



MANCHESTER

GT MANCHESTER

3937/47
Toxtal, Broadhurst & Lee
OXFORD STREET

WAREHOUSE.
for
Jas. Broadhurst, Lee Co. Ltd.

Nº 3.



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L. H. H.

The new full window frames will be made from Sapele hardwood and the internal Secondary glazing units will be made from redwood and painted as per specifications.

Each window made to match existing / previous windows from images and drawings shown below to restore the buildings original image while updating to secondary glazing for a more economical environment

Window ref 8,17,19,23,24,25.

The following windows will be double glazed, using 2 x 4mm toughened glass with a 12mm cavity and a U value of 1.91

Window ref 1

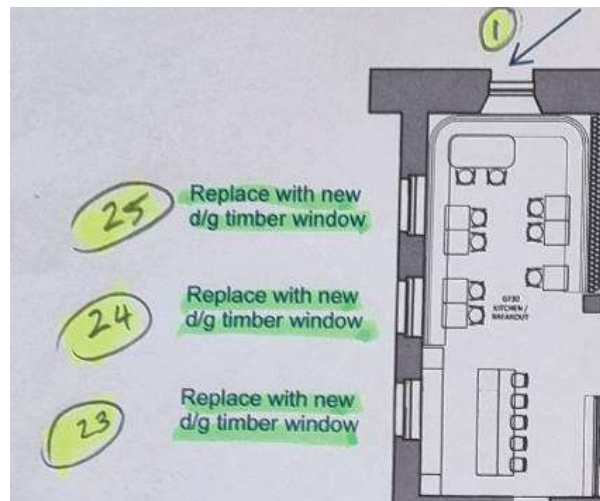
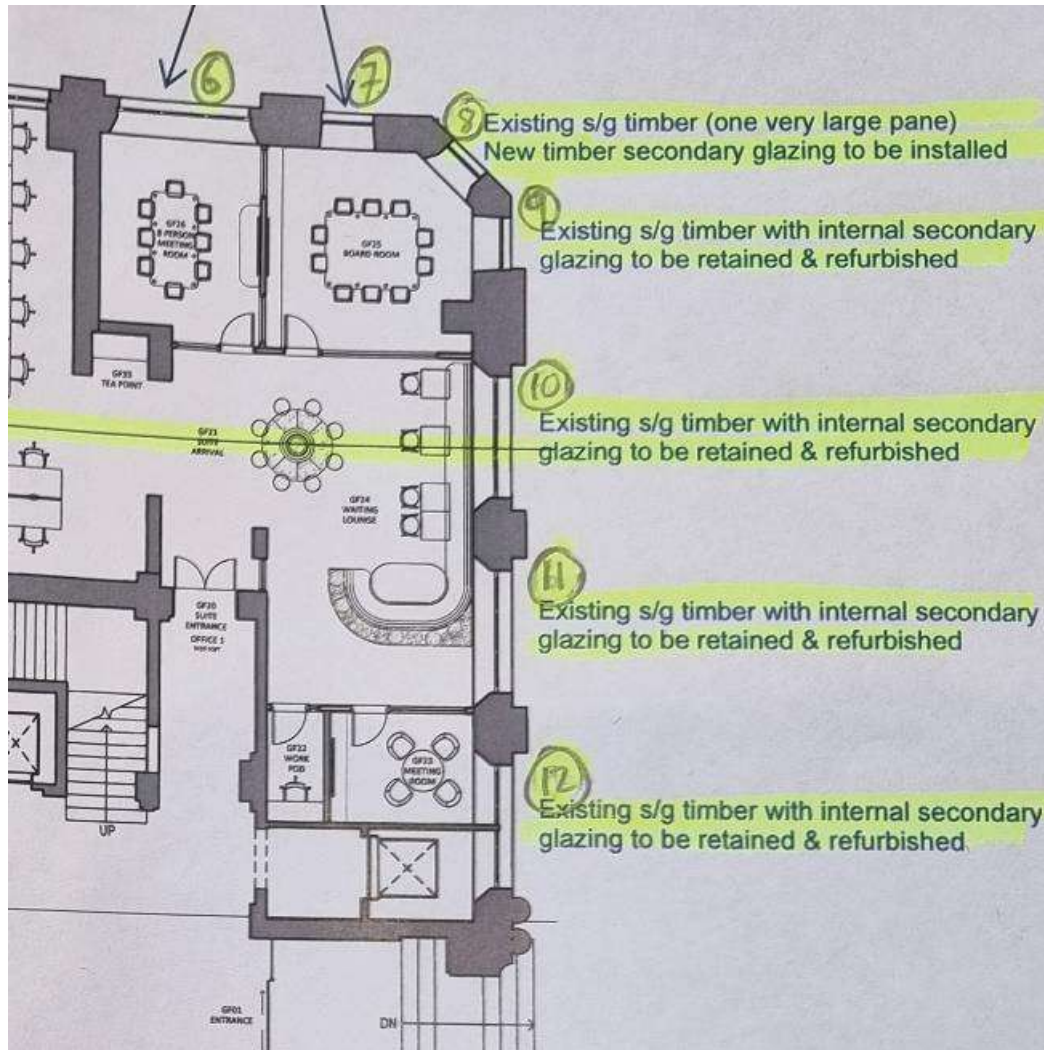
The following windows will be double glazed, using 2 x 4mm toughened glass with a 6mm cavity and a U value of 1.91.

Window ref 6,7,9,10,16.

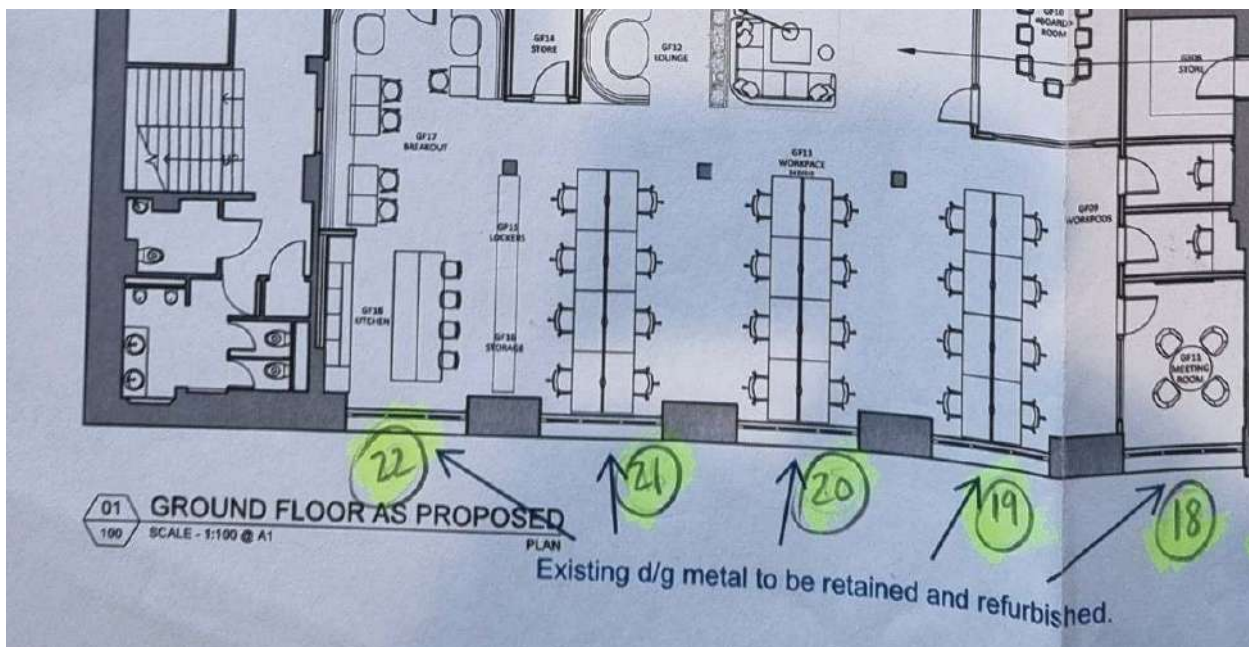
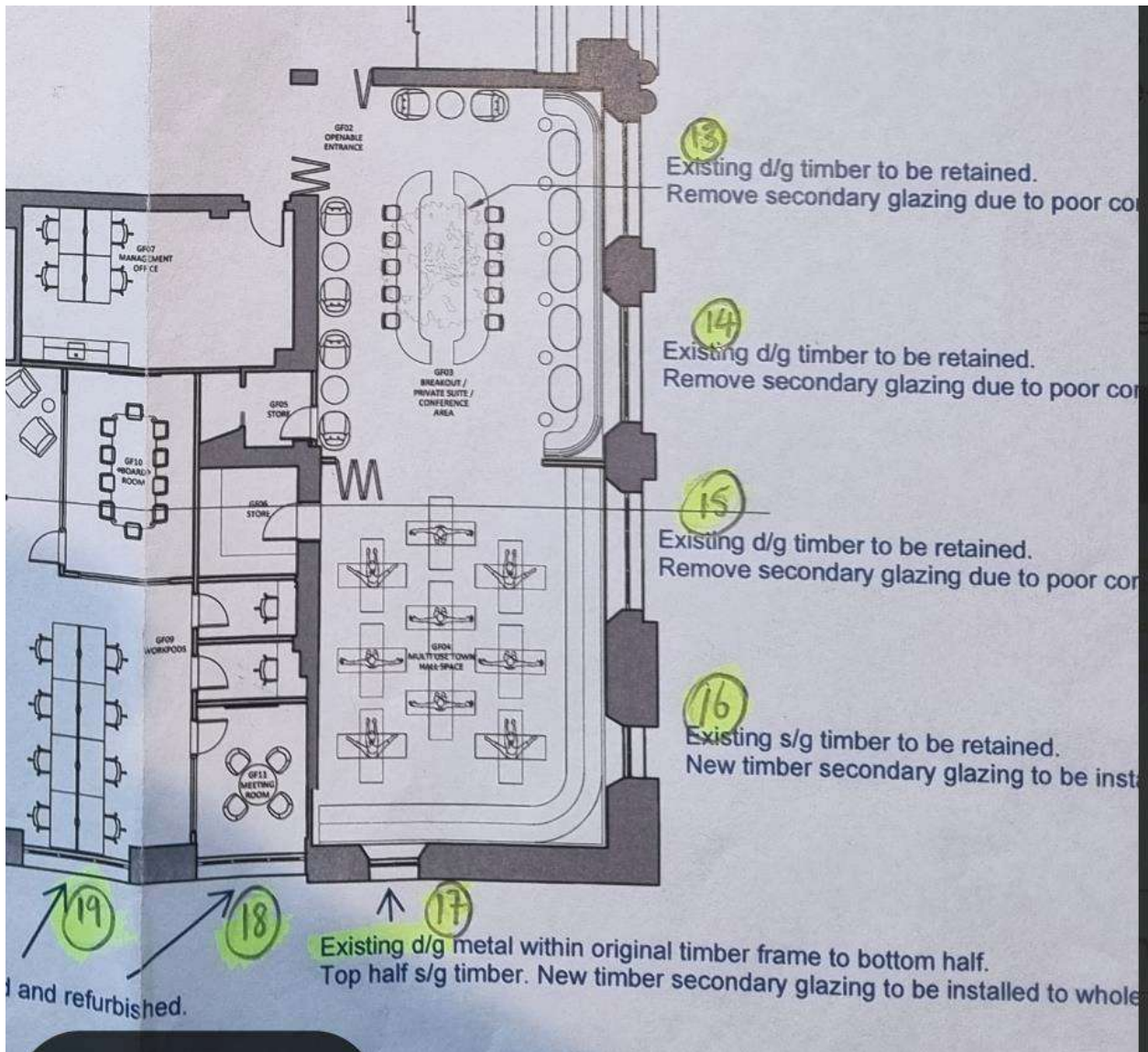
The following windows will be secondary glazing and will be 4mm toughened glass, single glazed.

