

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

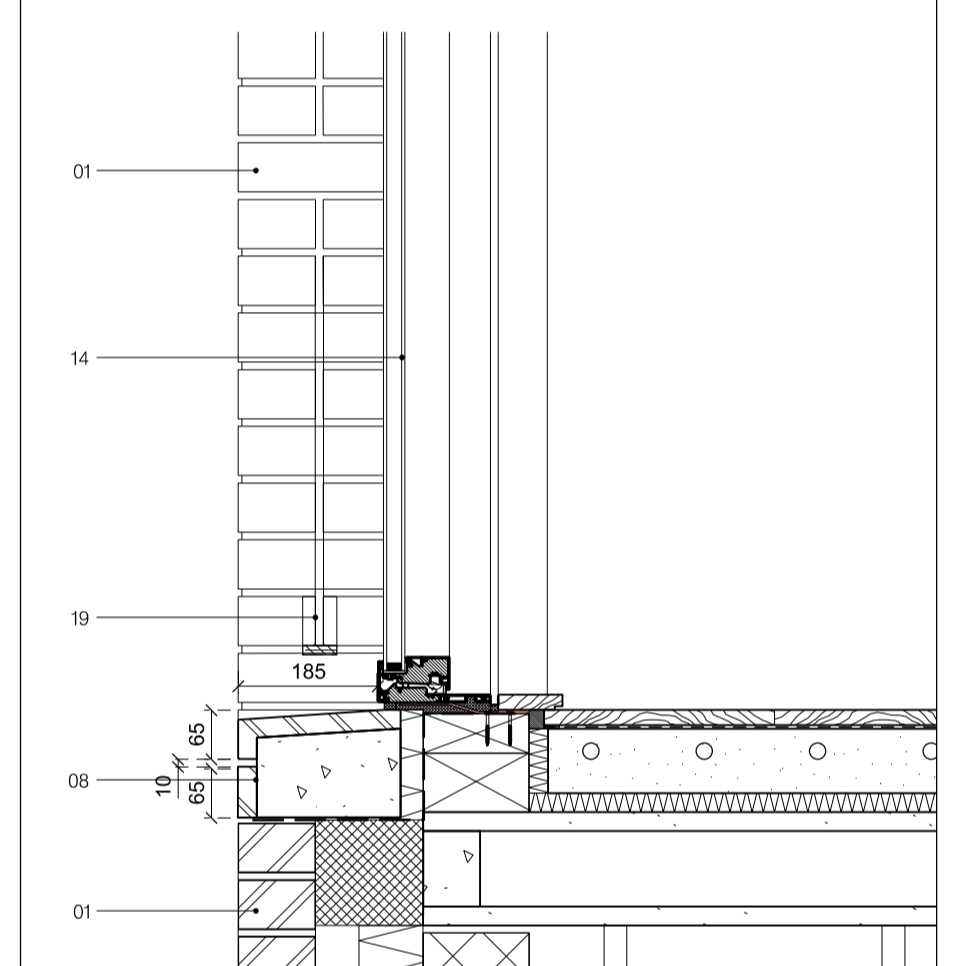
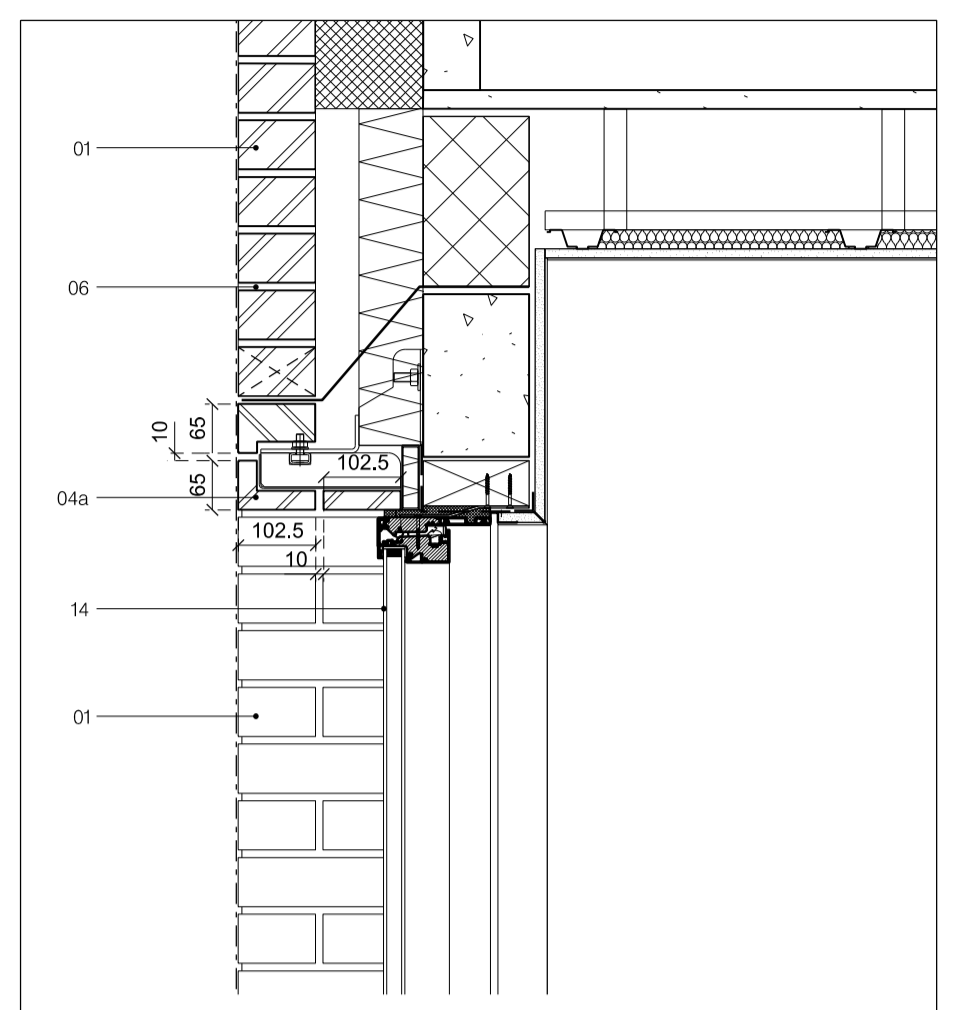
- Bricks:**
Bricks to be laid as half lap stretcher bond with a 10 mm flush jointed mortar gap. All facades laid out to brick dimensions. Exceptions of this rule are indicated in drawings & specified in drawings A186-A-030-011-4
Window & door reveals have brick soffits & sills of 215 mm depth.
