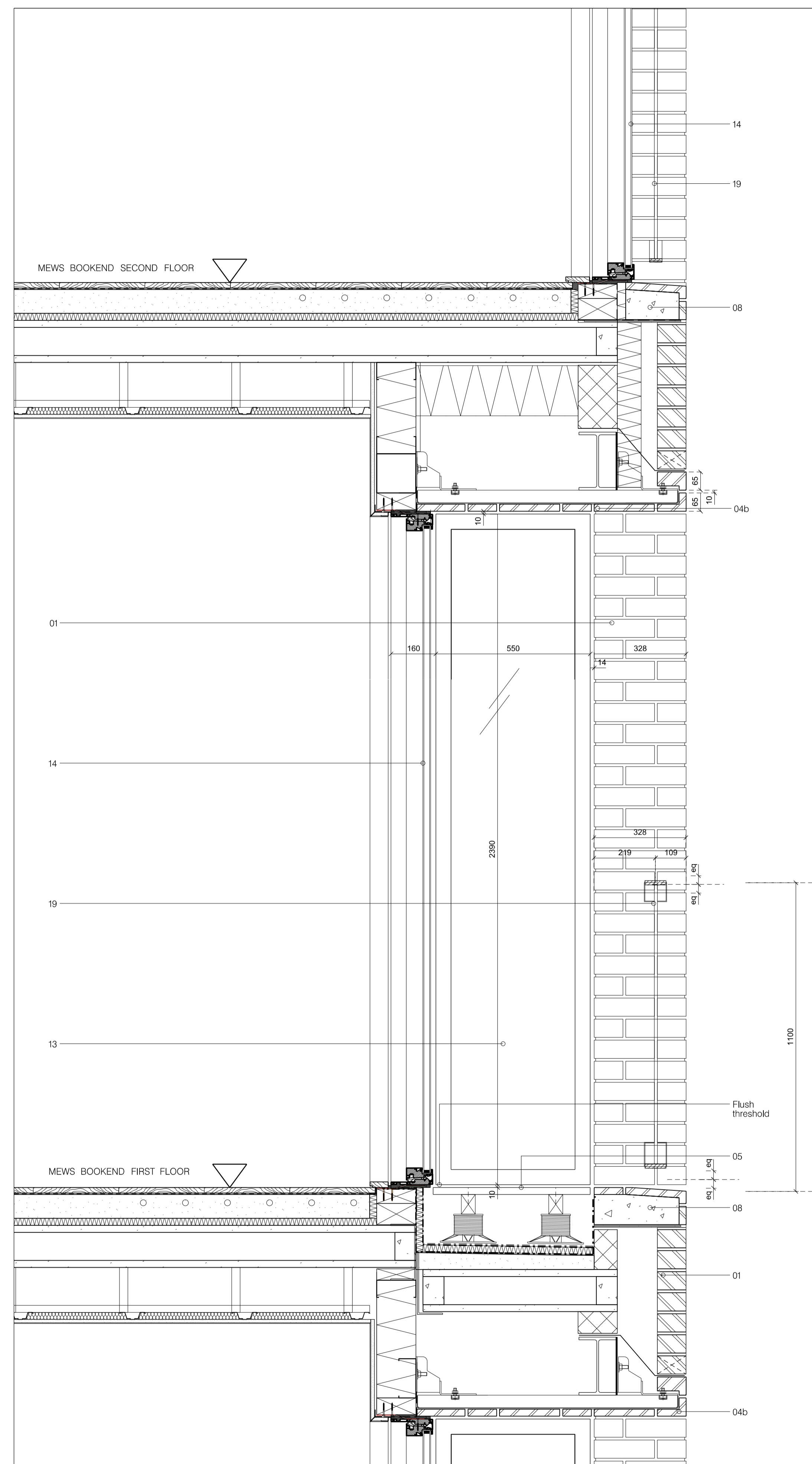
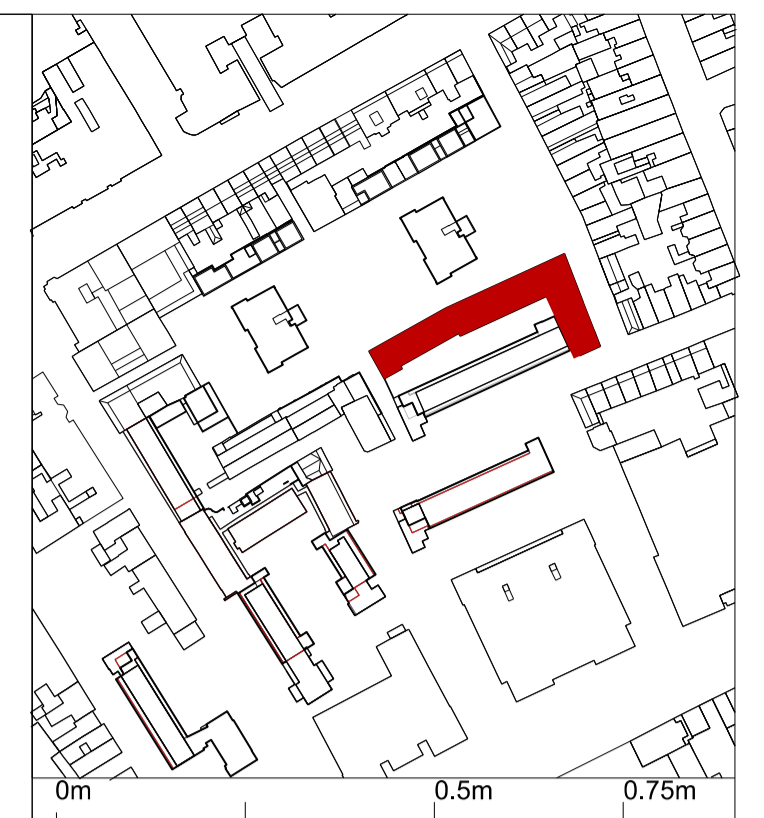


DRAWING NO. 1: Section through typical recessed balcony - BLEMUNDSBURY BOOKEND

A



DRAWING NO. 2: Section through typical recessed balcony - MEWS BOOKEND



0m 0.5m 0.75m

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 Turntable" by Weimerberger used as a paver for defensible atrp 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 (mat 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:

- All fittings in satin stainless steel if not indicated otherwise.
- 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/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).
- 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 silv impregnated treatment.
- 33 Floor Finish, screed to match precast stair finish.

DUGGAN MORRIS ARCHITECTS
 Duggan Morris Architects Ltd
 Unit 7, 16-24 Underwood Street, London, N1 7JQ
 Telephone 020 7586 7440
 www.dugganmorrisarchitects.com

job title
 TYBALDS ESTATE REGENERATION

drawing title
 TYPICAL RECESSED BALCONY

status
 PLANNING

scale
 1:10@A1

job no	source	zone	element	drawing no.	revision
A186	A	-	(43)	430	A