Summary plan below with all drawings and original building plans

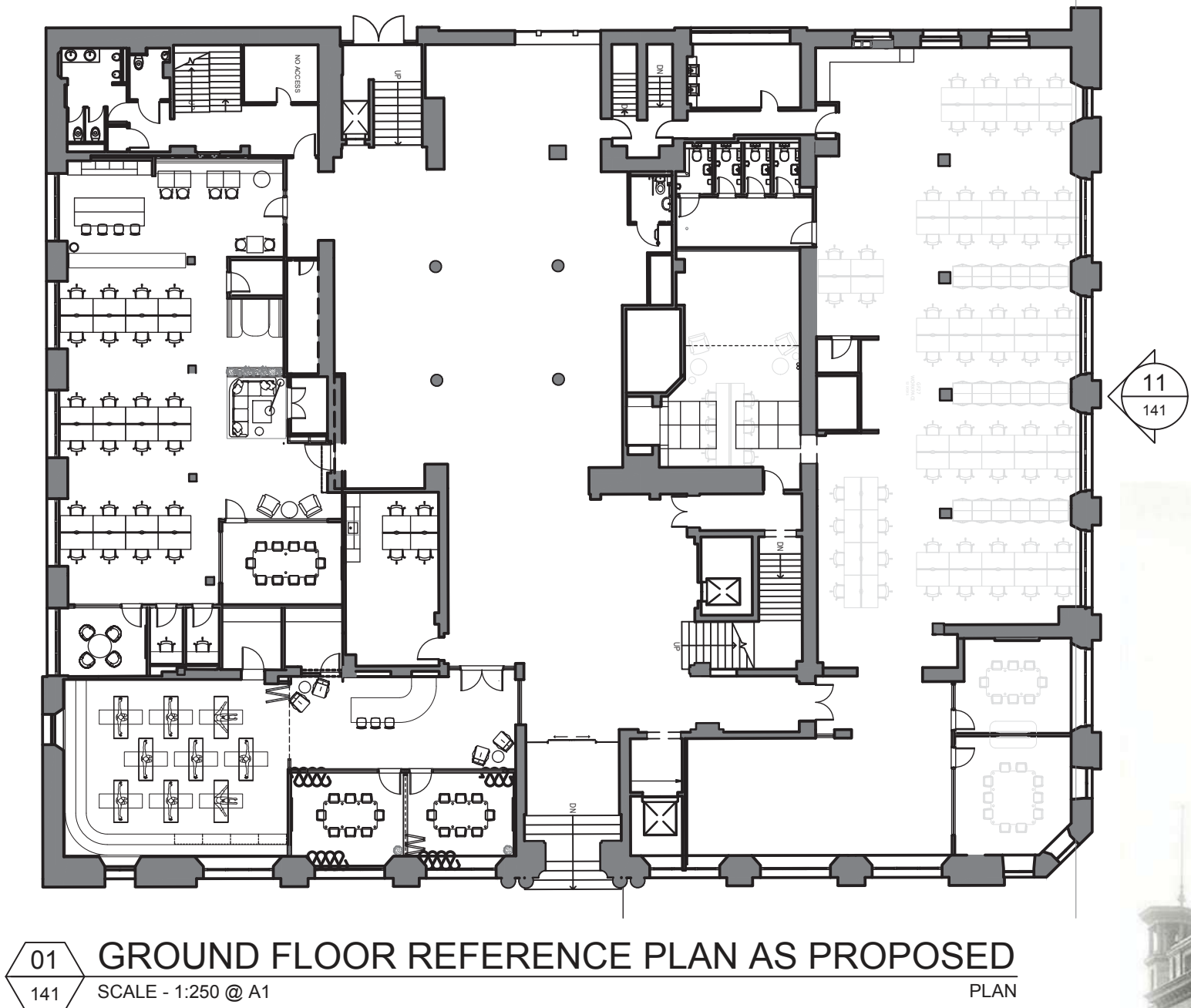
Great Bridgewater Side



Canal Side







01 GROUND FLOOR REFERENCE PLAN AS PROPOSED
141 SCALE - 1:250 @ A1 PLAN



02 HISTORICAL PHOTOGRAPH
141 NTS



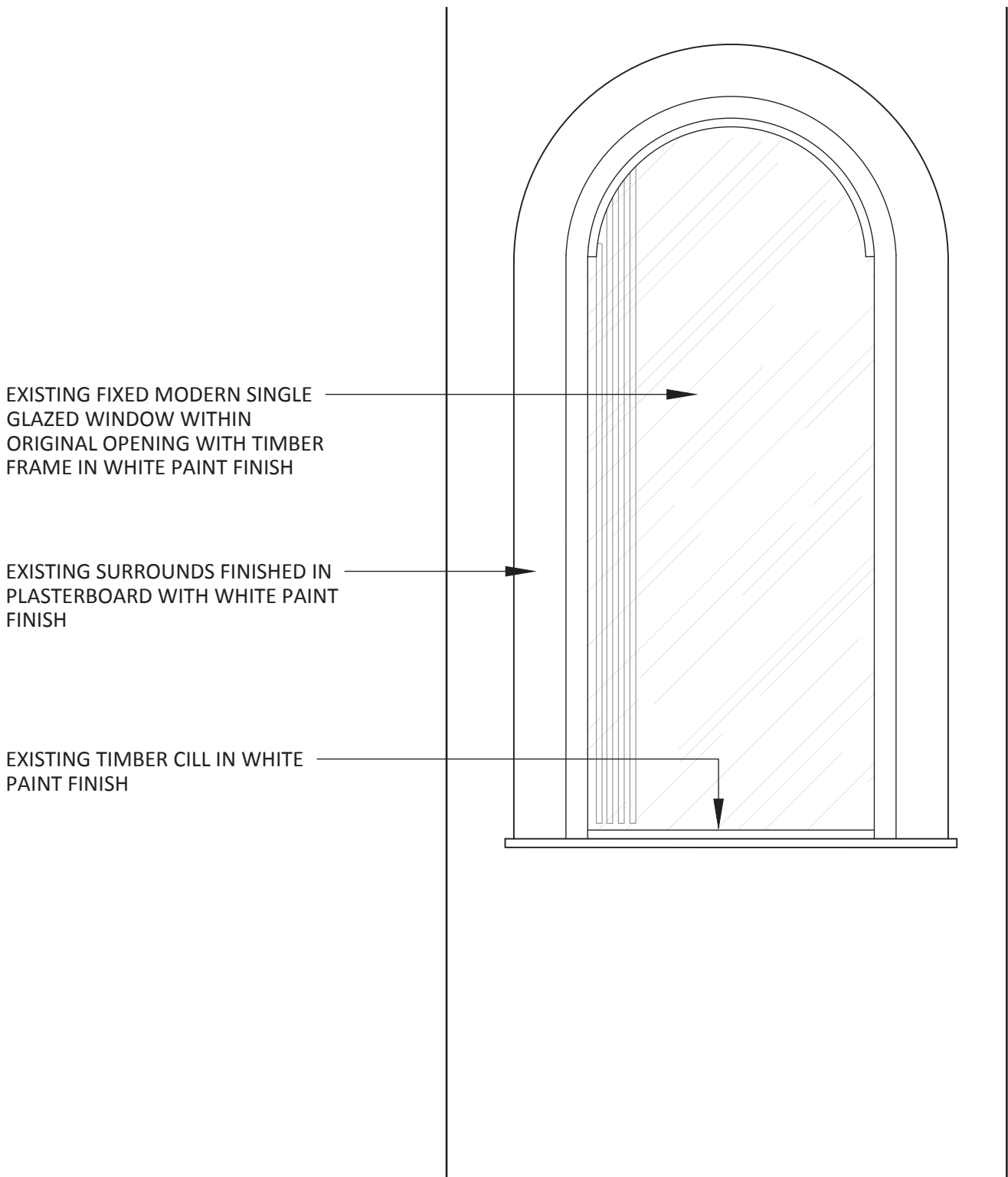
07 GROUND FLOOR ELEVATION WINDOWS AS EXISTING
141 SCALE - 1:100 @ A1



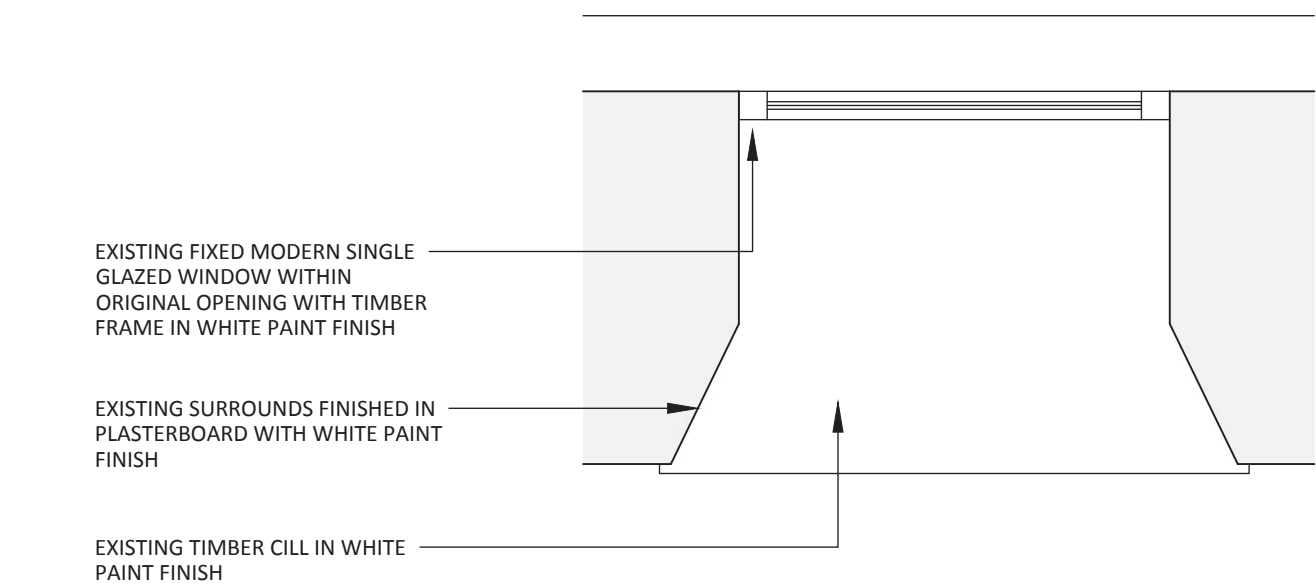
08 GROUND FLOOR STRIP OUT WINDOW ELEVATION
141 SCALE - 1:100 @ A1



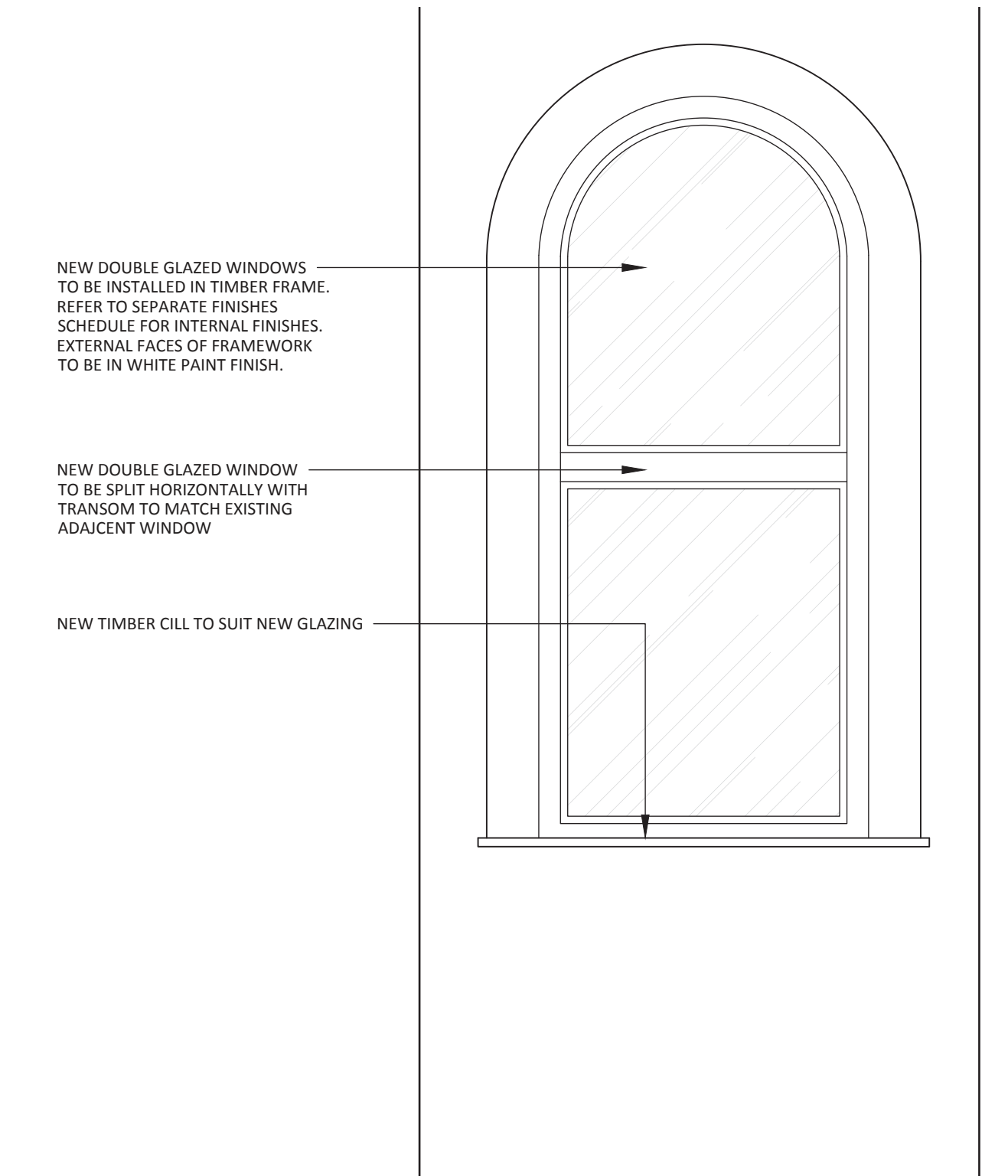
09 GROUND FLOOR ELEVATION WINDOWS AS PROPOSED
141 SCALE - 1:100 @ A1



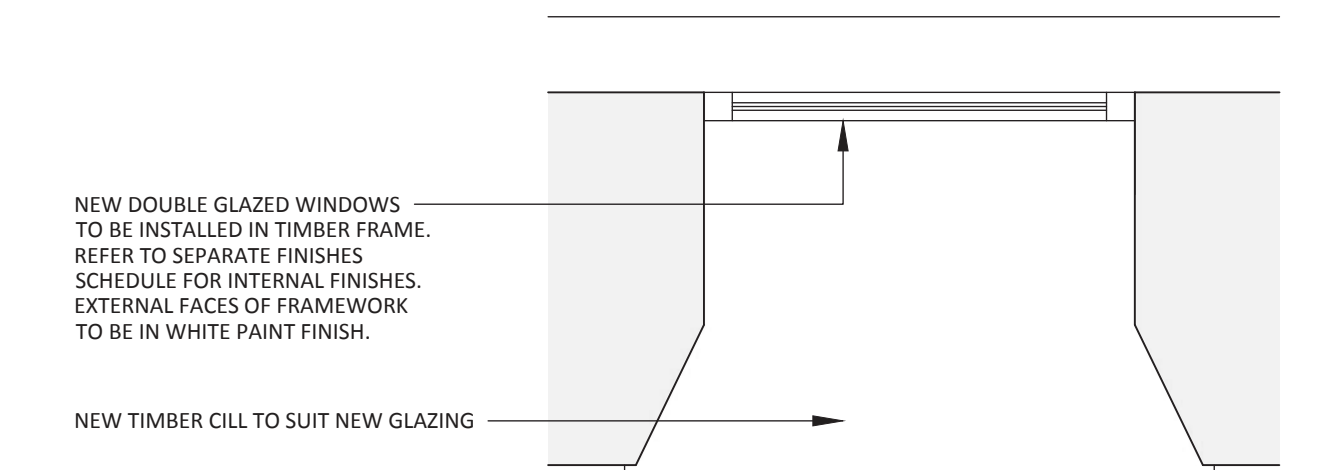
03 WINDOW ELEVATION AS EXISTING
141 SCALE - 1:20 @ A1



05 EXISTING LOWER WINDOW PLAN SECTION
141 SCALE - 1:20 @ A1 PLAN



04 WINDOW ELEVATION AS PROPOSED
141 SCALE - 1:20 @ A1



06 PROPOSED WINDOW PLAN SECTION
141 SCALE - 1:20 @ A1 PLAN



10 GROUND FLOOR ELEVATION AS EXISTING
141 SCALE - 1:250 @ A1



11 EXISTING PHOTOGRAPH
141 NTS EX CORNER WINDOW TO BE REPLACED



12 EXISTING PHOTOGRAPH
141 NTS EX ADJACENT WINDOW PRECEDENT

NOTES

DO NOT SCALE FROM THIS DRAWING.
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ORIGINAL A1

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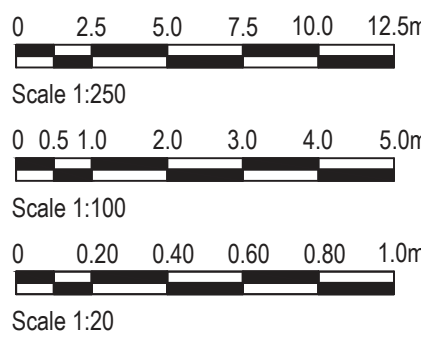
ANY WALL, CEILING LININGS TO BE TO EUROCLASS A (CLASS 0 EQUIVALENT).

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5.00	27/09/24	ISSUED FOR CONSTRUCTION	ARB	LA
REV	DATE	DESCRIPTION	DRAWN	CHECKED

A x I

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MANCHESTER, M2 3HQ
TELEPHONE : +44 (0)161 879 7357
EMAIL : www.ai.studio
COMPANY NO : 11847325

CLIENT

xl**b**

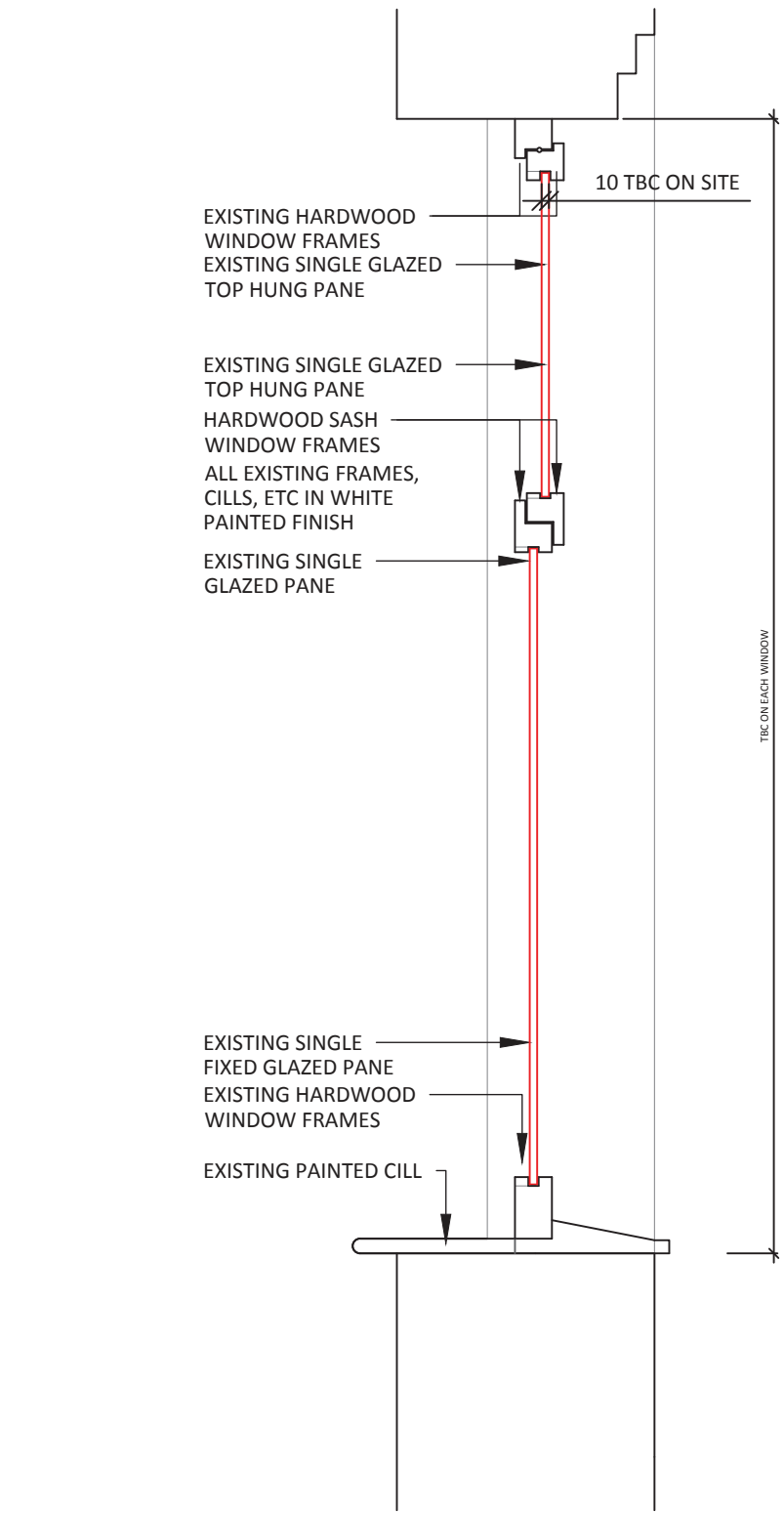
PROJECT

TOOTAL BUILDINGS
BROADHURST HOUSE,
56 OXFORD ST MANCHESTER

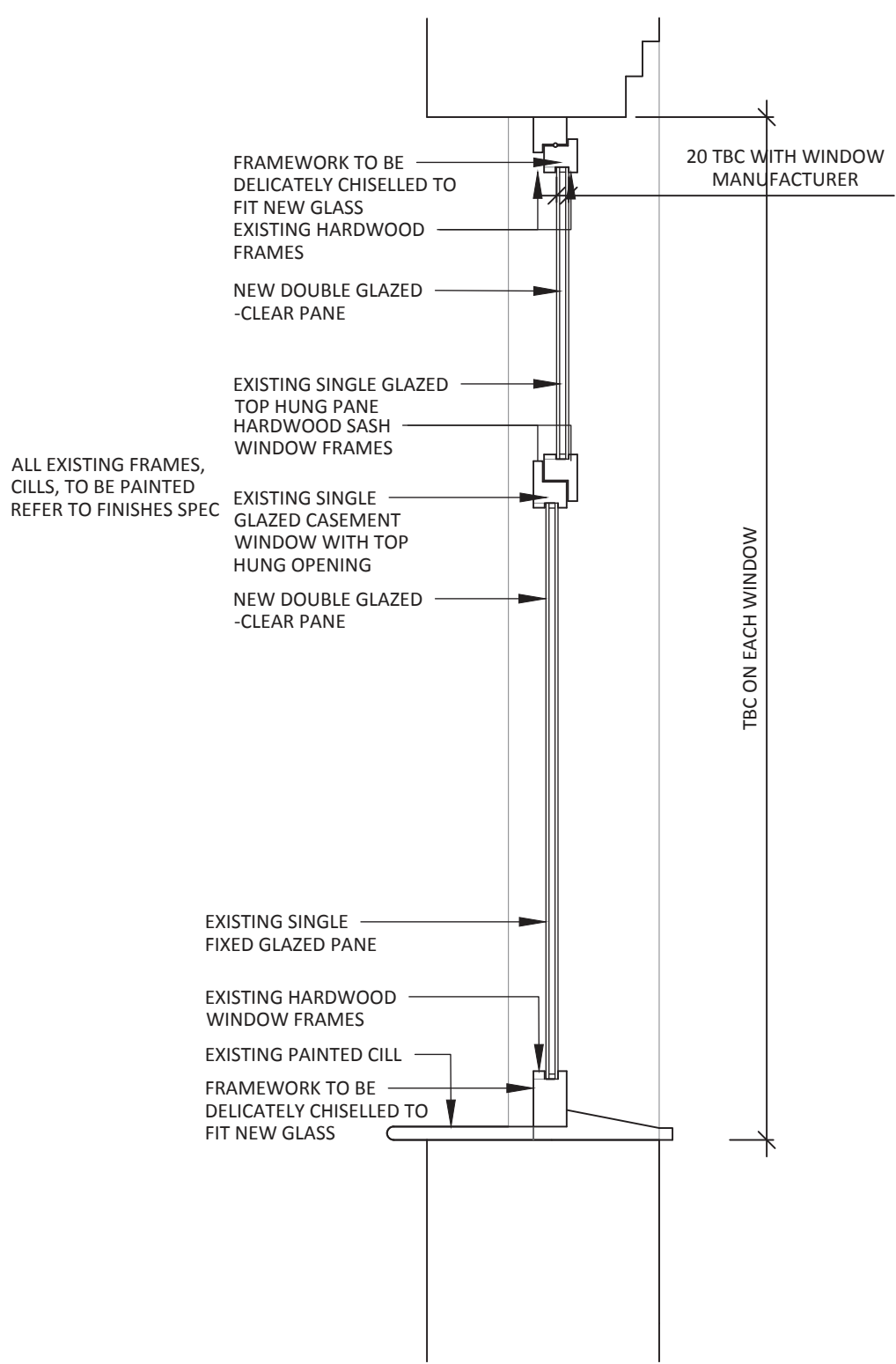
DRAWING REFERENCE

GREAT BRIDGEWATER STREET
CORNER WINDOW REPLACEMENT
DETAILS

JOB REFERENCE	DRAWING SCALE	DATE	DRAWN	CHECKED
23 - 141	varies@A1	28.06.24	SO	ARB
DRAWING REFERENCE	STAGE	REV		
AXI - 141		5		00