- 01 Brick 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 to 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 Balustrade: 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 local-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 local-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 43809 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 s100 impregnated treatment.
 - 33 Floor Finish, screed to match precast stair finish.

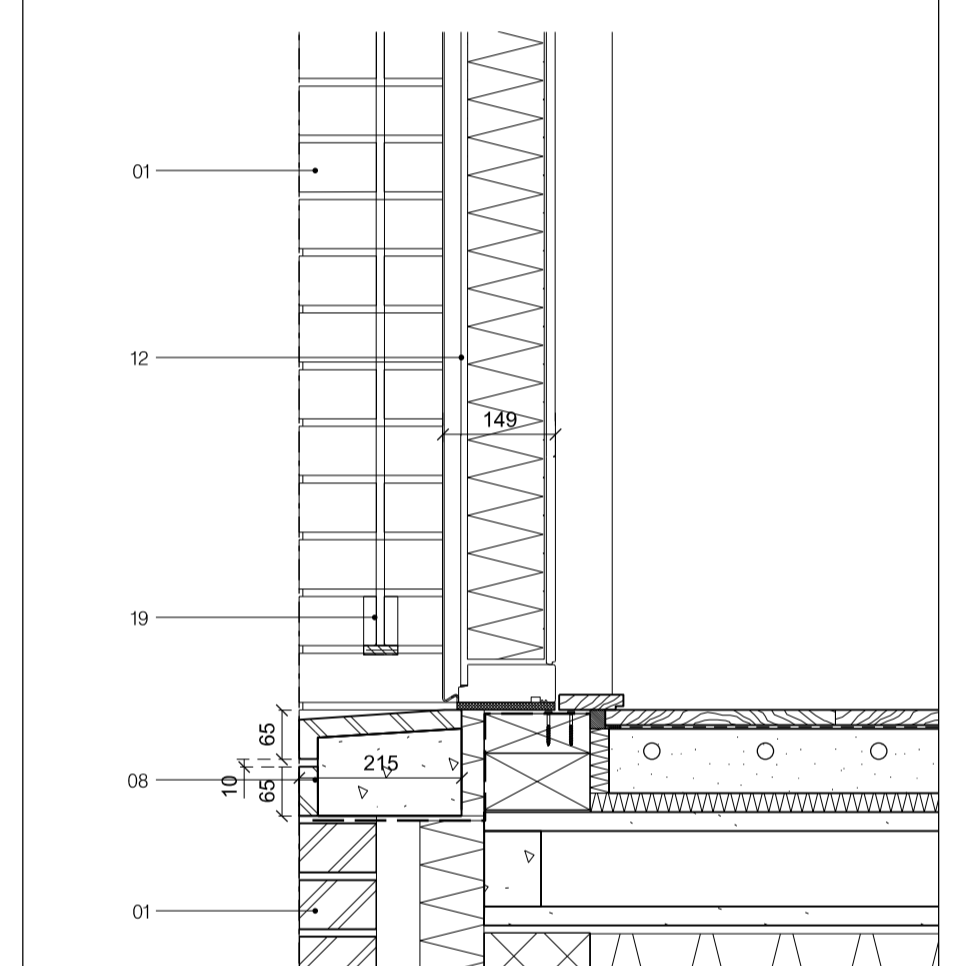
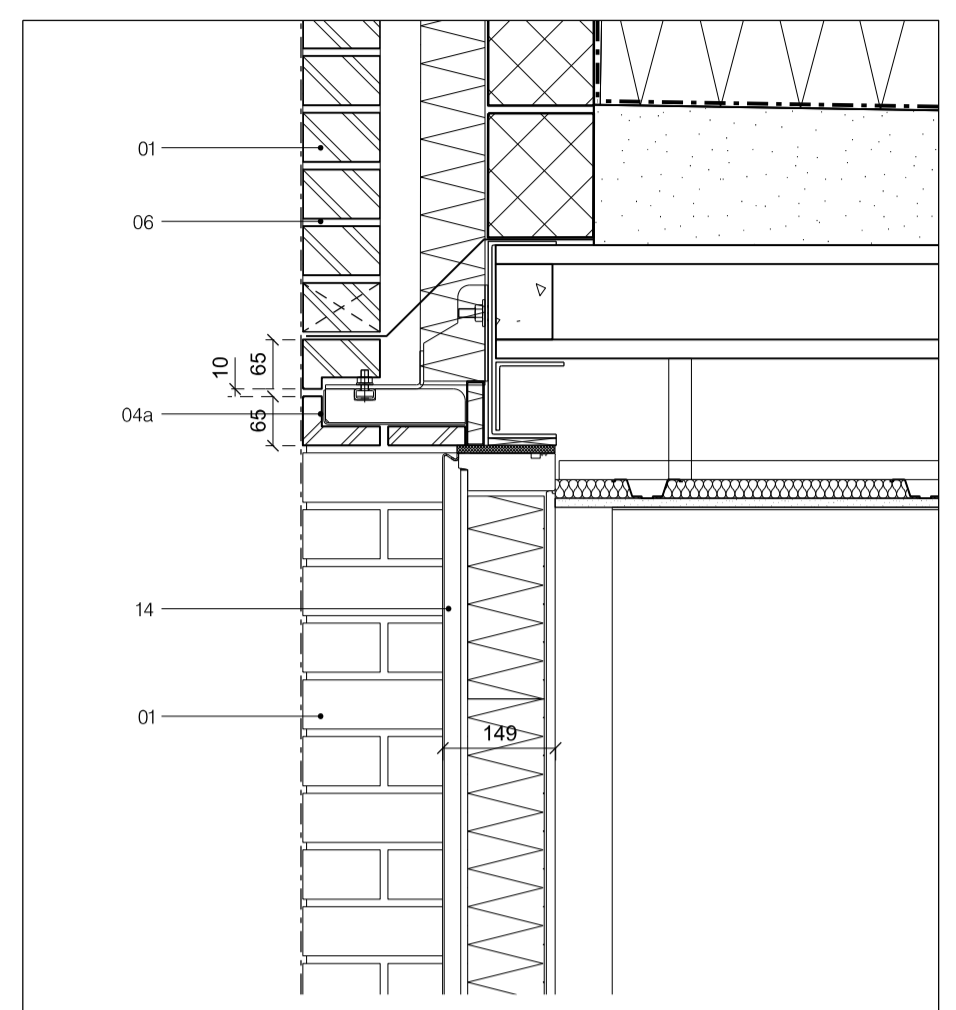
DUGGAN MORRIS ARCHITECTS
Duggan Morris Architects Ltd
Unit 7, 16-24 Underwood Street, London, N1 7JQ
Telephone 020 7588 7440
