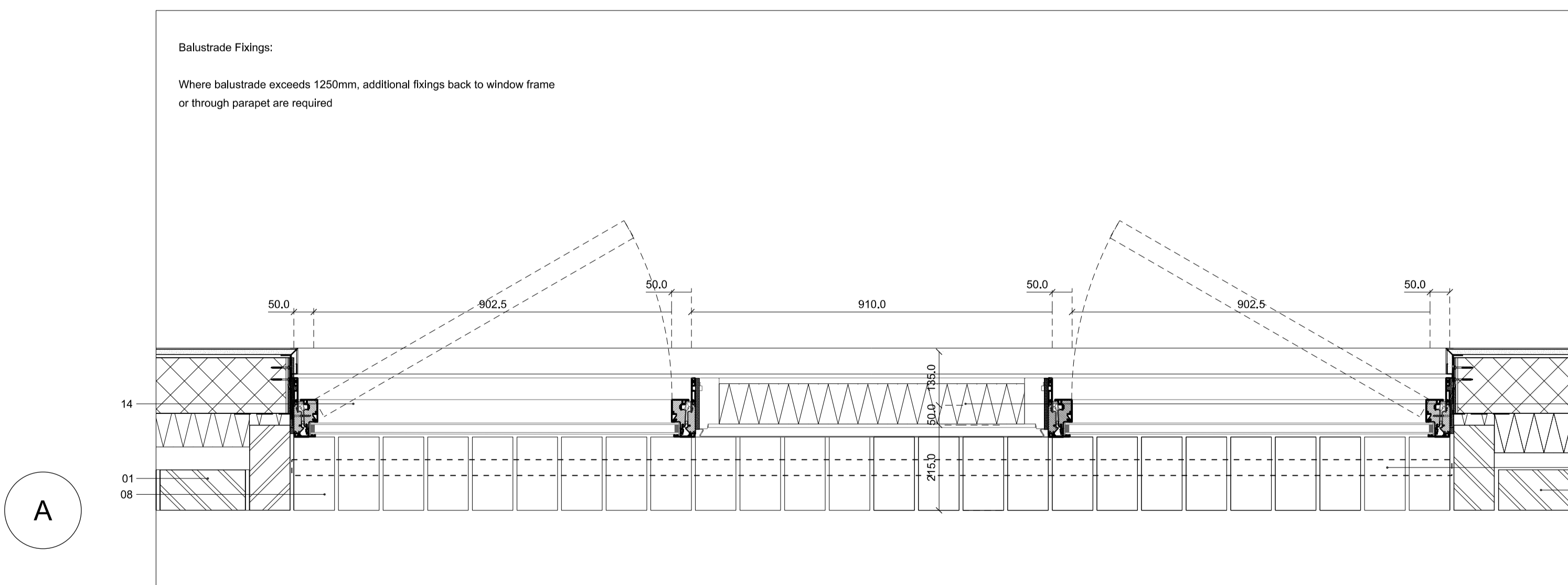
Typical soffit in window opening



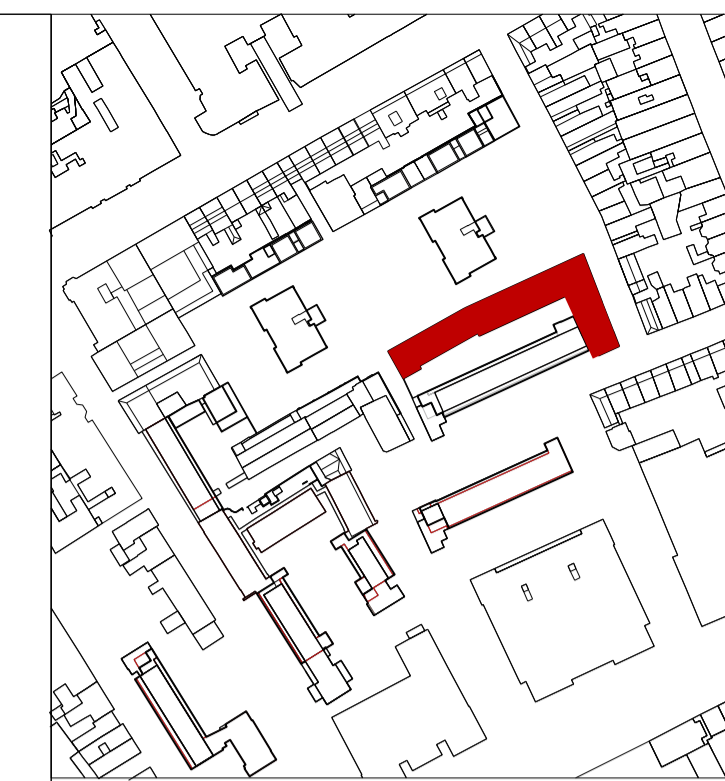
Typical sill with detail of balustrade fixing



Illustration of typical 2nd floor opening at the bookends with panels above windows



DRAWING NO. 1: Elevation of typical window unit on second floor with panel above



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

- Bricks:
Bricks to be laid as half top 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 Weinerberger 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:
Sill 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 '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
 - 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 '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:
- 22 All fittings in satin stainless steel if not indicated otherwise.
 - 23 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).
 - 24 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).
 - 25 Door entrance system for communal entrances with audio & video function, integrated in to continuous bespoke anodised aluminium metal panel.
 - 26 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
 - 27 Door numbers, building & recycling labelling 'applied' to metal panels as indicated on drawings.
 - 28 Communal letter boxes: bespoke system without frame & flush with front door to SBD standards. In anodised aluminium finish. Set out to brick dimensions.
 - 29 Domestic letter boxes: FSB 43808 letter plate in satin stainless steel finish with letter basket fastened internally to door.
 - 30 Flushjoint RWP with hopper, in finish to match natural anodised metalwork. All pipework concealed behind hopper.

REVISION	DATE	AMENDMENT
1	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
IN DOUBT ASK CONTRACT ADMINISTRATOR

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job title	TYBALS ESTATE REGENERATION			
drawing title	TYPICAL SECOND FLOOR OPENING			
status	PLANNING			
scale	1:100@A1			

job no	source	zone	element	drawing no.	revision
A186	A	-	(42)	422	A