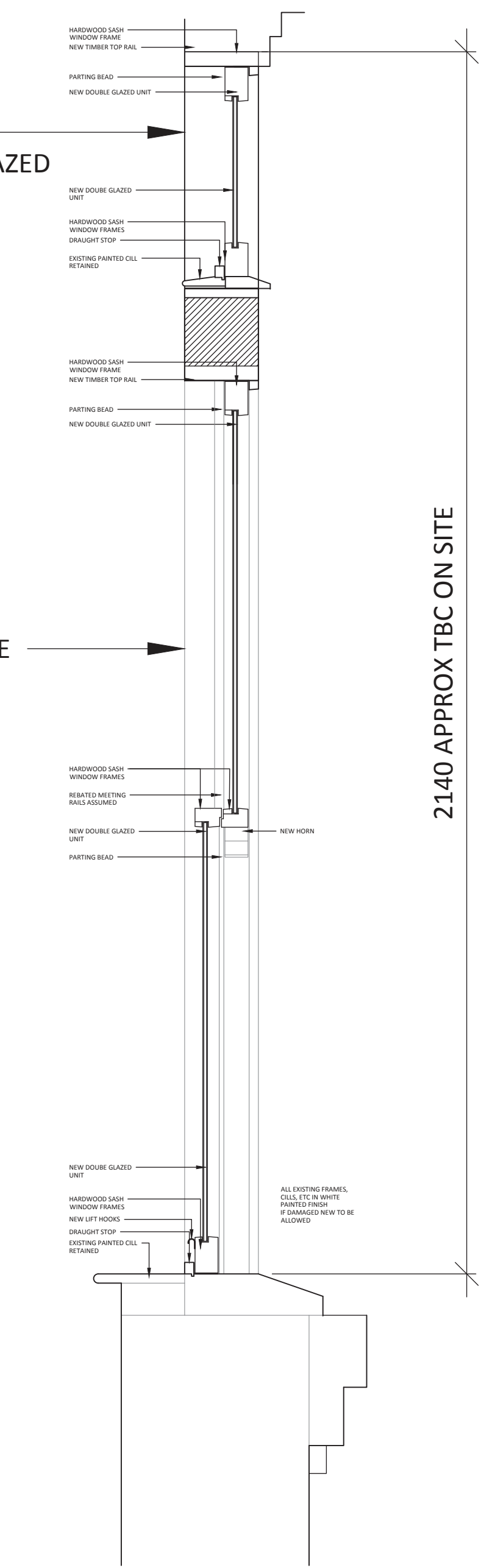


01 SINGLE GLAZING REMOVAL DETAIL
514 SCALE - 1:10 @ A1

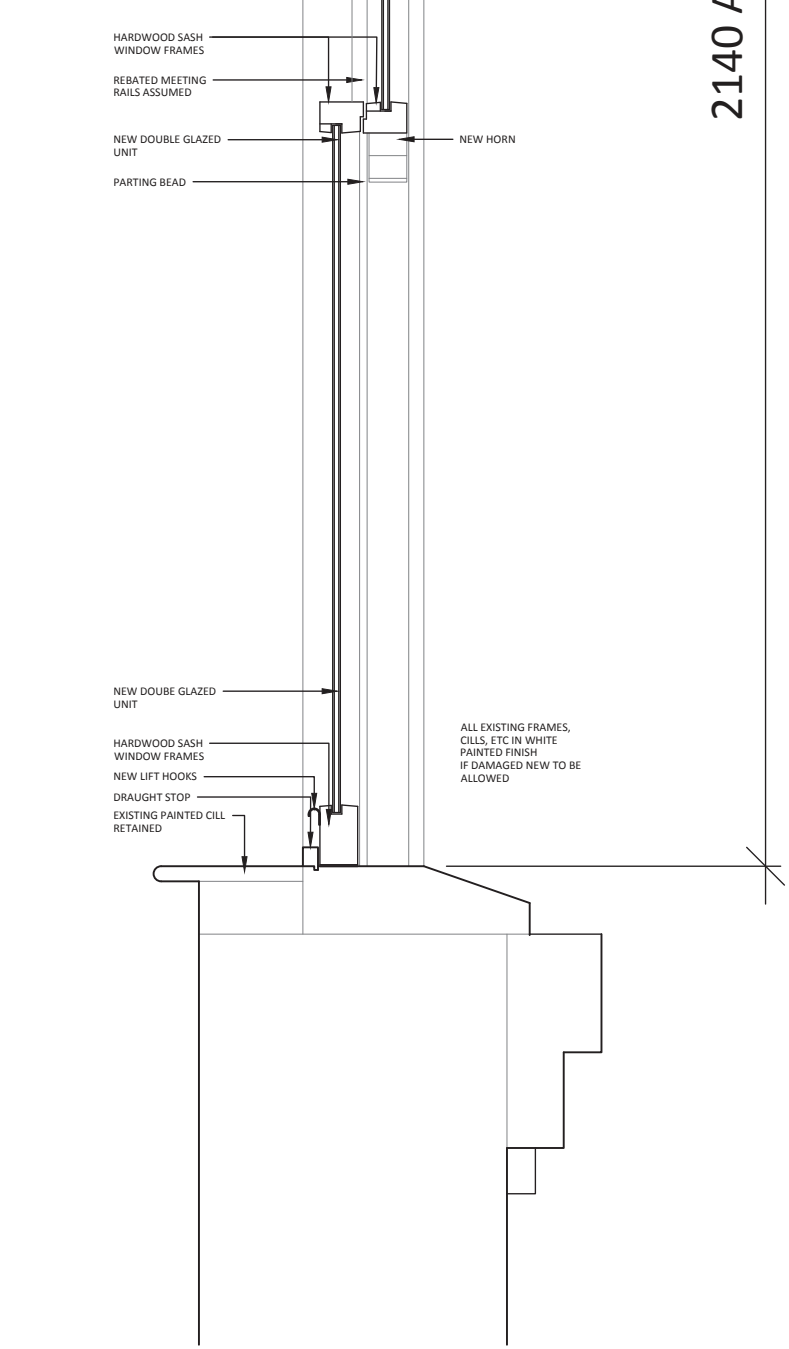


02 DOUBLE GLAZING INSERT DETAIL AS PROPOSED
514 SCALE - 1:10 @ A1

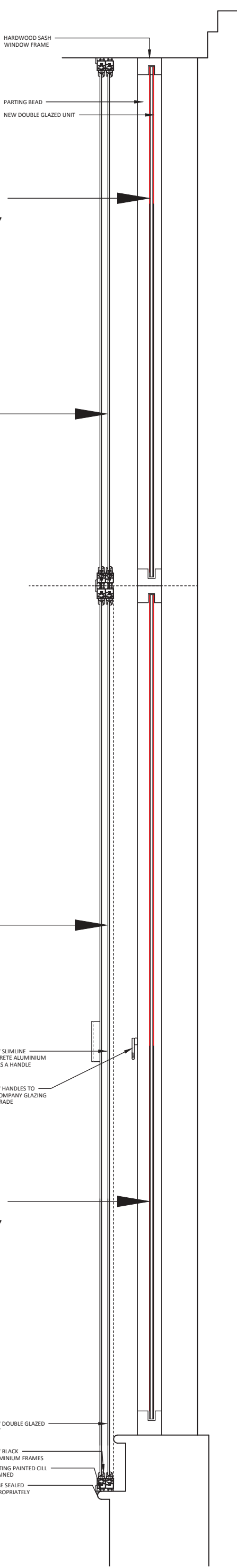
NEW FIXED TIMBER
HERITAGE DOUBLE GLAZED
SASH STYLE WINDOW



NEW TIMBER HERITAGE
DOUBLE GLAZED SASH
WINDOW



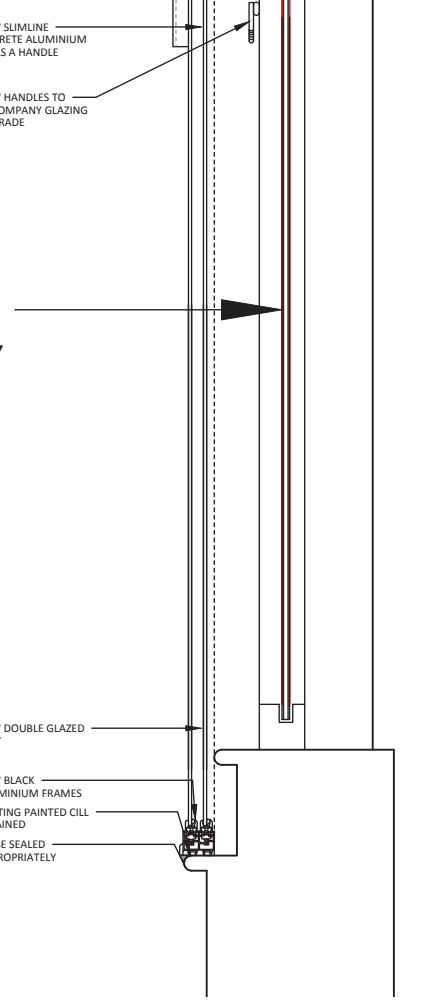
NEW DOUBLE GLAZED
UNIT WITHIN PRIMARY
GLAZING
NON OPENABLE



NEW SLIMLINE FIXED
SECONDARY
ALUMINIUM GLAZING

NEW SLIMLINE
SECONDARY
ALUMINIUM GLAZING

NEW DOUBLE GLAZED
UNIT WITHIN PRIMARY
GLAZING



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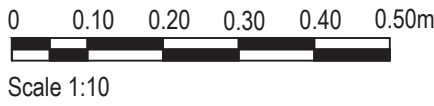
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CONTRACTOR TO BE AWARE OF ANY WINDOWS ON THE FRONT ELEVATION OR EXTERNALLY DO NOT REQUIRE EXTERNAL DECORATION.

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REV	DATE	DESCRIPTION	DRAWN	CHECKED

A × I

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EMAIL

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COMPANY NO

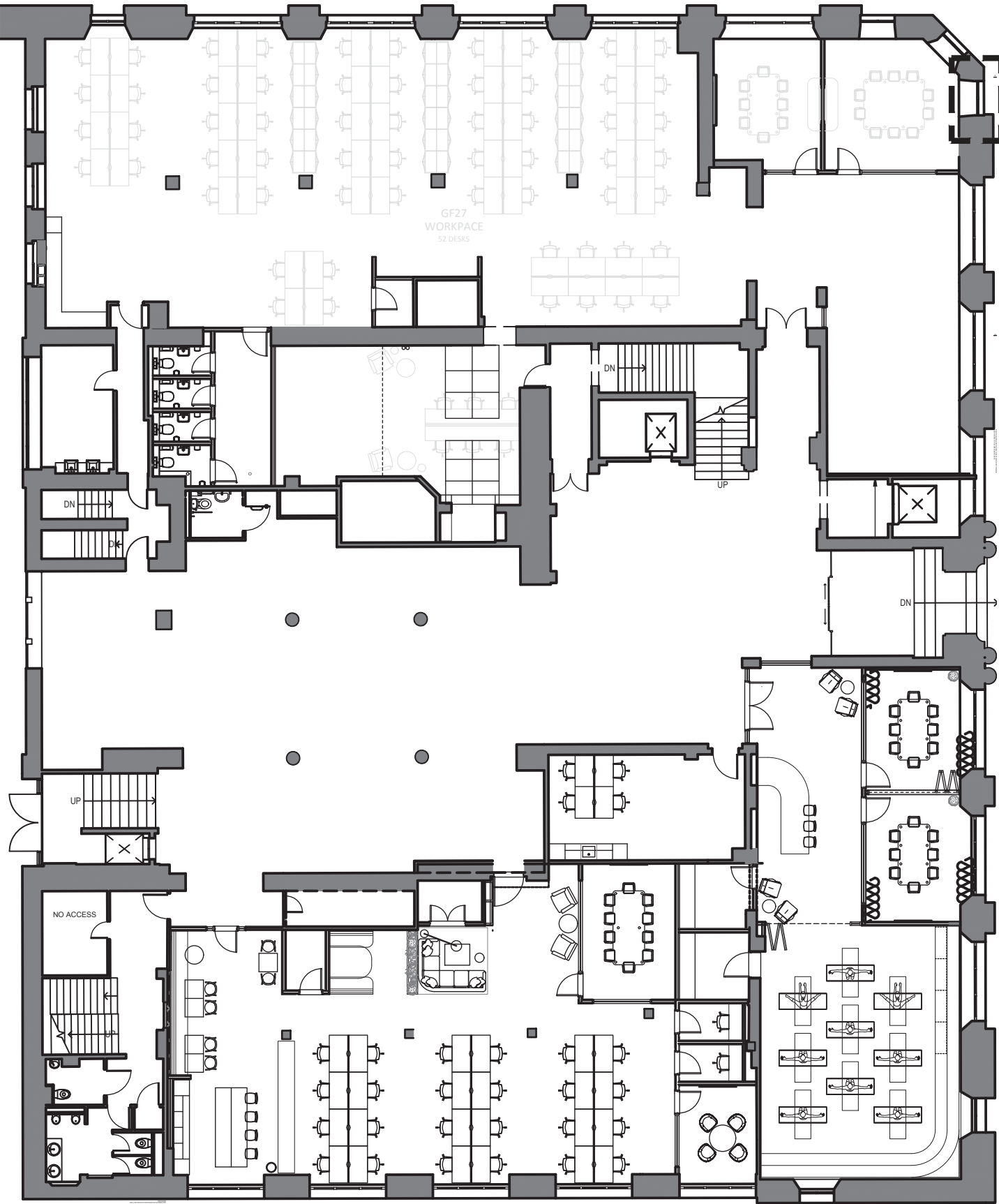
11847325



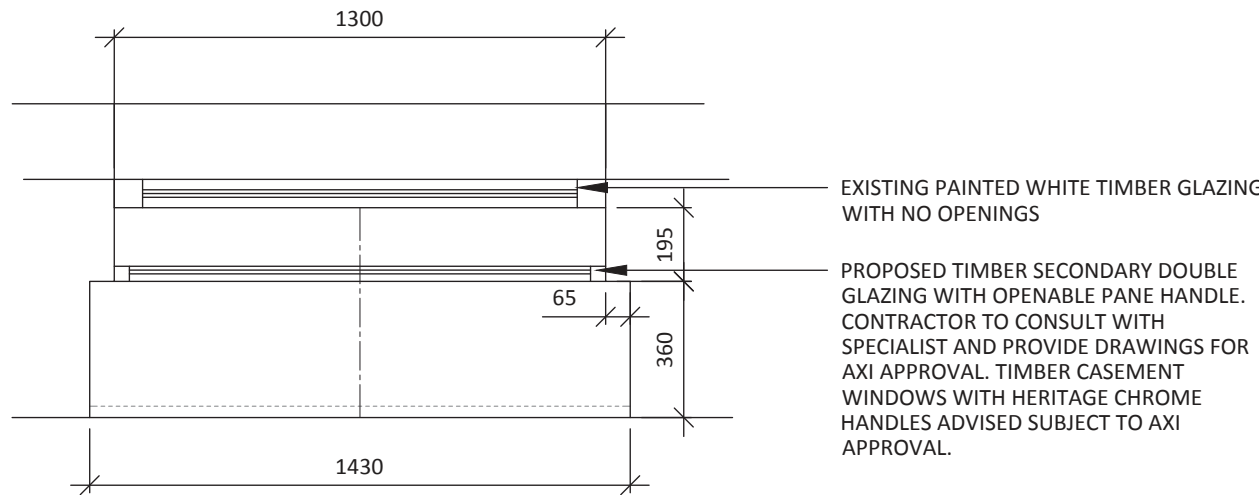
PROJECT
**TOOTAL BUILDINGS
BROADHURST HOUSE,
56 OXFORD ST MANCHESTER**

DRAWING REFERENCE
**GROUND FLOOR
GLAZING REPLACEMENT DETAILS**

JOB REFERENCE	DRAWING SCALE	DATE	DRAWN	CHECKED
23 - 141	varies@A1	19/12/2023	RH	ARB
DRAWING REFERENCE	STAGE	REV		
AXI - 514	5	00		