www.dugganmorrisarchitects.com

job title	TYBALDS ESTATE REGENERATION		
drawing title	TYPICAL OPENING DETAILS		
status	PLANNING		
scale	1:10@A1		

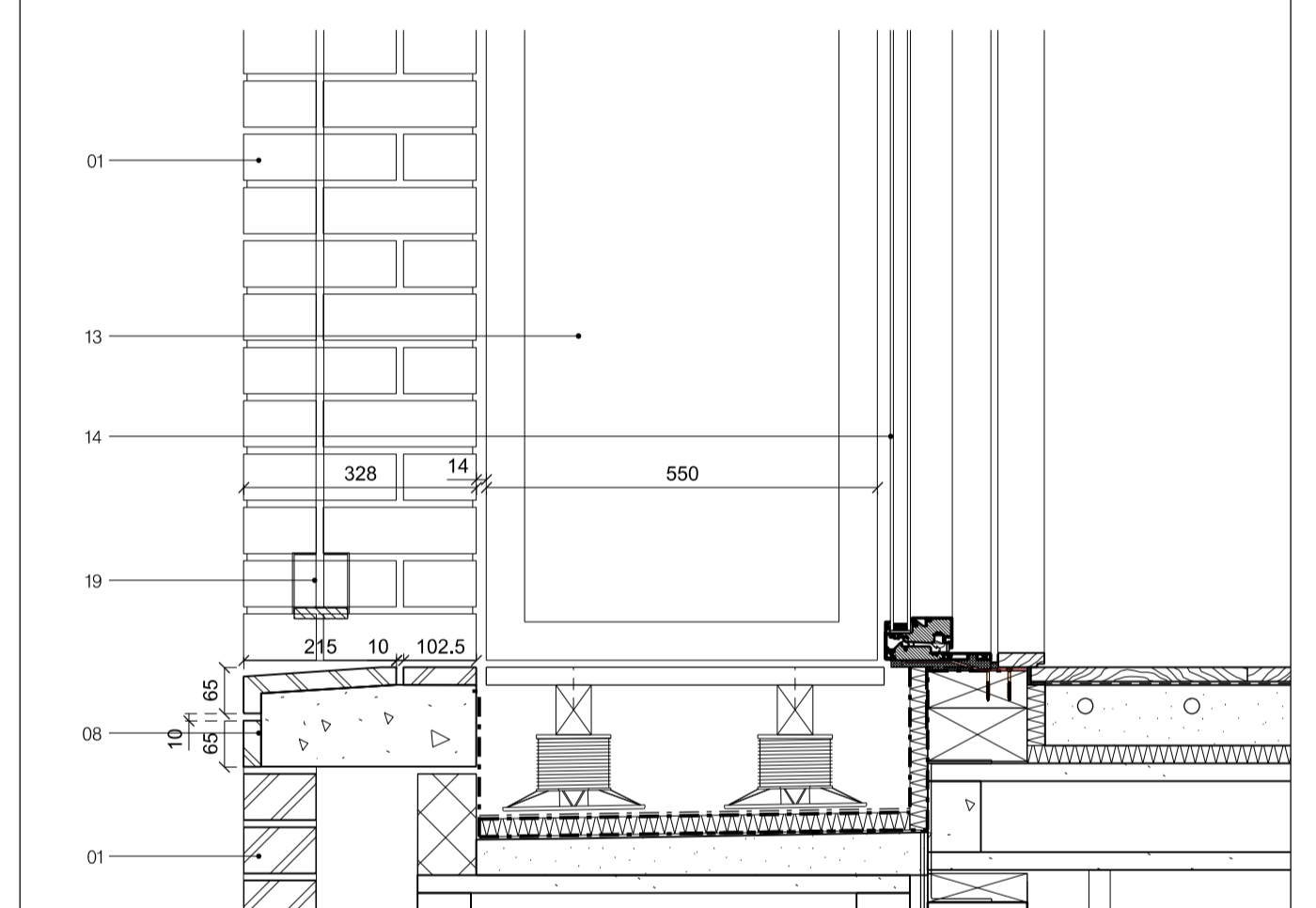
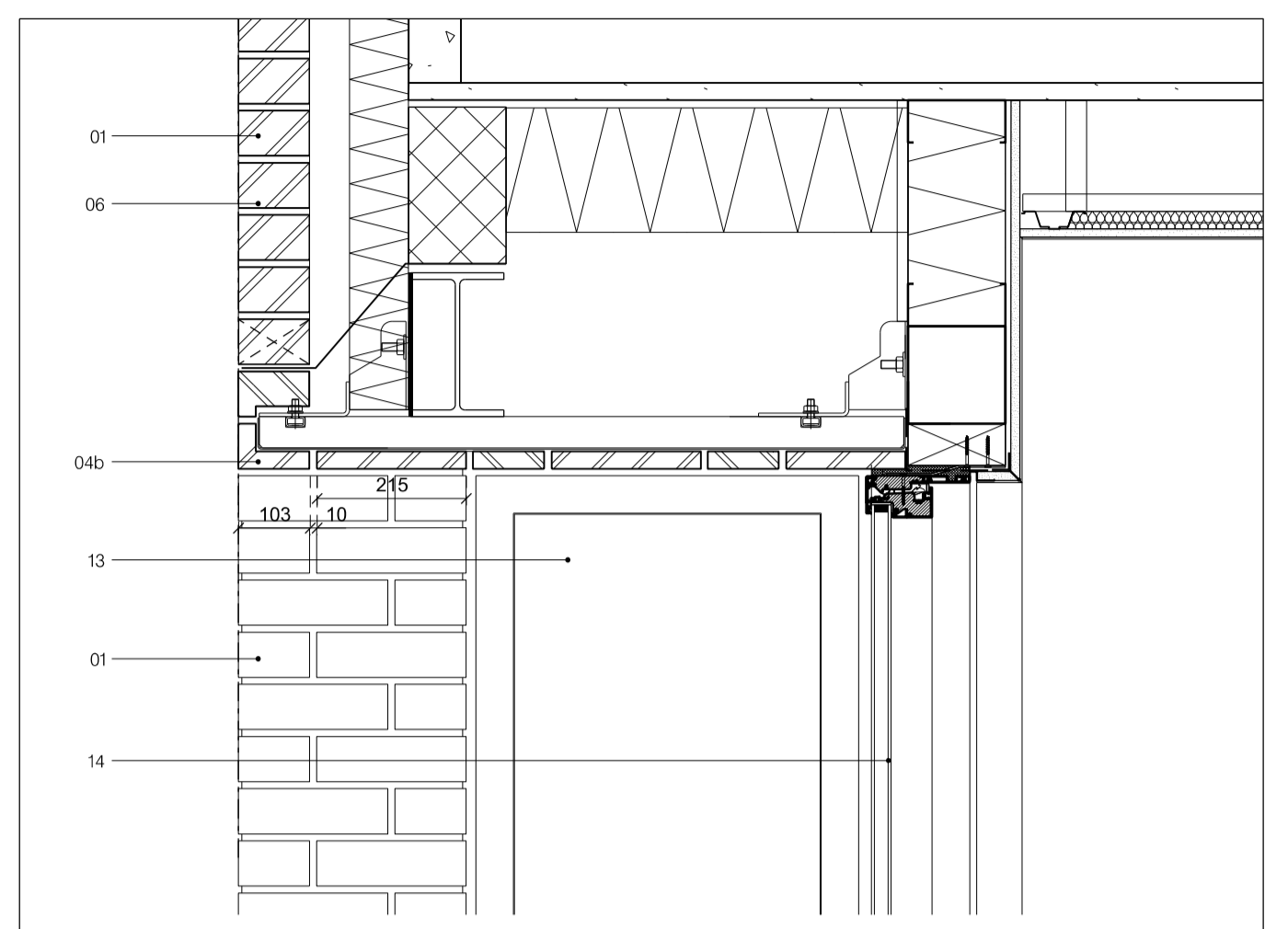