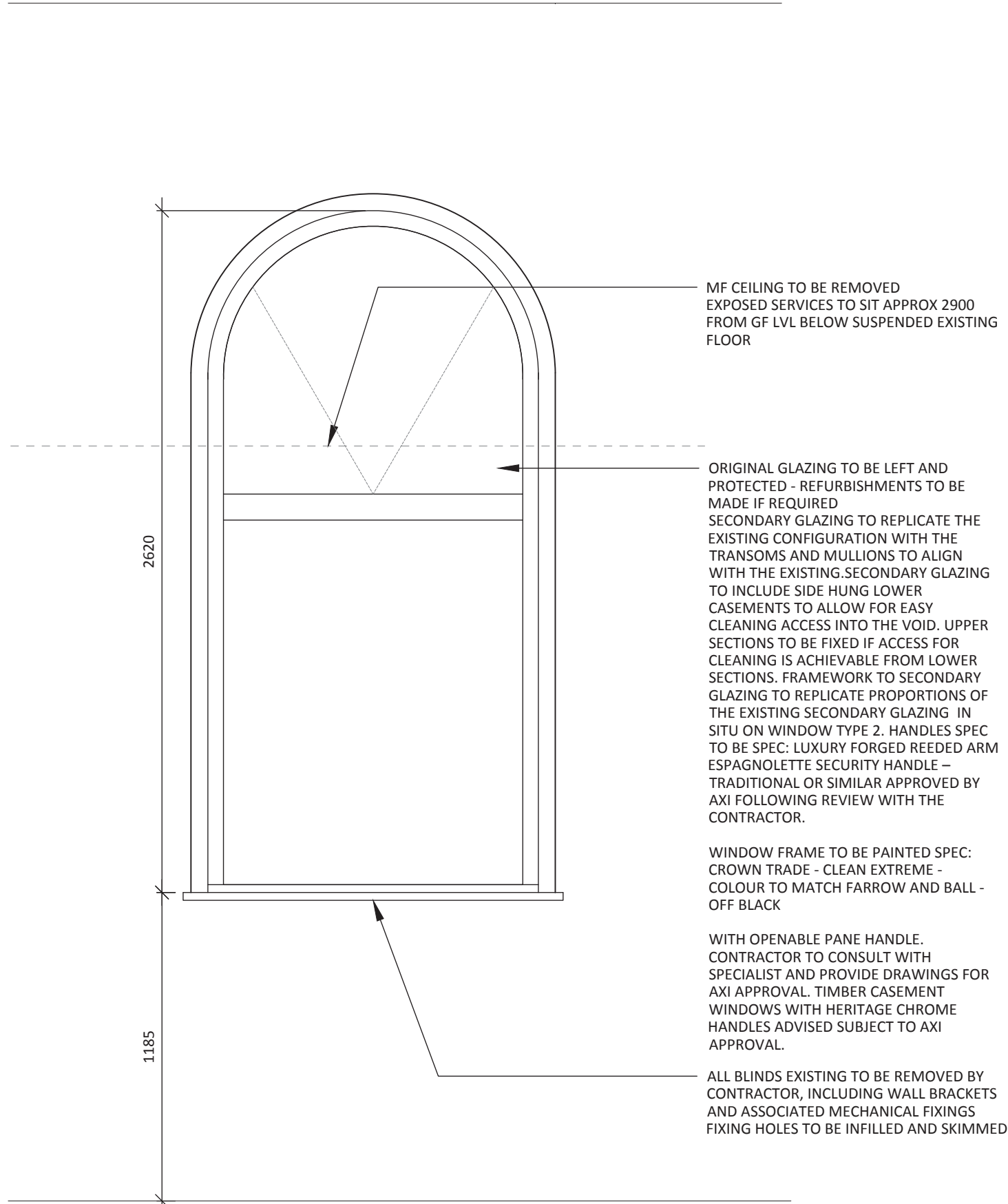
01 GROUND FLOOR GLAZING REFERENCE PLAN
503 SCALE - 1:200 @ A1 PLAN



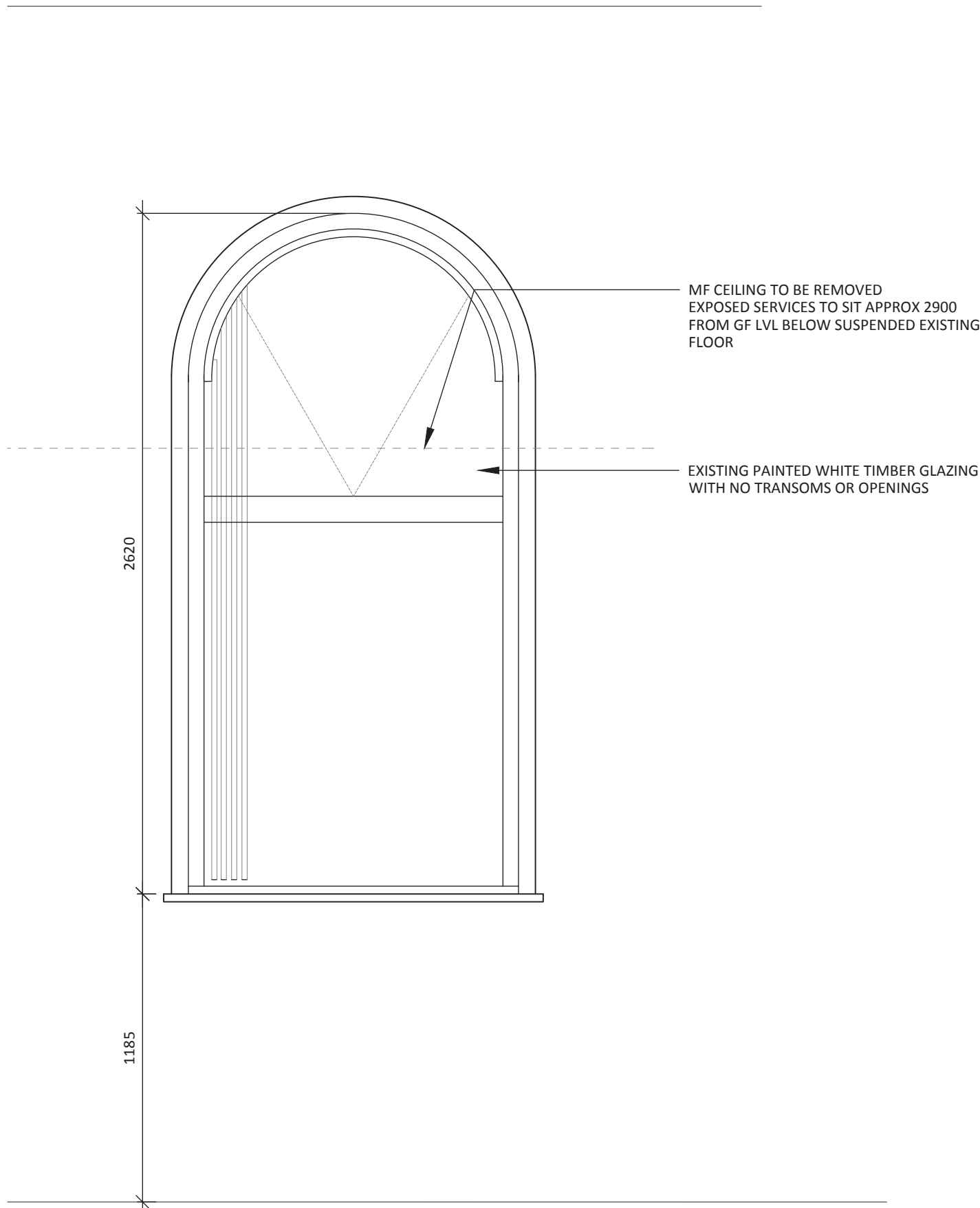
02 GROUND FLOOR WINDOW DETAIL 3 PLAN
503 SCALE - 1:20 @ A1 PLAN



05 GROUND FLOOR WINDOW DETAIL 3 IMAGE
503 NTS



04 GROUND FLOOR WINDOW DETAIL 3 PROPOSED ELEVATION
503 SCALE - 1:20 @ A1 ELEVATION



03 GROUND FLOOR WINDOW DETAIL 3 EXISTING ELEVATION
503 SCALE - 1:20 @ A1 ELEVATION

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0 0.20 0.40 0.60 0.80 1.0m

Scale 1:20

0 2 4 6 8 10m

Scale 1:200

DRAWING SUBJECT TO PLANNING APPROVAL TO BE REVIEWED PRE CONSTRUCTION DRAWINGS.

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5.00	27/09/24	ISSUED FOR CONSTRUCTION Issued for construction.	ARB	LA
REV	DATE	DESCRIPTION	DRAWN	CHECKED

A x I

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MANCHESTER, M2 3HQ
TELEPHONE : +44 (0)161 879 7357
EMAIL : www.axi.studio
COMPANY No : 11847325

CLIENT

xl**b**

PROJECT

TOOTAL BUILDINGS
BROADHURST HOUSE,
56 OXFORD ST MANCHESTER

DRAWING REFERENCE

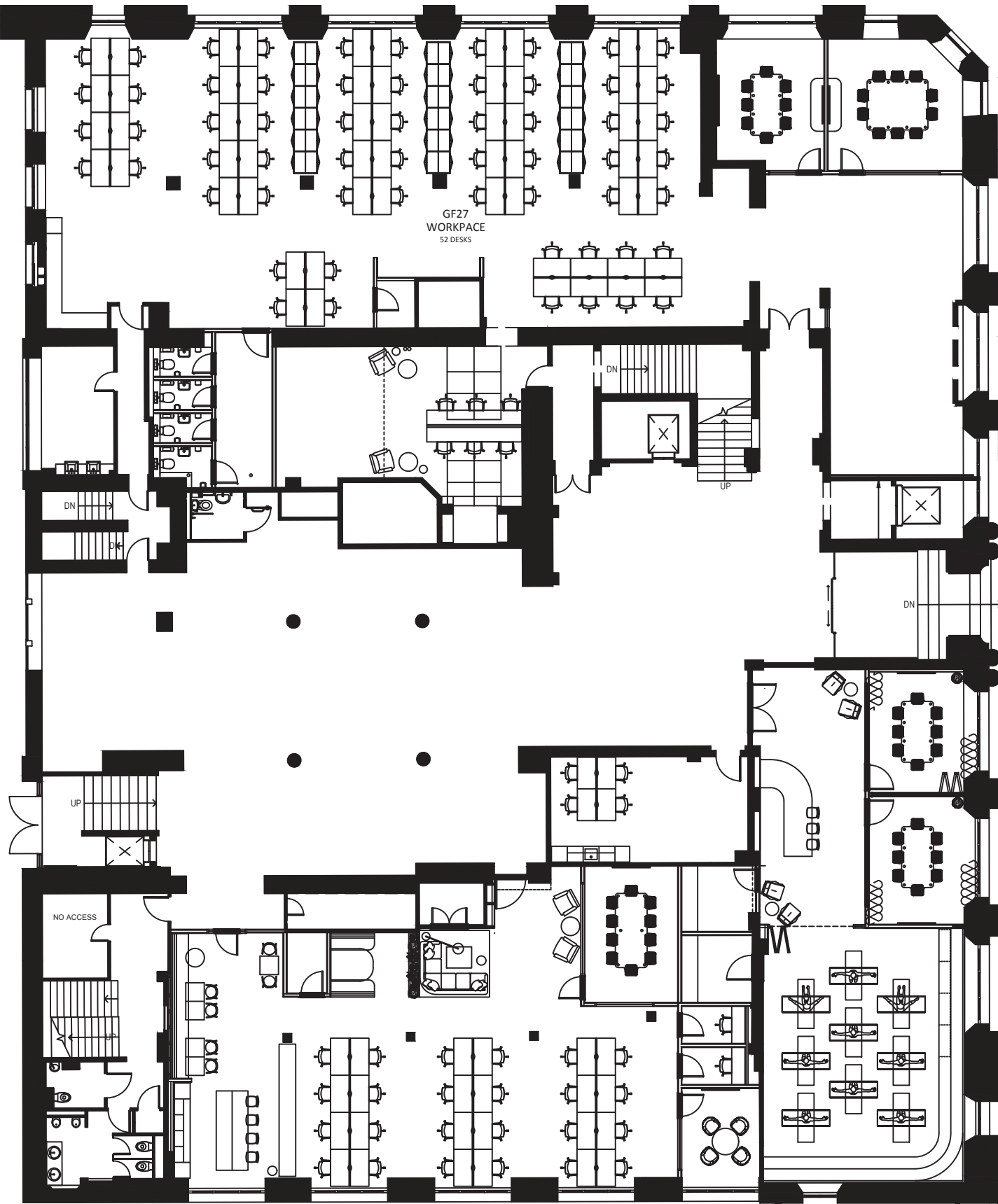
GROUND FLOOR
WINDOW DETAIL 3 PLAN

JOB REFERENCE	DRAWING SCALE	DATE	DRAWN	CHECKED
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23 - 141 varies@A129/09/2023 RH ARB

DRAWING REFERENCE	STAGE	REV
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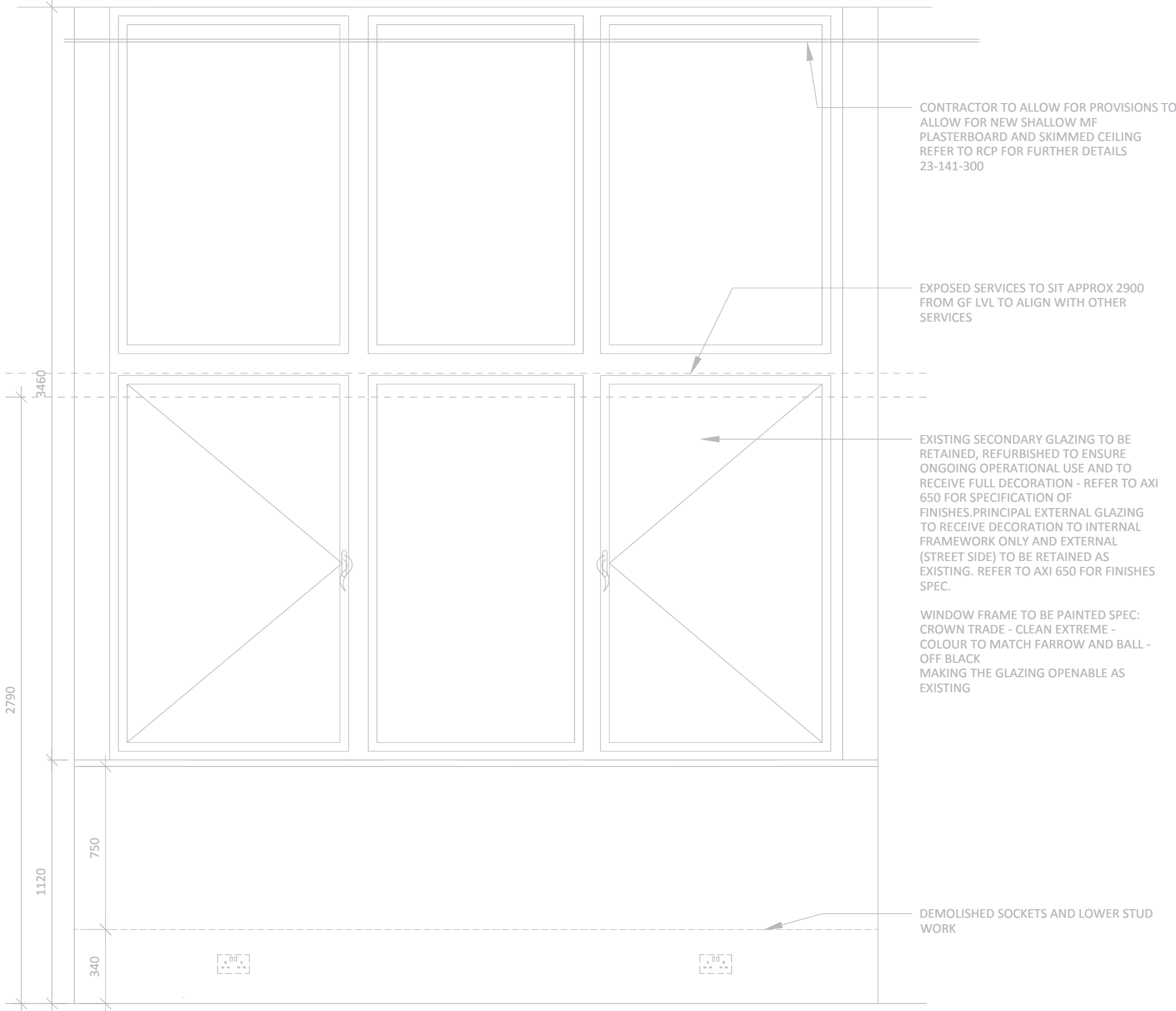
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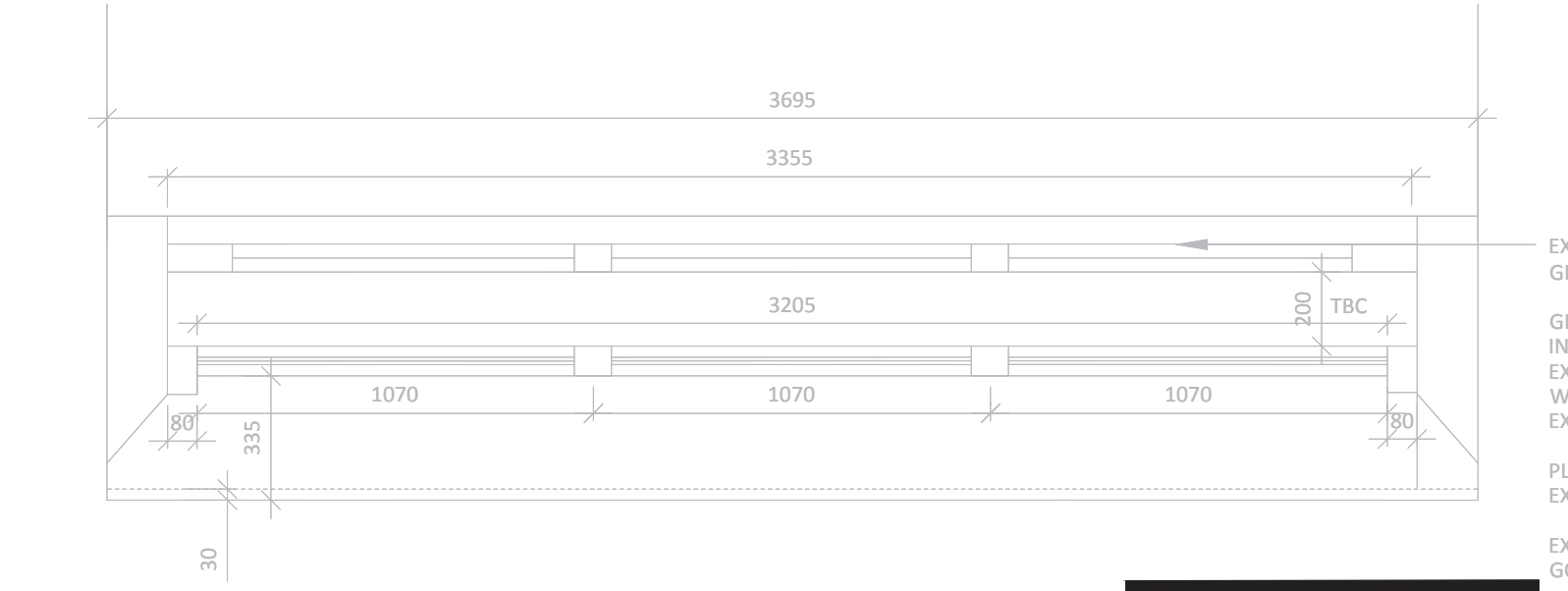
01 501 GROUND FLOOR GLAZING REFERENCE PLAN
SCALE - 1:200 @ A1
PLAN

01 501 WINDOW TYPE 1

02 501 GROUND FLOOR EXSITING WINDOW DETAIL 1 PLAN
SCALE - 1:20 @ A1
PLAN



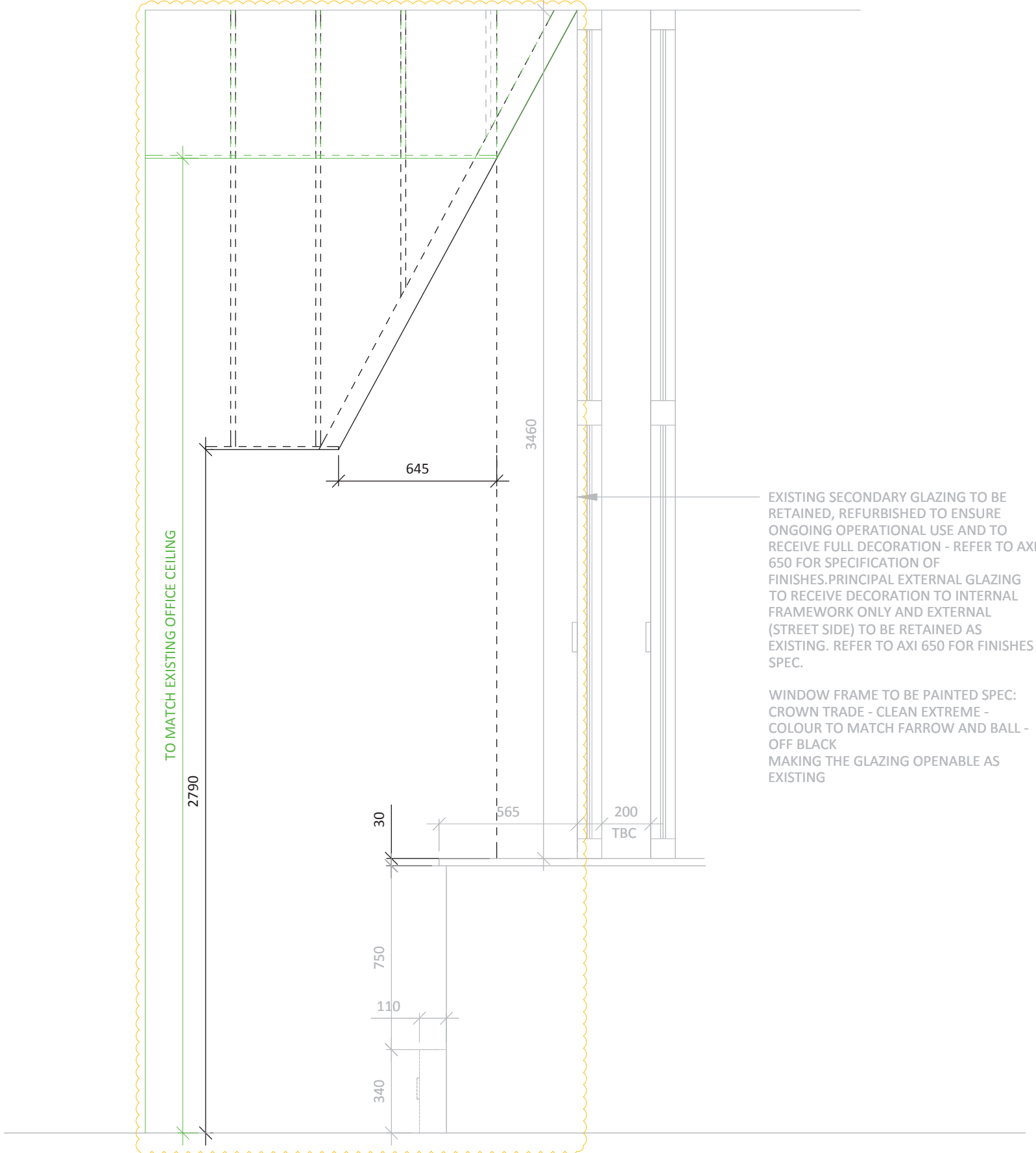
03 501 GROUND FLOOR EXISTING & MODIFICATIONS WINDOW DETAIL 1 ELEVATION
SCALE - 1:20 @ A1
ELEVATION



EXISTING PAINTED WHITE (INCLUDING EXISTING SECONDARY GLAZING) TIMBER GLAZING

GLAZING SUBJECT TO REFURBISHMENTS INTERNALLY INCLUDING RE PAINTING - SECONDARY GLAZING ONLY. OUTER EXTERNAL GLAZING AND PAINT TO BE MAINTAINED. WINDOW TO BE PAINTED SPEC: CROWN TRADE - CLEAN EXTREME - COLOUR TO MATCH FARROW AND BALL - OFF BLACK. PLUS EXISTING SECONDARY GLAZING TO ME MADE OPENABLE. EXISTING BLIND REMOVED.

EXISTING BLINDS AND FIXTURES TO BE REMOVED WITH MAKING GOOD WORKS TO THE SURROUNDING AREA.



04 501 GROUND FLOOR PROPOSED WINDOW DETAIL 1 SECTION
SCALE - 1:20 @ A1
SECTION



04 501 GROUND FLOOR EXISTING WINDOW 1 IMAGE
NTS

NOTES ORIGINAL A1

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0 0.20 0.40 0.60 0.80 1.0m

Scale 1:200

0 2 4 6 8 10m

Scale 1:200

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CLIENT



PROJECT

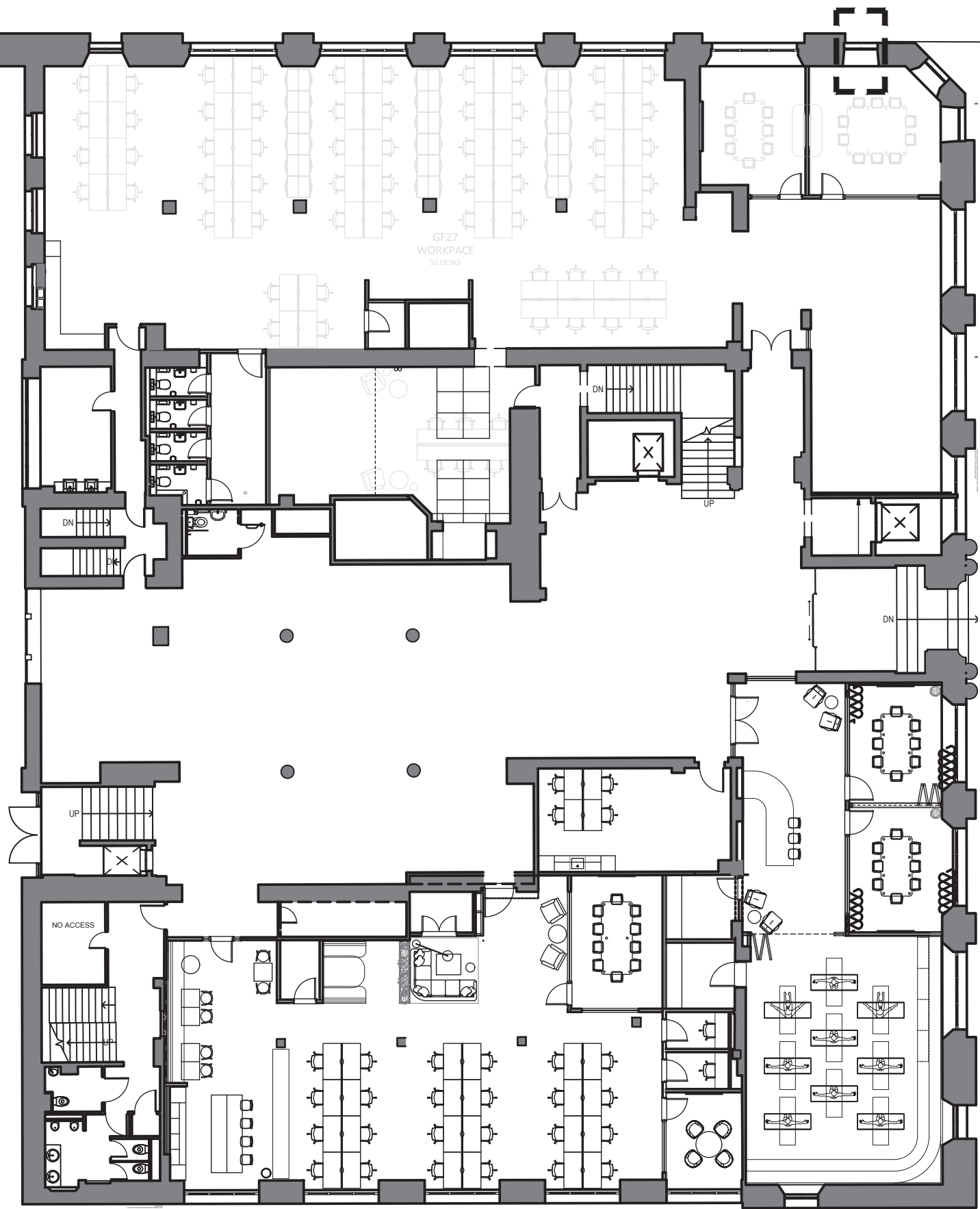
TOOTAL BUILDINGS
BROADHURST HOUSE,
56 OXFORD ST MANCHESTER

DRAWING REFERENCE

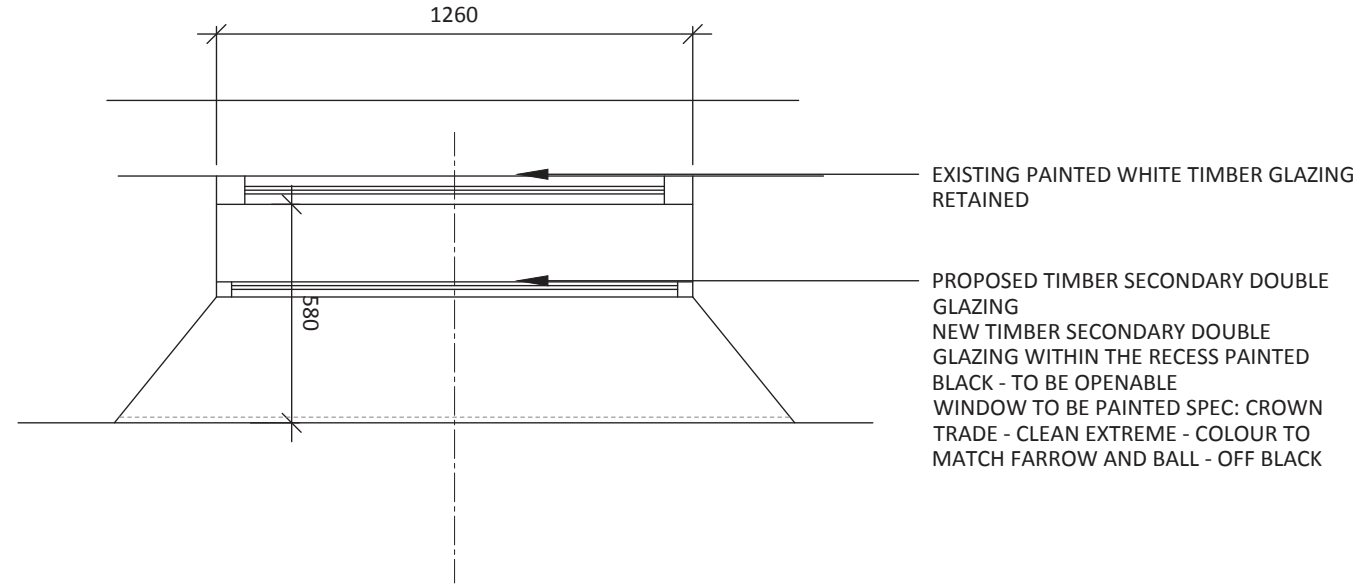
GROUND FLOOR
WINDOW DETAIL 1 PLAN

JOB REFERENCE	DRAWING SCALE	DATE	DRAWN	CHECKED
23 - 141	varies@A1	29/09/2023	RH	ARB

DRAWING REFERENCE	STAGE	REV
AXI - 501	5	00



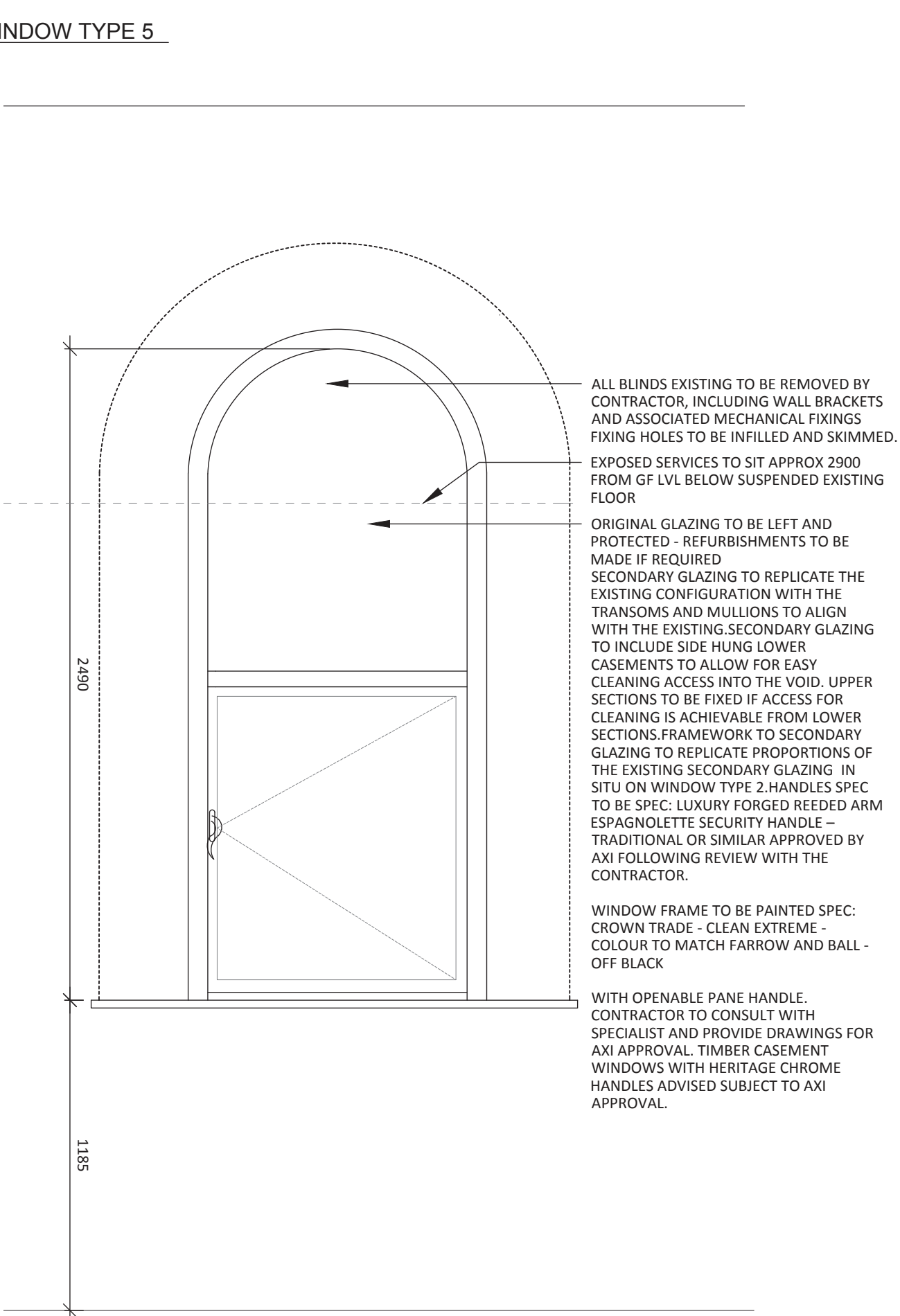
01
505 GROUND FLOOR GLAZING REFERENCE PLAN
SCALE - 1:200 @ A1
PLAN



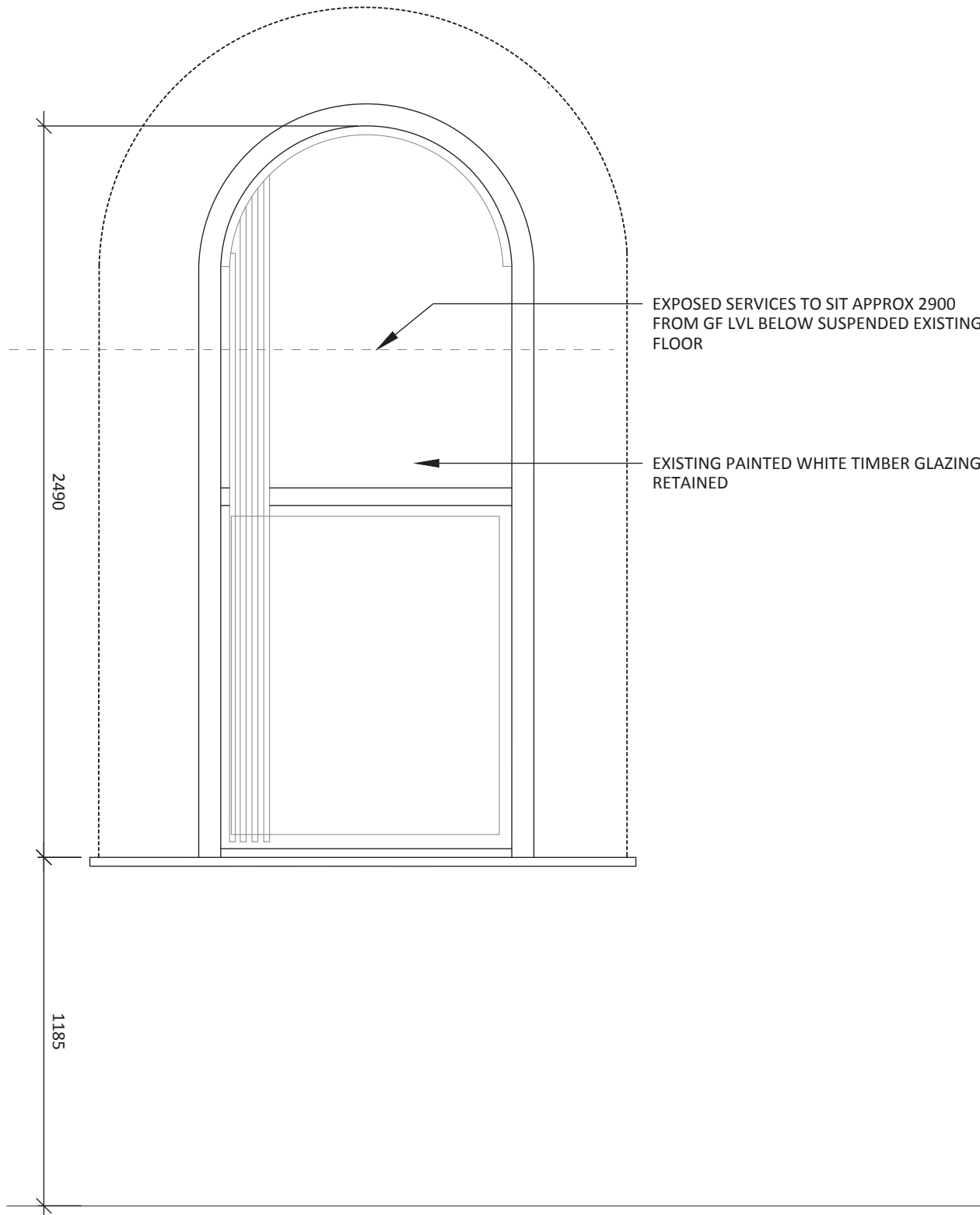
02
505 GROUND FLOOR WINDOW DETAIL 5 PLAN
SCALE - 1:20 @ A1
PLAN



05
505 GROUND FLOOR WINDOW DETAIL 5 IMAGE
NTS



04
505 GROUND FLOOR WINDOW DETAIL 5 PROPOSED ELEVATION
SCALE - 1:20 @ A1
ELEVATION



03
505 GROUND FLOOR WINDOW DETAIL 5 EXISTING ELEVATION
SCALE - 1:20 @ A1
ELEVATION

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0 0.20 0.40 0.60 0.80 1.0m

Scale 1:20

0 2 4 6 8 10m

Scale 1:200

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TELEPHONE : +44 (0)161 879 7357
EMAIL : www.axi.studio
COMPANY No : 11847325