job no	source	zone	element	drawing no.	revision
A186	A	-	(43)	431	A



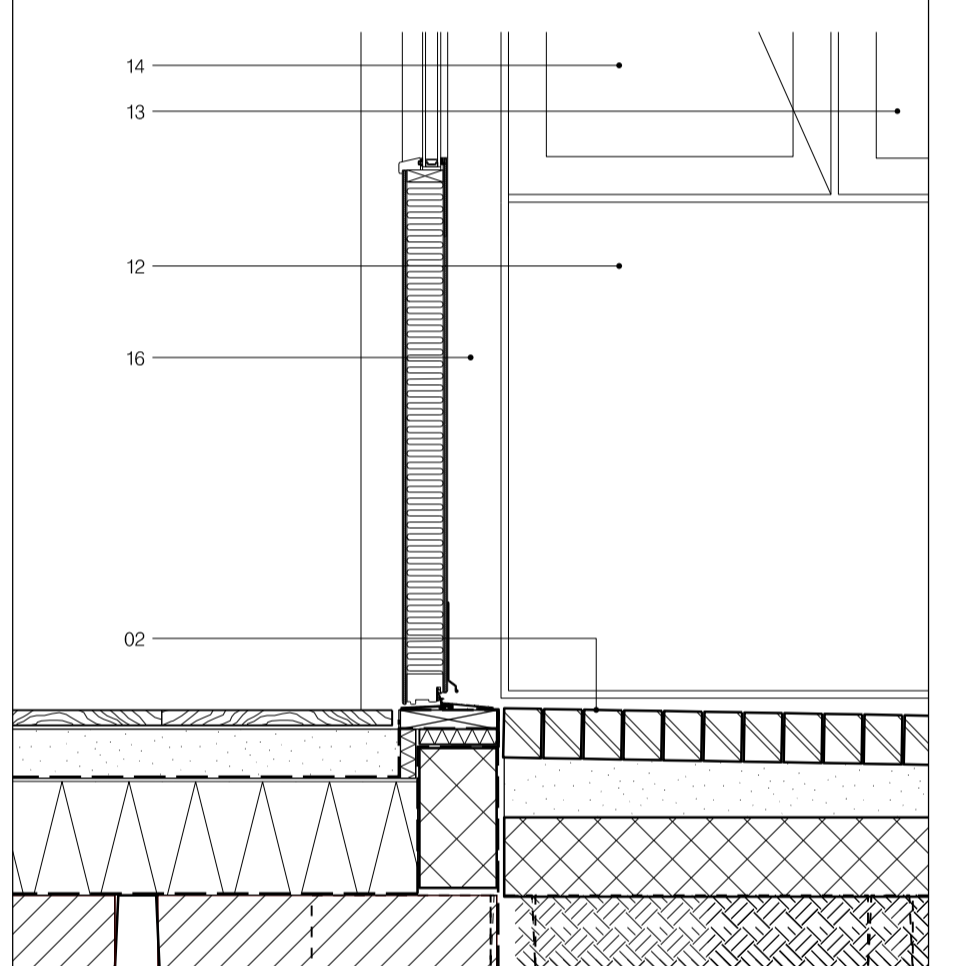
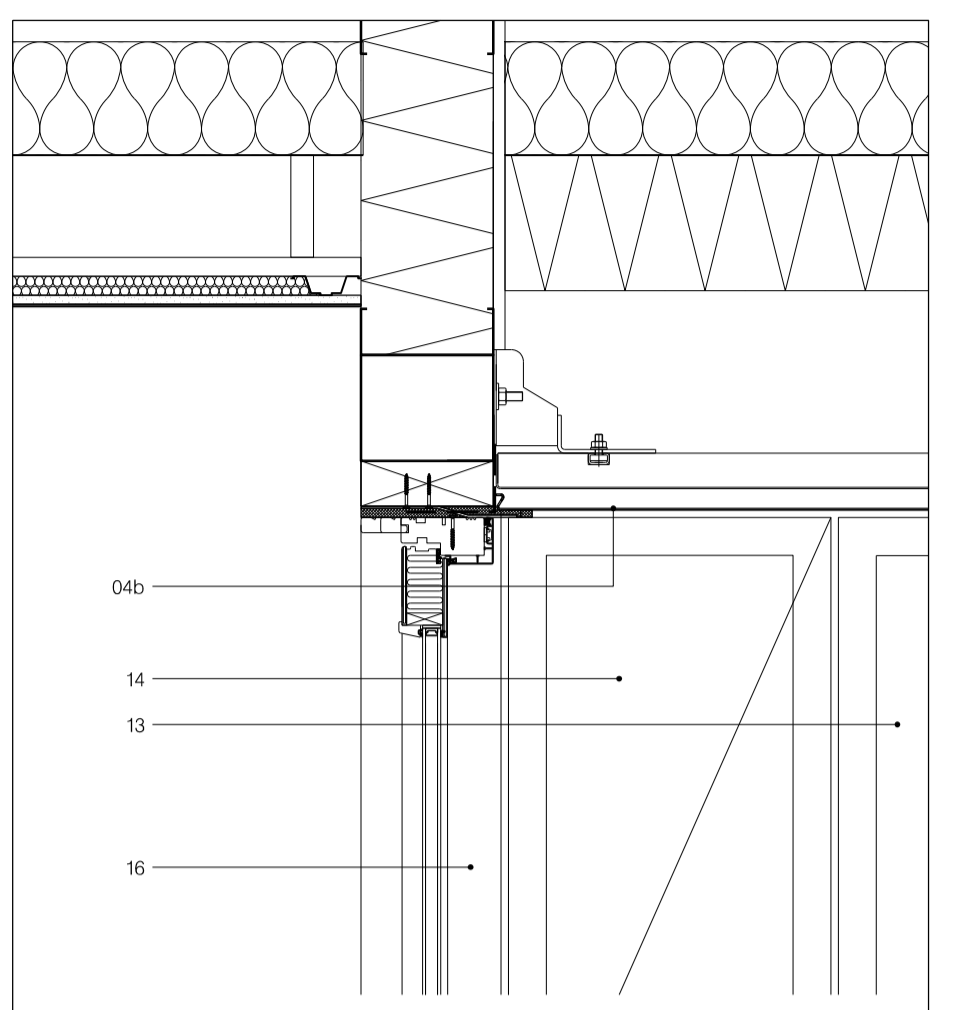
1. Typical window cill detail - SECTION



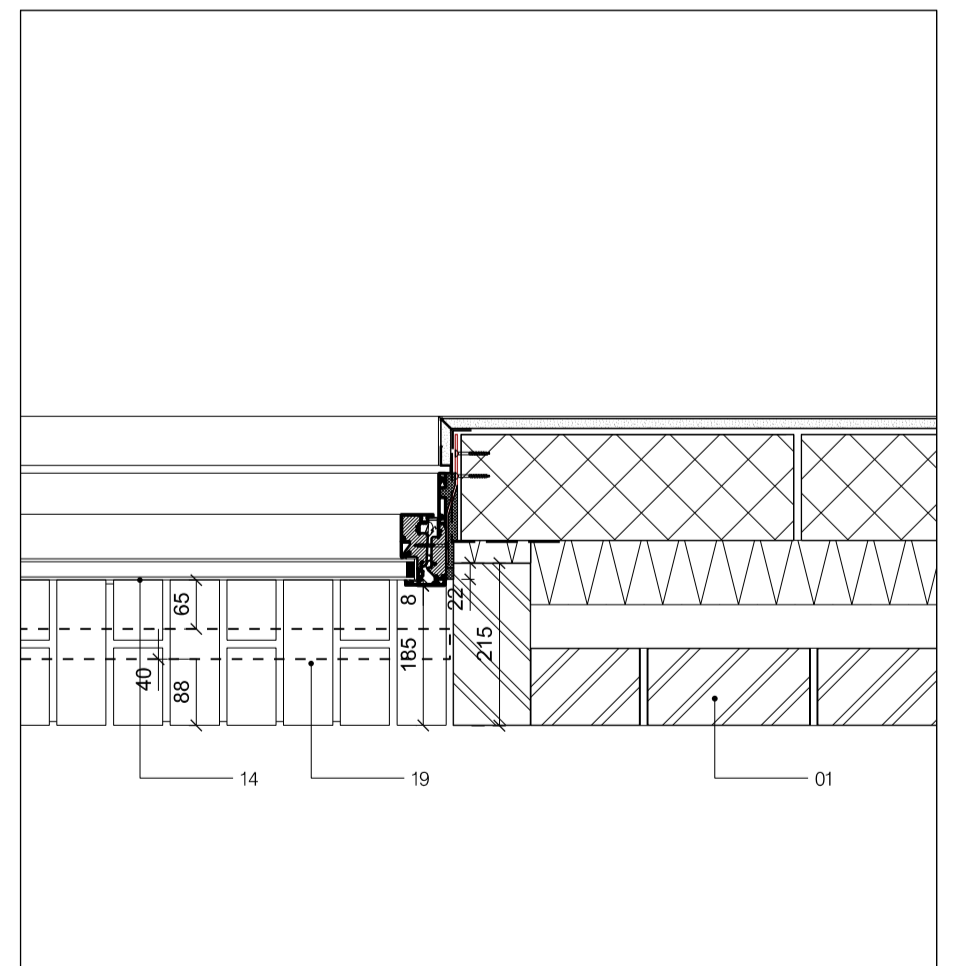