CLIENT

xl**b**

PROJECT

TOOTAL BUILDINGS
BROADHURST HOUSE,
56 OXFORD ST MANCHESTER

DRAWING REFERENCE

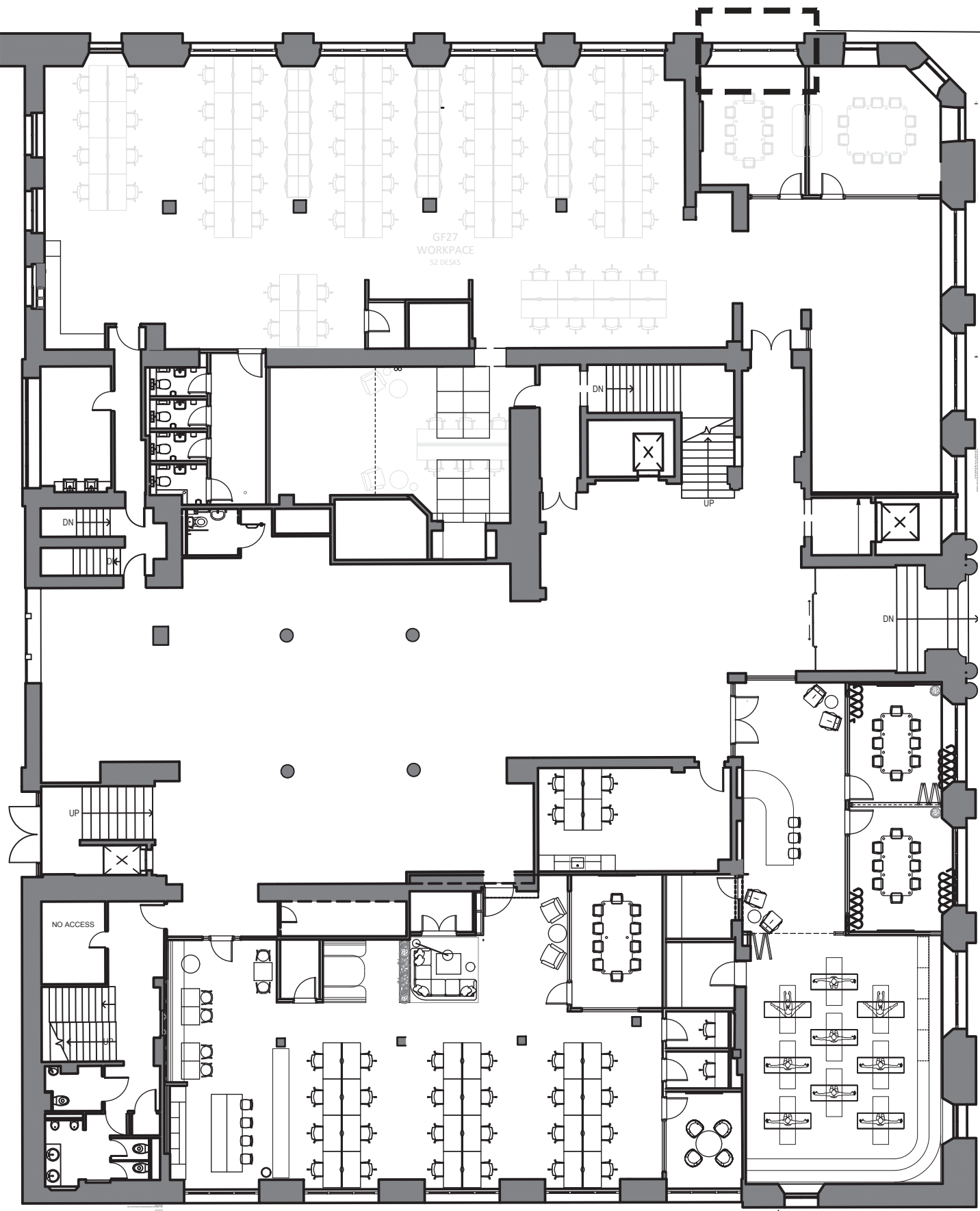
GROUND FLOOR
WINDOW DETAIL 5 PLAN

JOB REFERENCE	DRAWING SCALE	DATE	DRAWN	CHECKED
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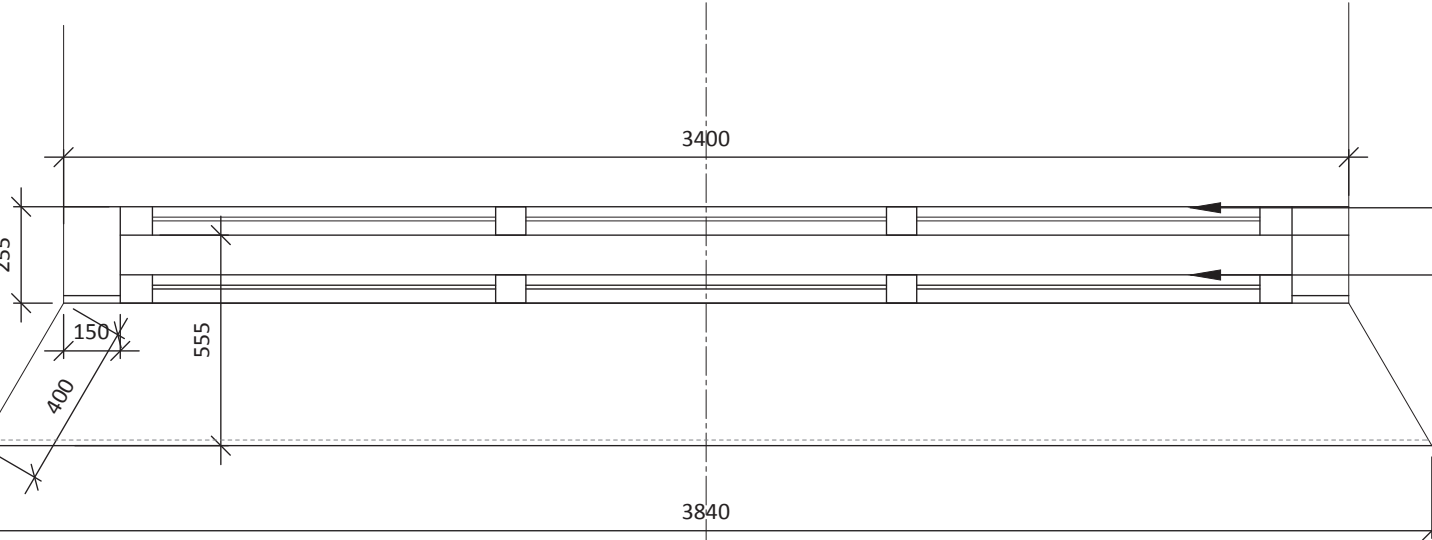
23 - 141 varies@A129/09/2023 RH ARB

DRAWING REFERENCE	STAGE	REV
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AXI - 505 5 00