2. Typical dead panel cill detail - SECTION



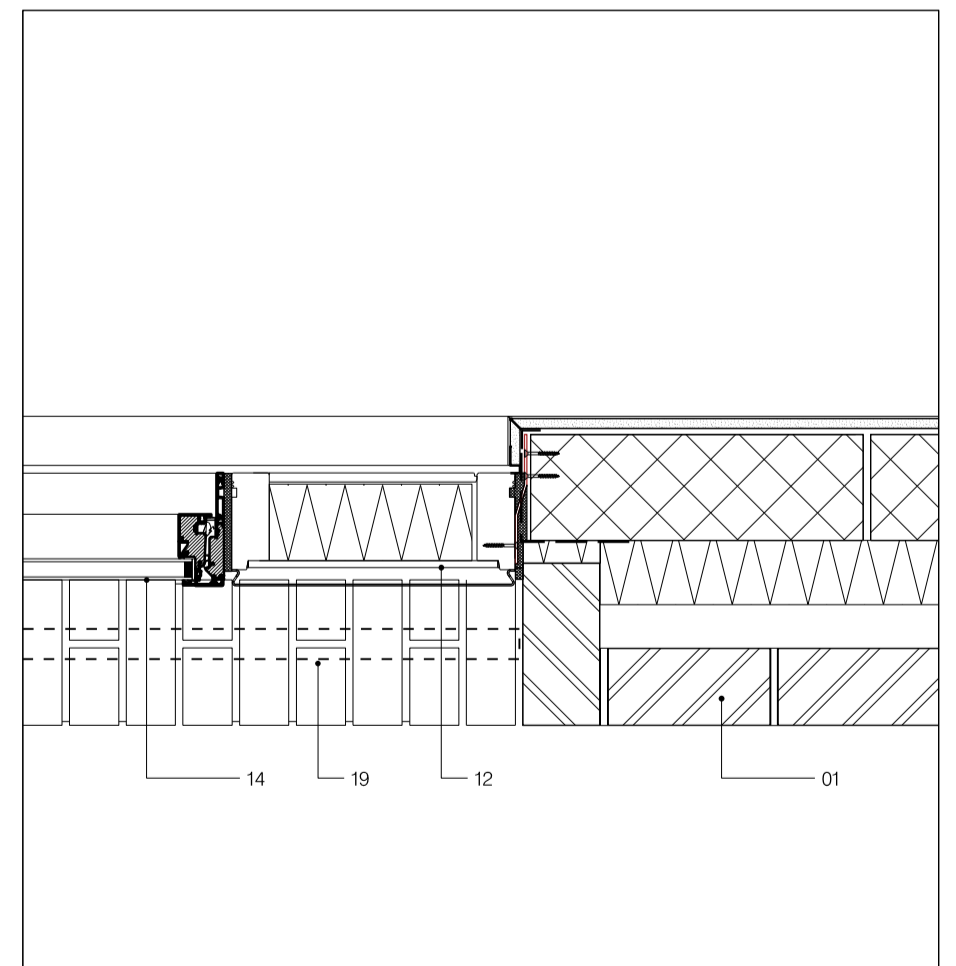
3. Typical recessed balcony cill detail - SECTION



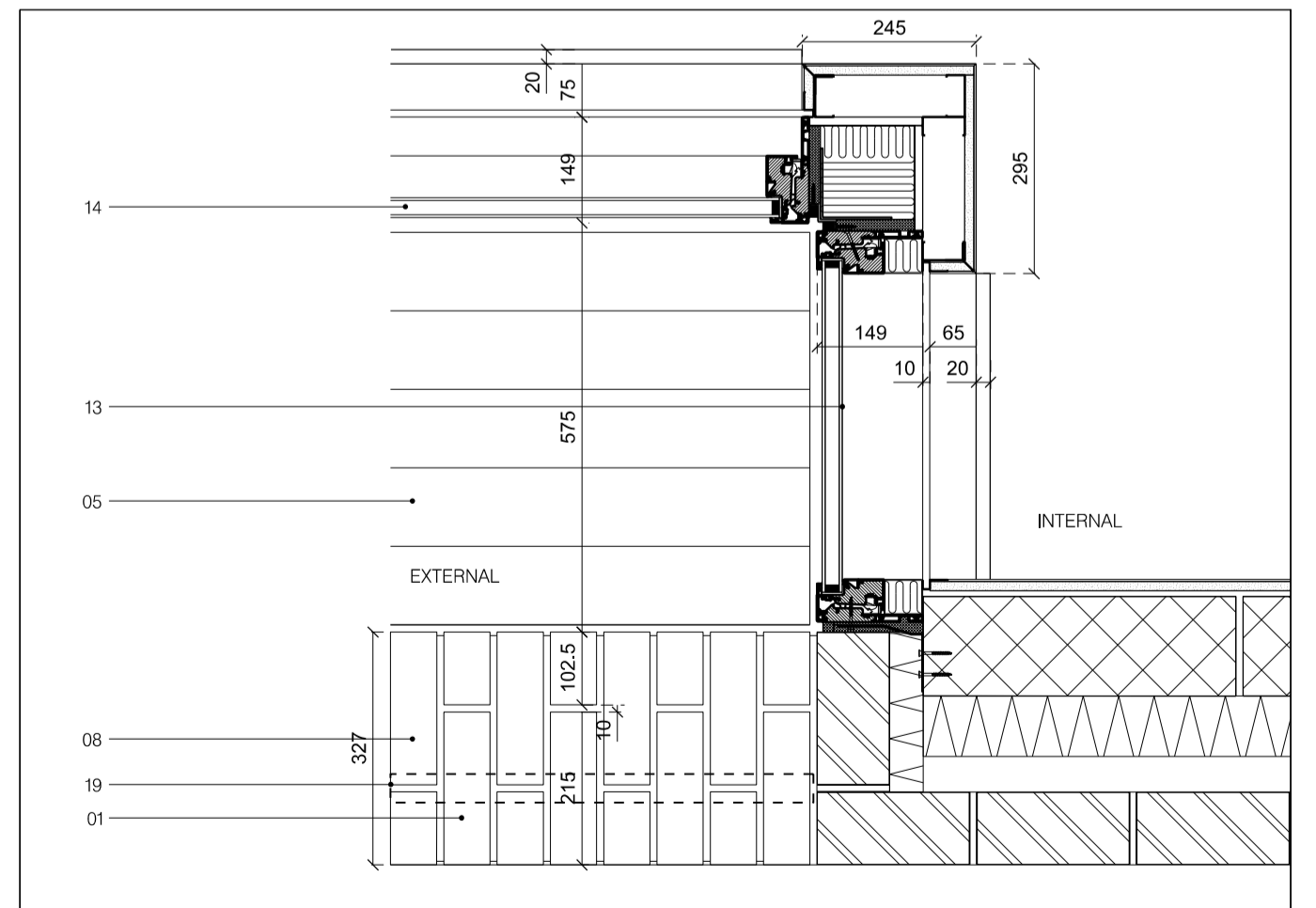
4. Typical door detail - SECTION



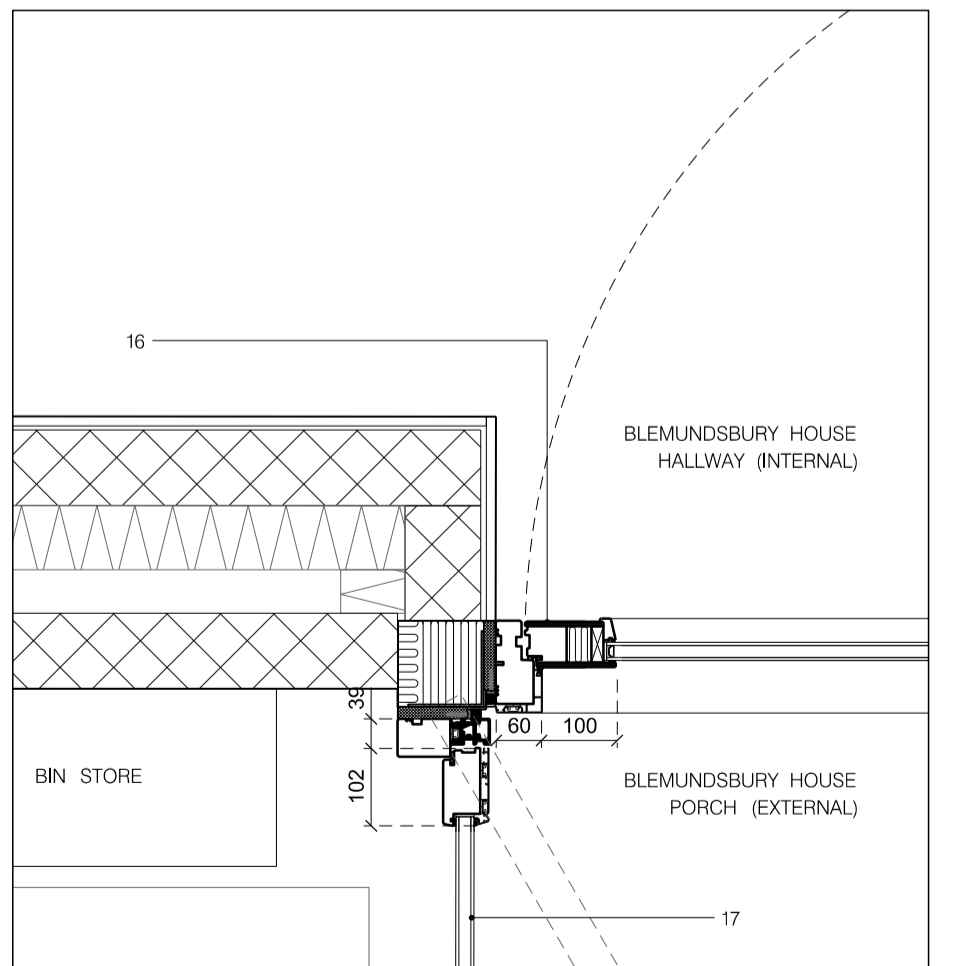
1. Typical window jamb detail - PLAN



2. Typical dead panel to window detail - PLAN



3. Typical recessed balcony detail - PLAN



4. Typical door jamb details - PLAN