01
506 GROUND FLOOR GLAZING REFERENCE PLAN
SCALE - 1:200 @ A1
PLAN

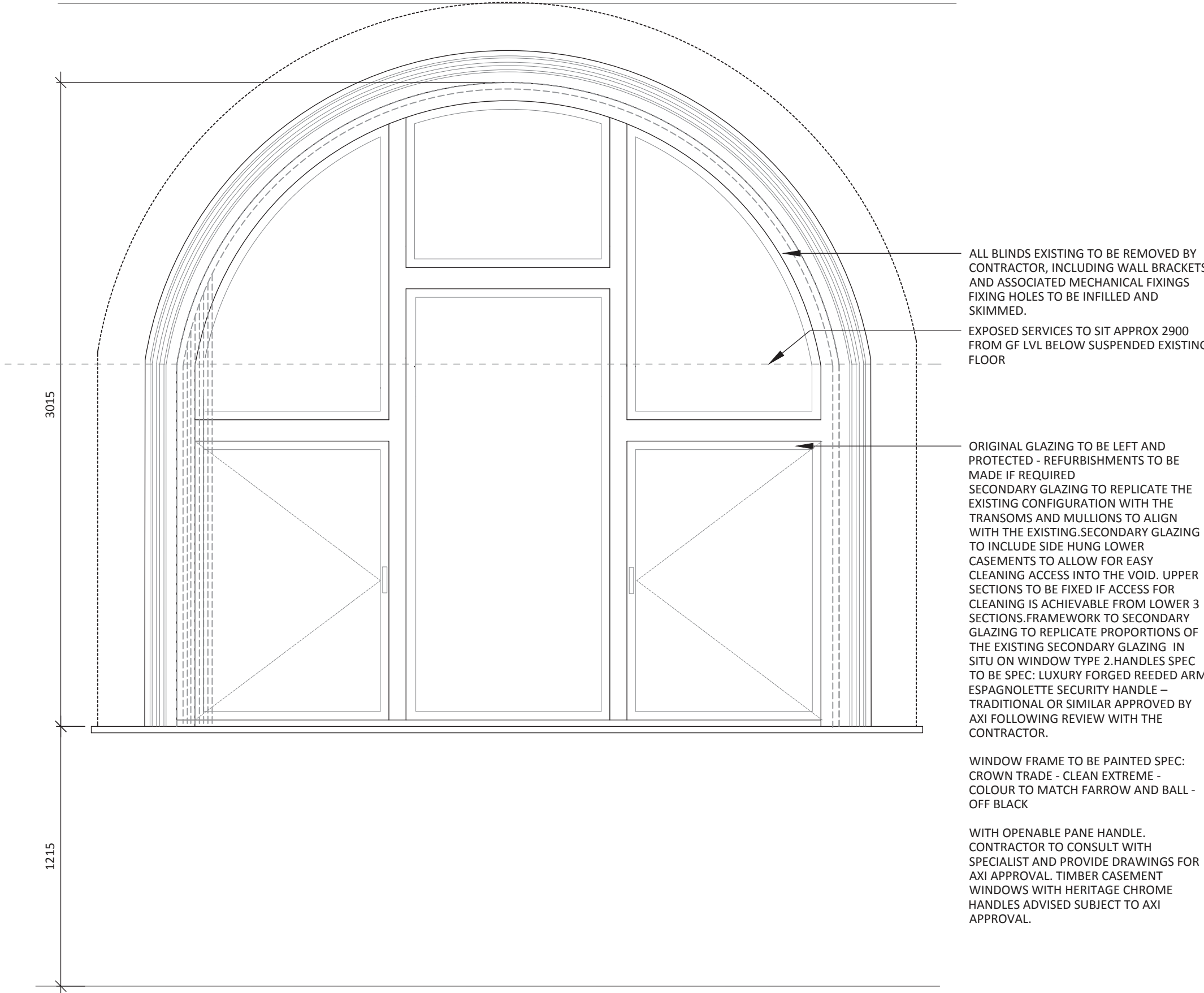


02
506 GROUND FLOOR WINDOW DETAIL 6 PLAN
SCALE - 1:20 @ A1
PLAN

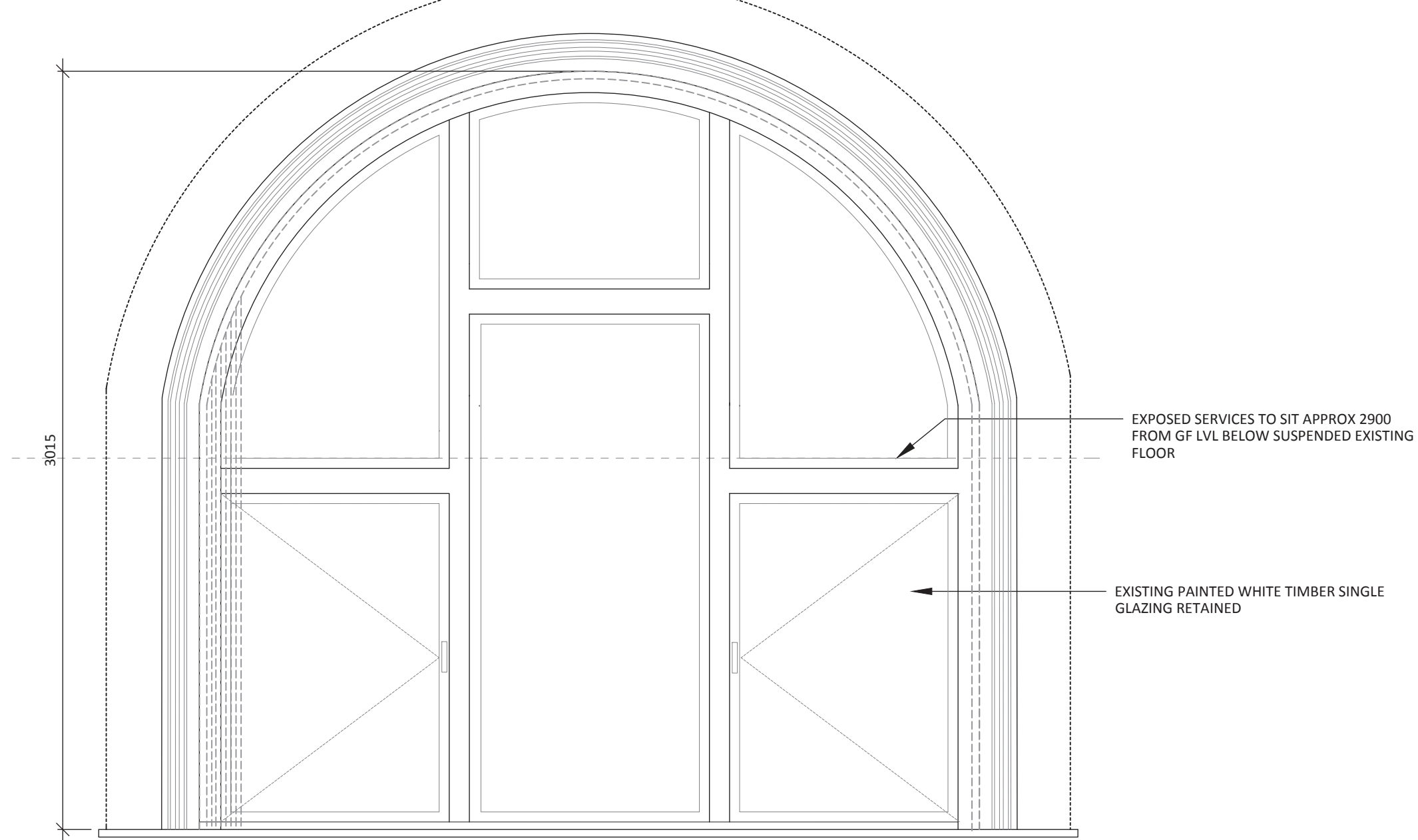


05
506 GROUND FLOOR EXISTING WINDOW 6 IMAGE
SCALE - 1:20 @ A1
ELEVATION

01
506 WINDOW TYPE 6



04
506 GROUND FLOOR WINDOW DETAIL 6 PROPOSED ELEVATION
SCALE - 1:20 @ A1
ELEVATION



03
506 GROUND FLOOR WINDOW DETAIL 6 EXISTING ELEVATION
SCALE - 1:20 @ A1
ELEVATION

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0 0.20 0.40 0.60 0.80 1.0m

Scale 1:20

0 2 4 6 8 10m

Scale 1:200

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COMPANY No	11847325

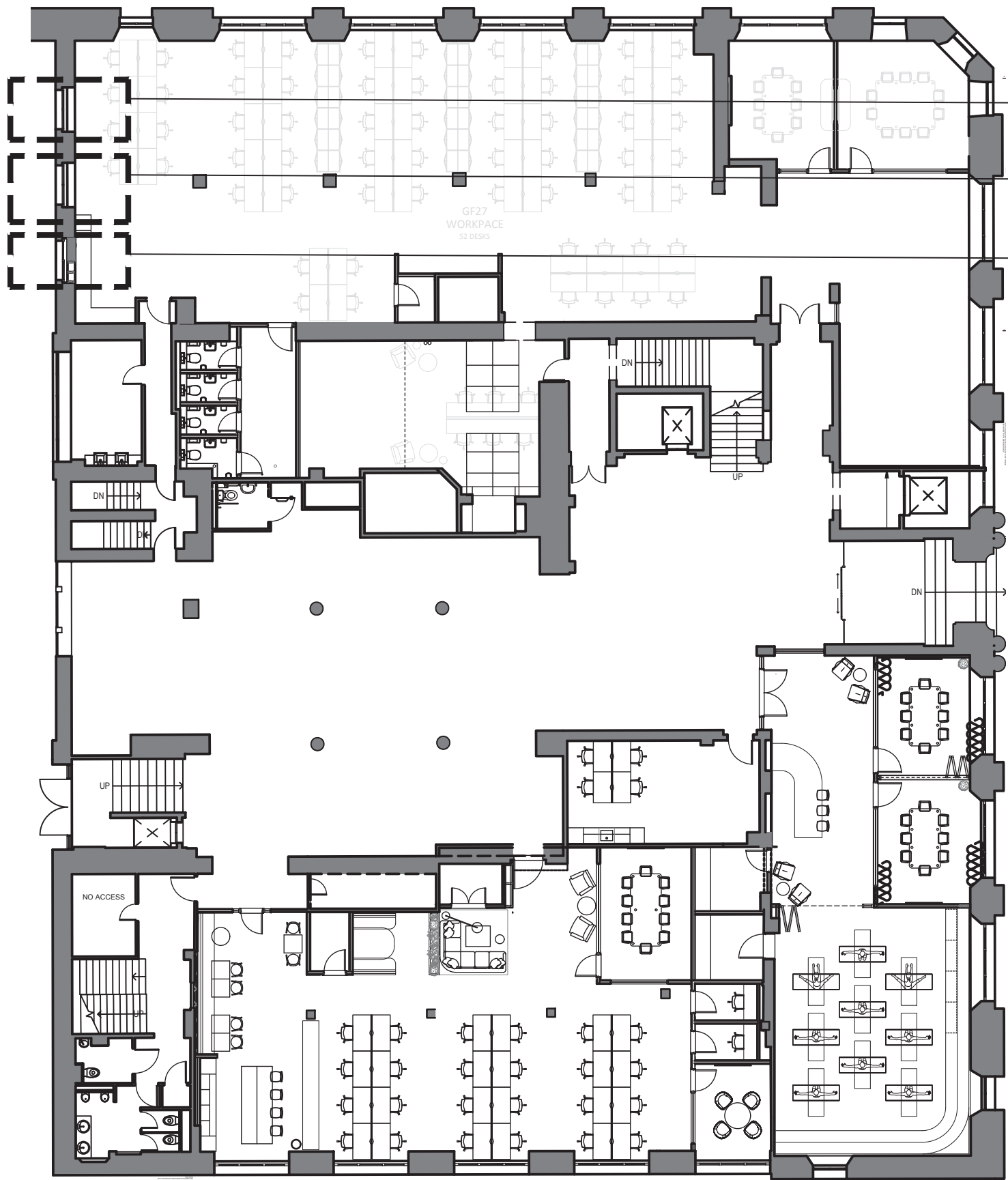


PROJECT
**TOOTAL BUILDINGS
BROADHURST HOUSE,
56 OXFORD ST MANCHESTER**

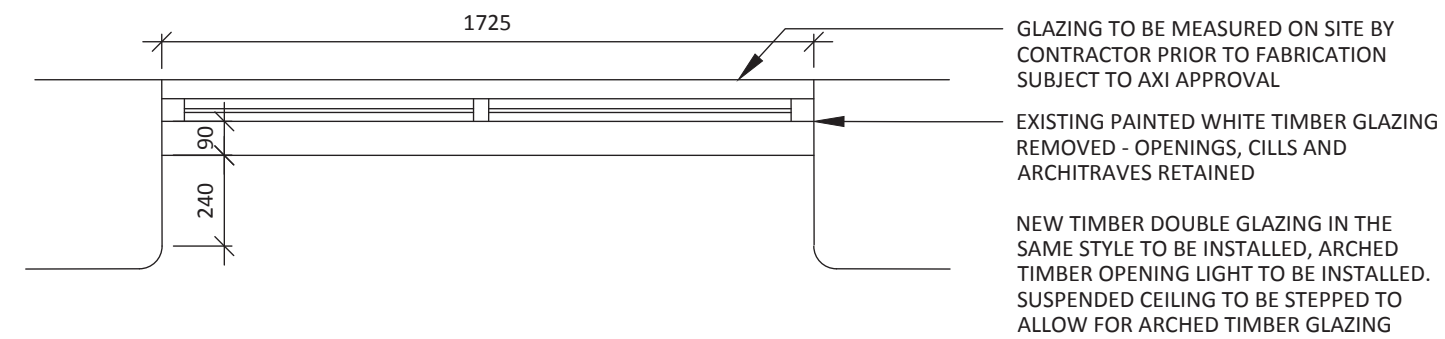
DRAWING REFERENCE
**GROUND FLOOR
WINDOW DETAIL 6 PLAN**

JOB REFERENCE	DRAWING SCALE	DATE	DRAWN	CHECKED
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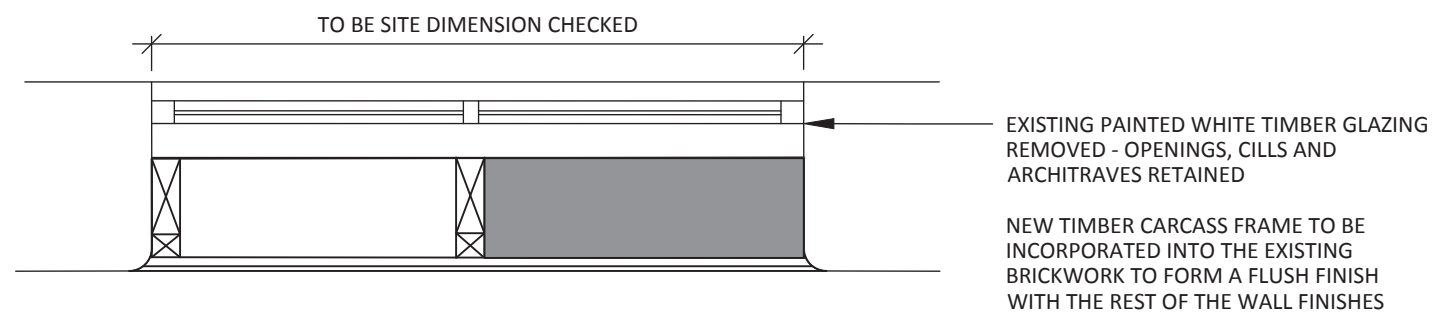
DRAWING REFERENCE	STAGE	REV
AXI - 506	5	00



01
509
GROUND FLOOR GLAZING REFERENCE PLAN
SCALE - 1:200 @ A1
PLAN



02
509
GROUND FLOOR WINDOW DETAIL 9 - A PLAN
SCALE - 1:20 @ A1
PLAN



03
509
GROUND FLOOR WINDOW DETAIL 9 - B PLAN
SCALE - 1:20 @ A1
PLAN

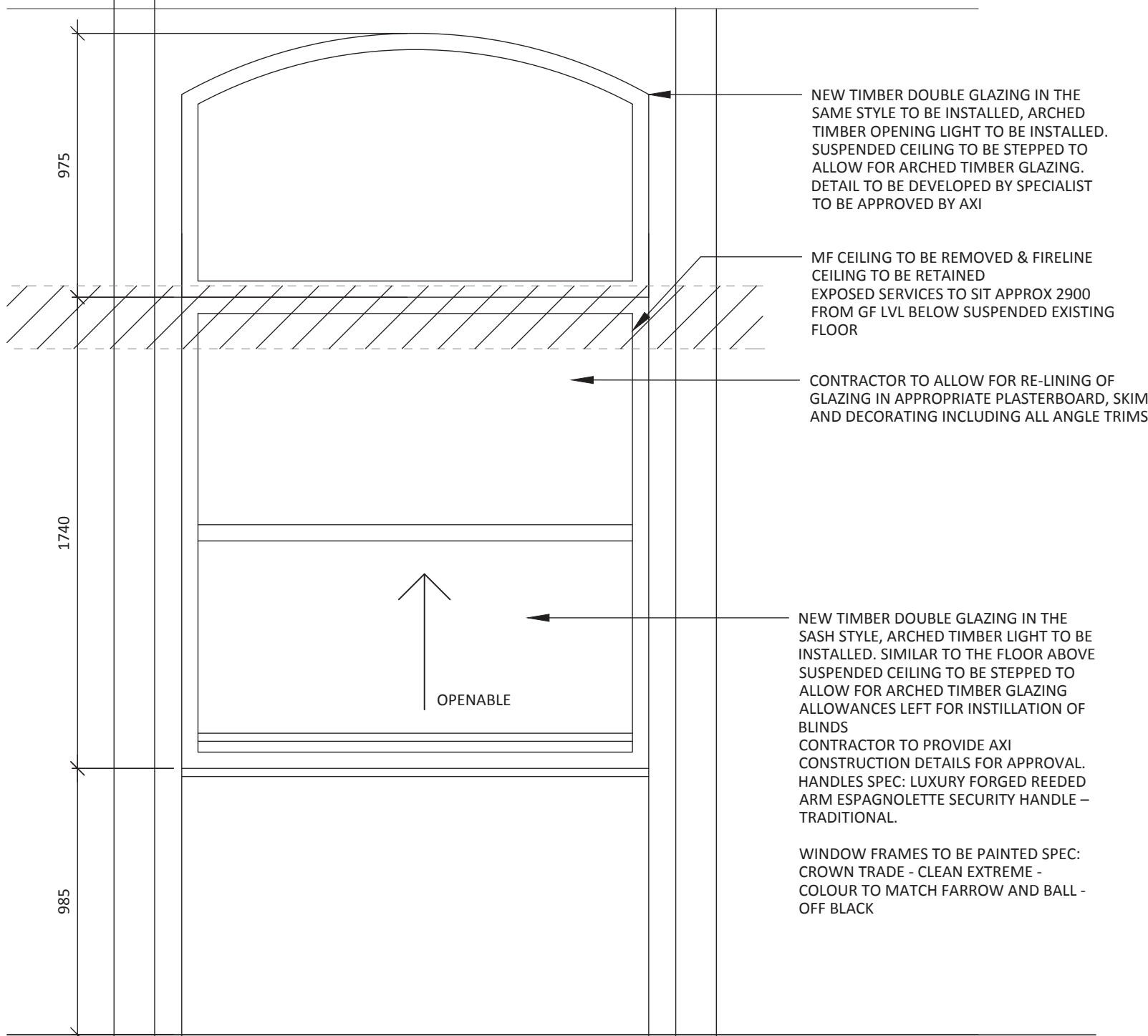


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509
GROUND FLOOR WINDOW DETAIL 9 - A IMAGE
NTS
PLAN

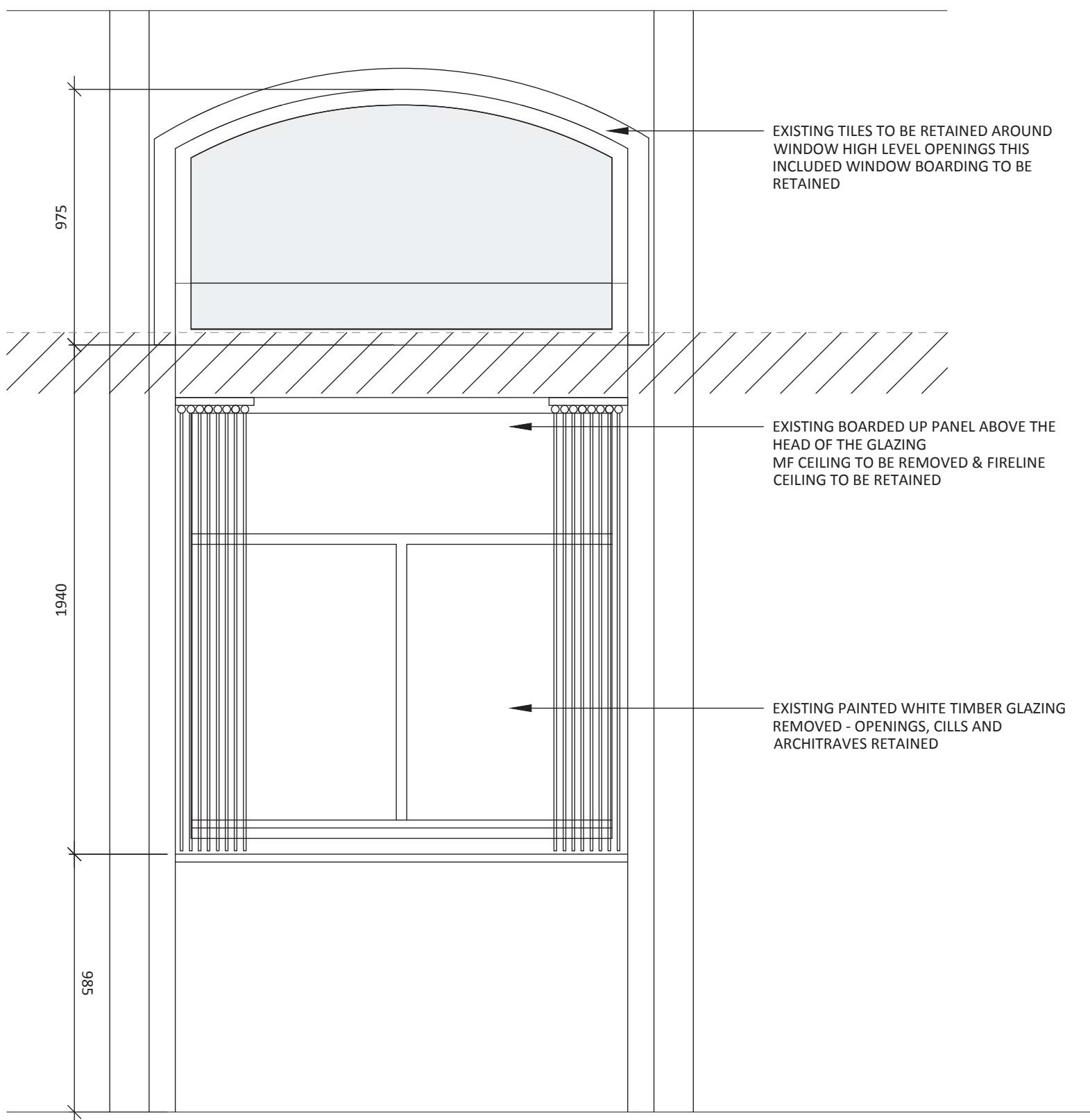
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509
WINDOW TYPE 9 - A

01
509
WINDOW TYPE 9 - A

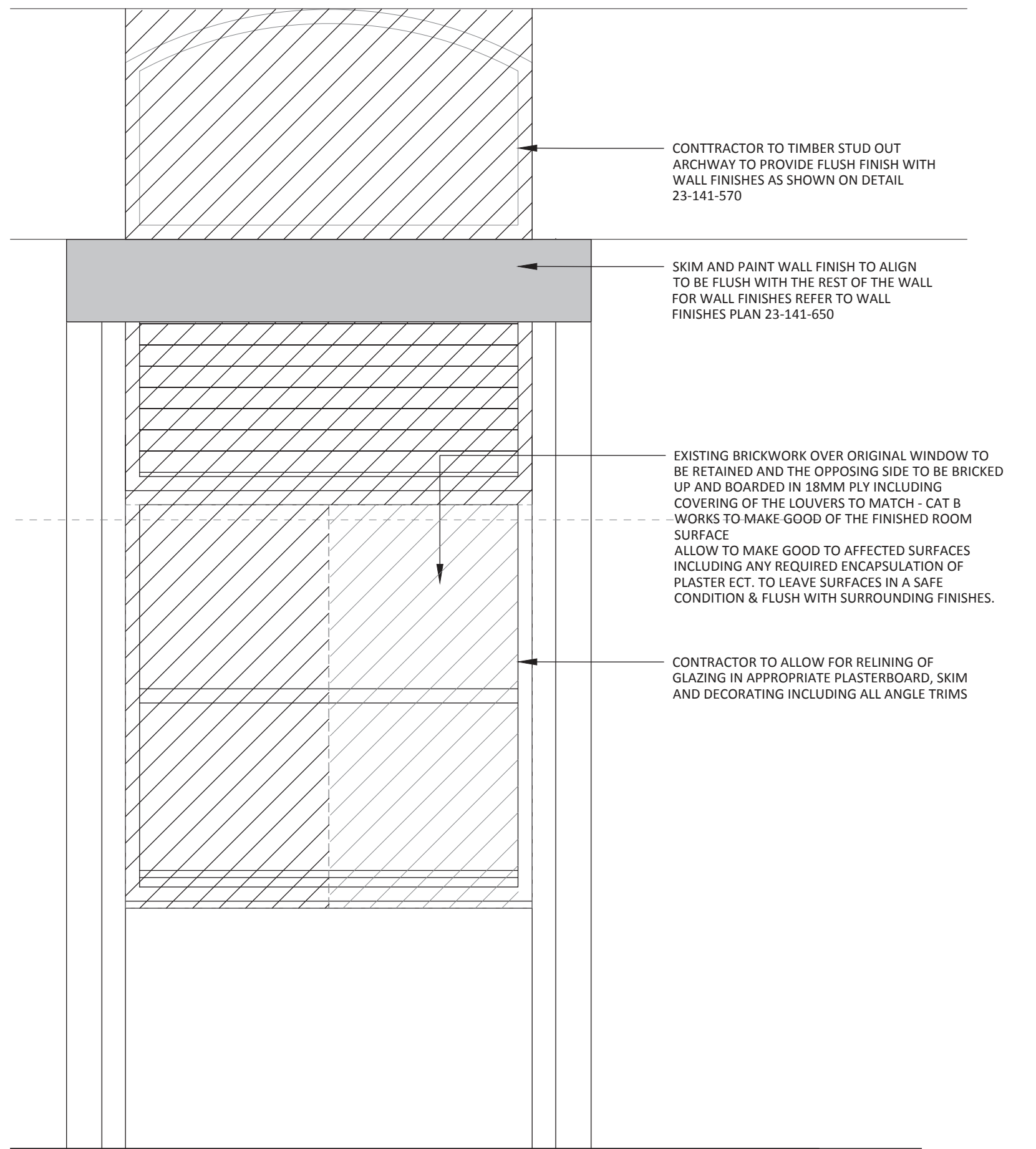
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509
WINDOW TYPE 9 - B



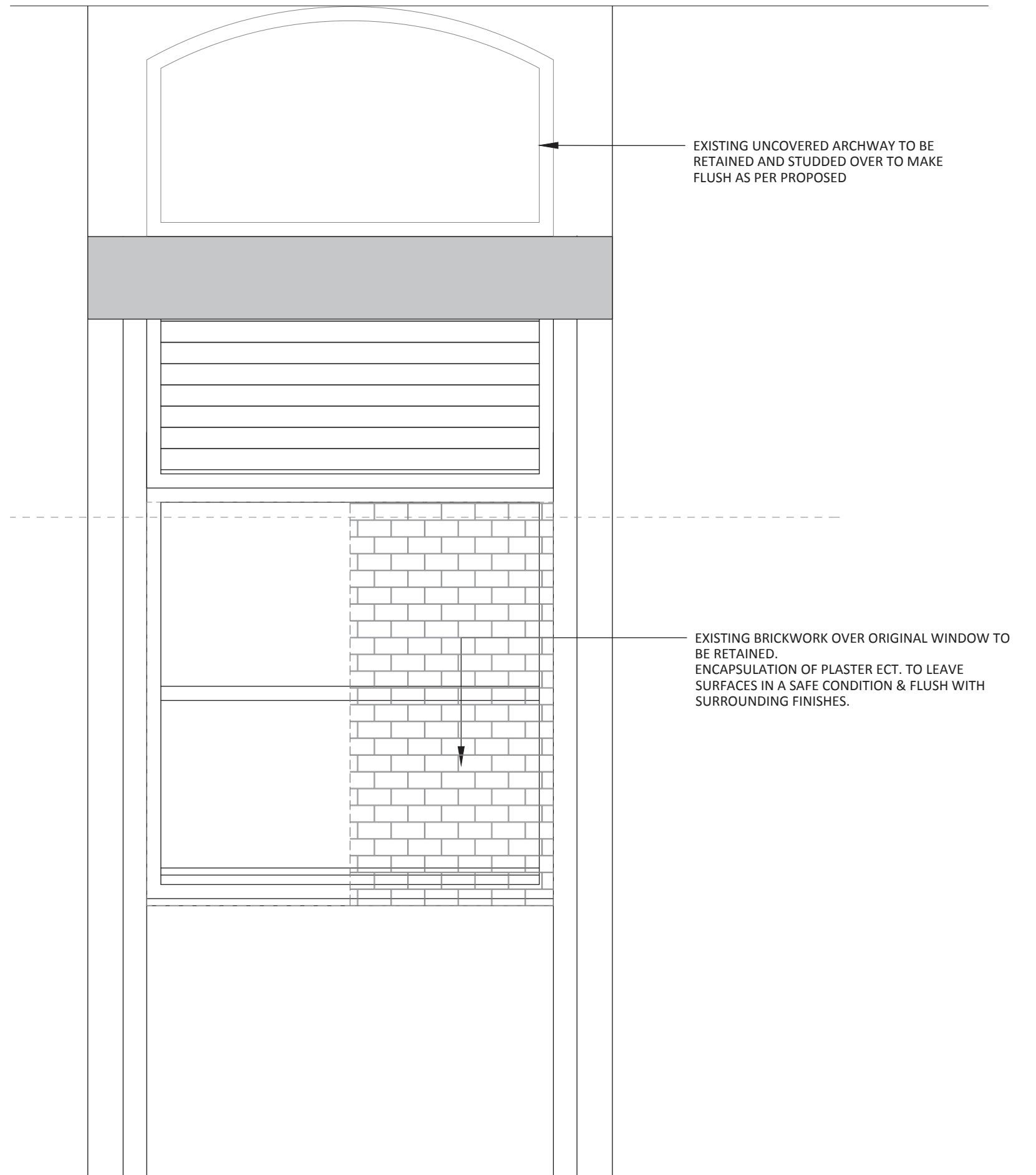
04
509
GROUND FLOOR WINDOW DETAIL 9 - A PROPOSED ELEVATION
SCALE - 1:20 @ A1
ELEVATION



05
509
GROUND FLOOR WINDOW DETAIL 9 - A EXISTING ELEVATION
SCALE - 1:20 @ A1
ELEVATION



06
509
GROUND FLOOR WINDOW DETAIL 9 - B PROPOSED ELEVATION
SCALE - 1:20 @ A1
ELEVATION



07
509
GROUND FLOOR WINDOW DETAIL 9 - B EXISTING ELEVATION
SCALE - 1:20 @ A1
ELEVATION

NOTES

ORIGINAL A1

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0 0.20 0.40 0.60 0.80 1.0m

Scale 1:20

0 2 4 6 8 10m

Scale 1:200

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PROJECT

TOOTAL BUILDINGS
BROADHURST HOUSE,
56 OXFORD ST MANCHESTER

DRAWING REFERENCE

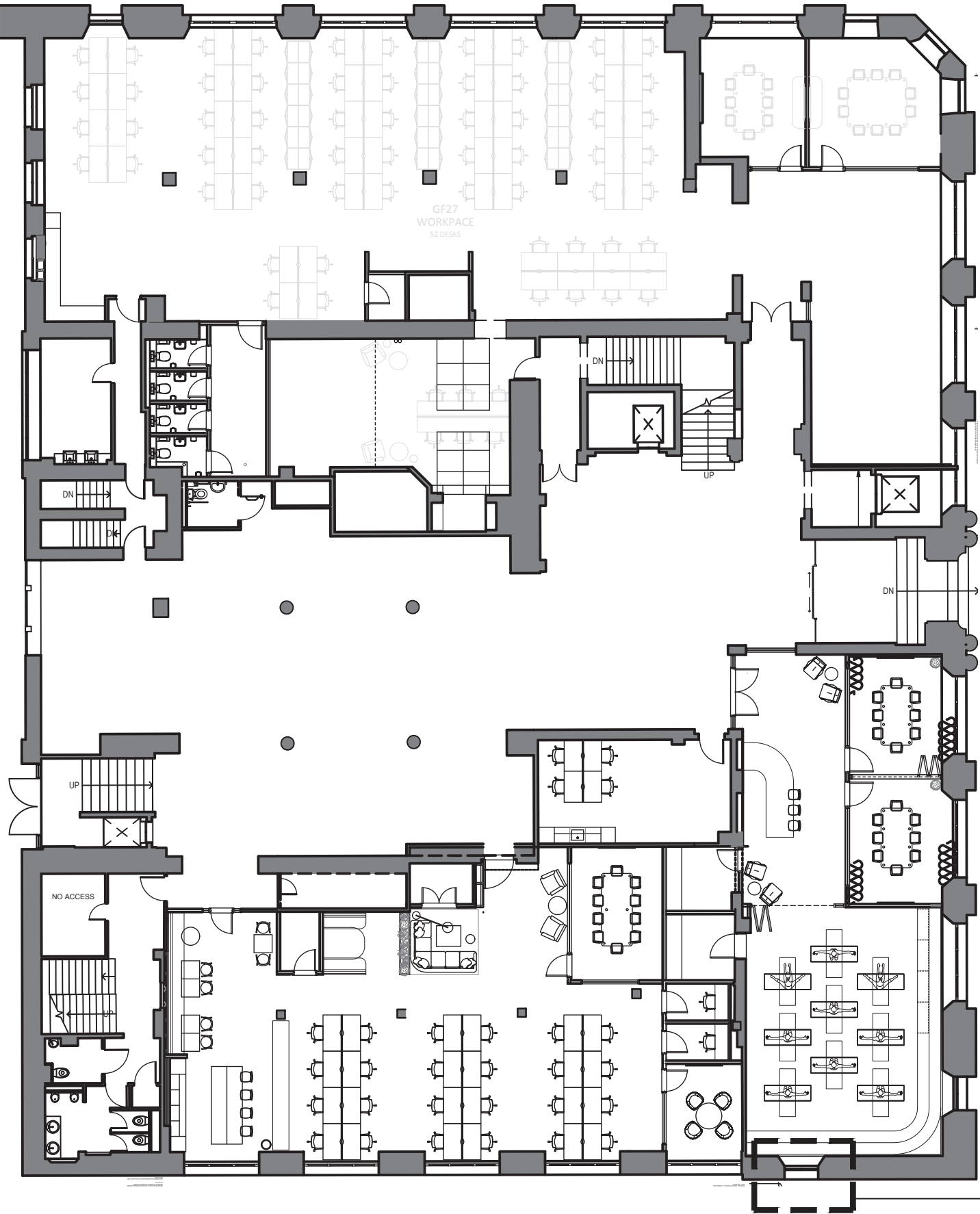
GROUND FLOOR
WINDOW DETAIL 9 PLAN

JOB REFERENCE	DRAWING SCALE	DATE	DRAWN	CHECKED
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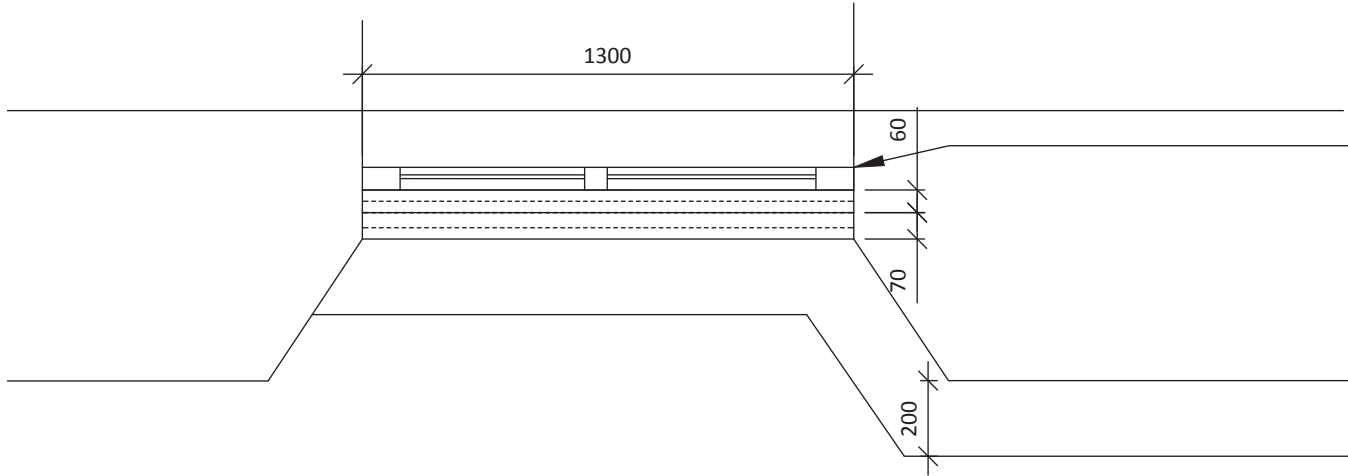
23 - 141 varies@A129/09/2023 RH ARB

DRAWING REFERENCE	STAGE	REV
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AXI - 509 5 00



01 GROUND FLOOR GLAZING REFERENCE PLAN
510 SCALE - 1:200 @ A1 PLAN



02 GROUND FLOOR WINDOW DETAIL 11 PLAN
511 SCALE - 1:20 @ A1 PLAN

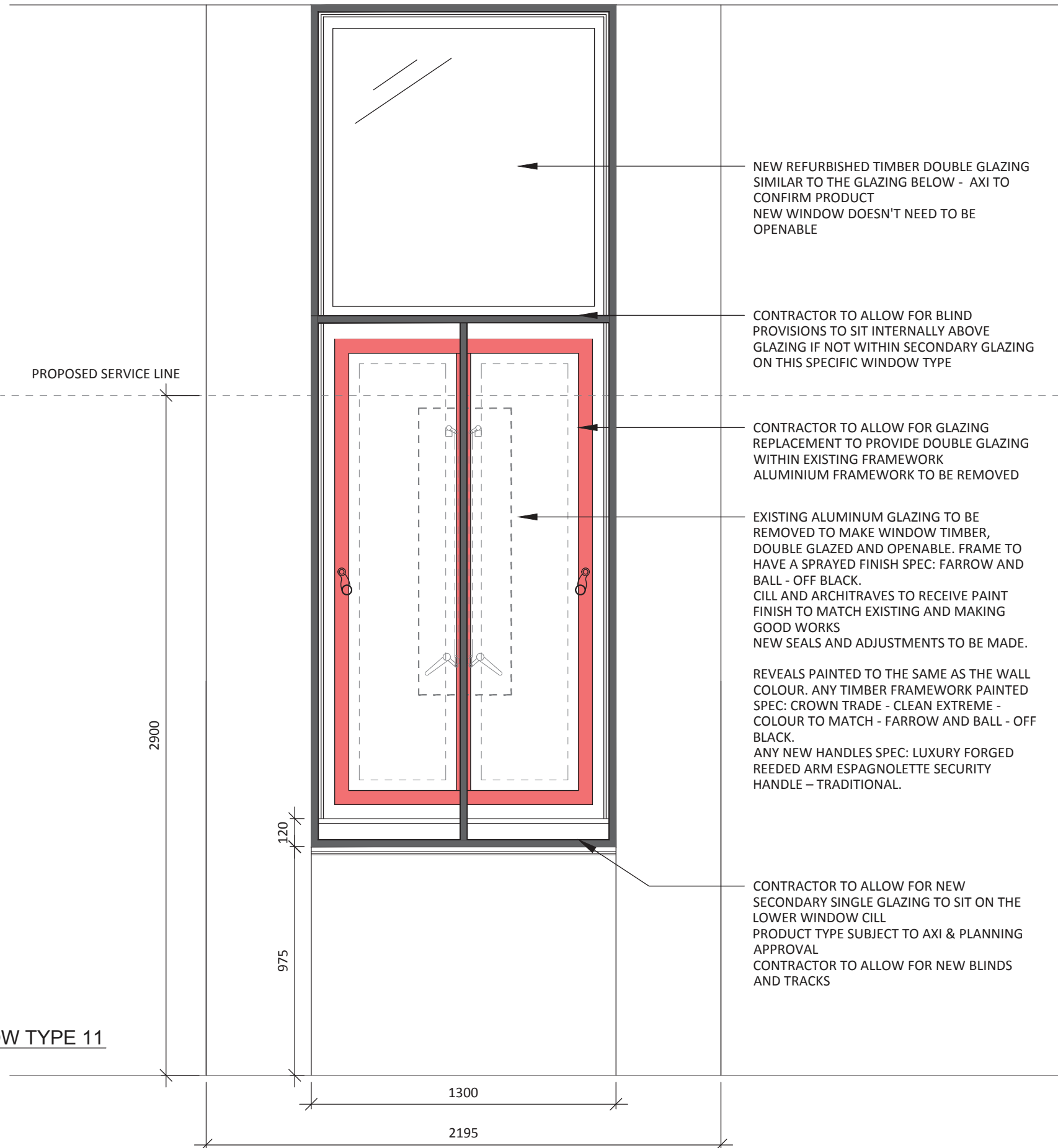


06 GROUND FLOOR WINDOW 11 IMAGE
511 NTS SECTION

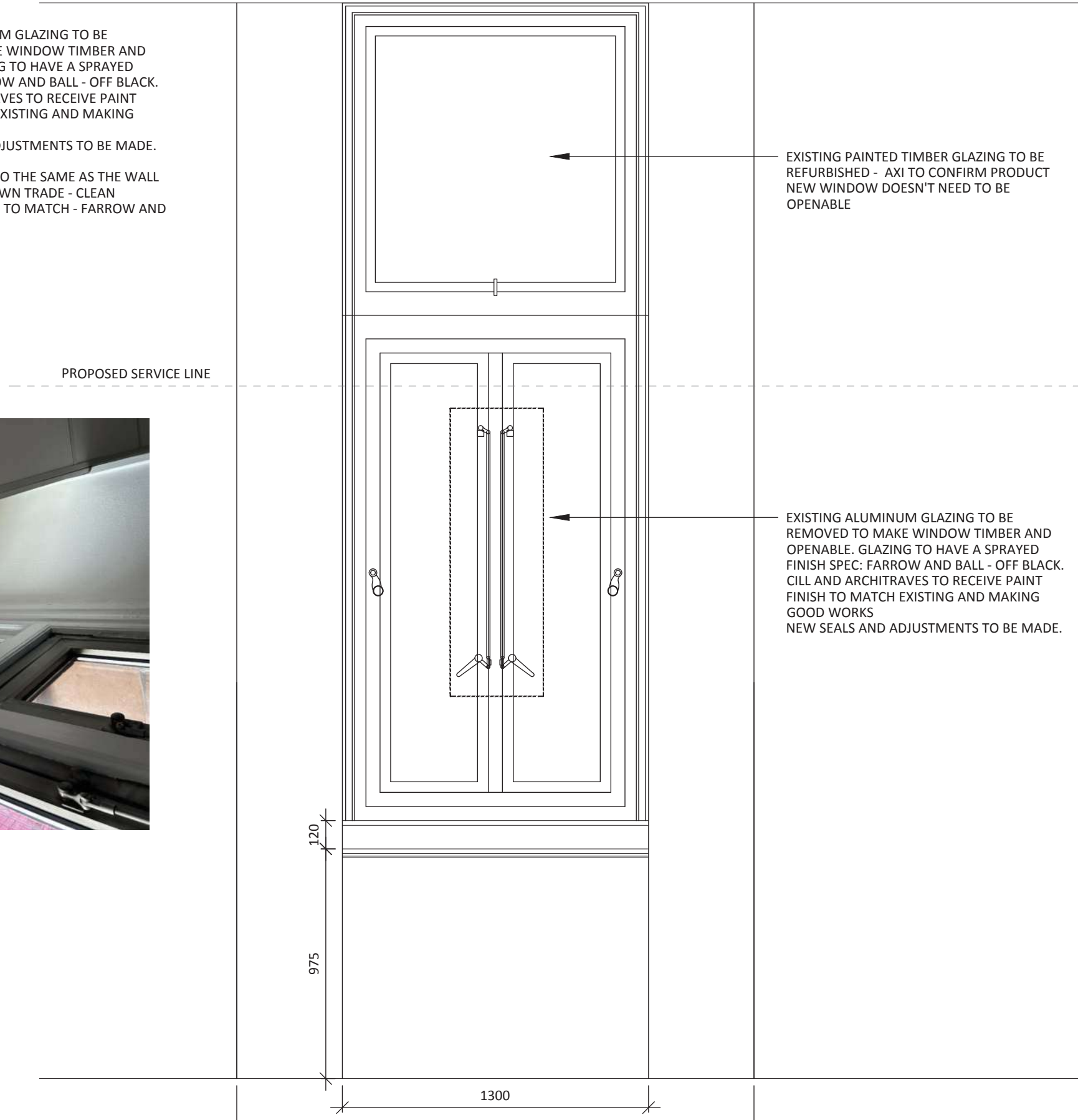


EXISTING ALUMINIUM GLAZING TO BE REMOVED TO MAKE WINDOW TIMBER AND OPENABLE. GLAZING TO HAVE A SPRAYED FINISH SPEC: FARROW AND BALL - OFF BLACK. CILL AND ARCHITRAVES TO RECEIVE PAINT FINISH TO MATCH EXISTING AND MAKING GOOD WORKS
NEW SEALS AND ADJUSTMENTS TO BE MADE.

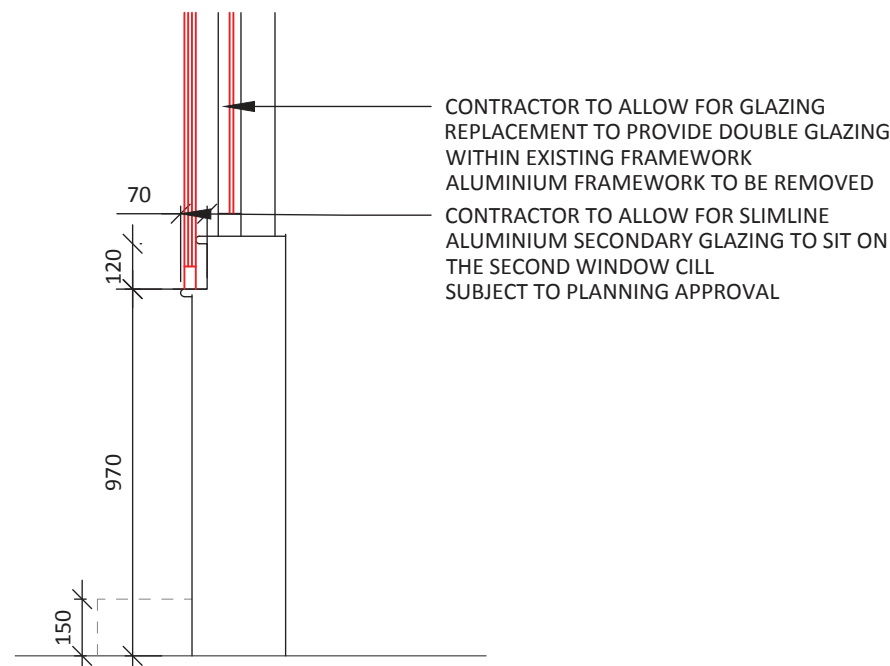
REVEALS PAINTED TO THE SAME AS THE WALL COLOUR SPEC: CROWN TRADE - CLEAN EXTREME - COLOUR TO MATCH - FARROW AND BALL - OFF BLACK.



05 GROUND FLOOR WINDOW DETAIL 11 PROPOSED ELEVATION
511 SCALE - 1:20 @ A1 ELEVATION



03 GROUND FLOOR WINDOW DETAIL 11 EXISTING ELEVATION
511 SCALE - 1:20 @ A1 ELEVATION



04 GROUND FLOOR WINDOW DETAIL 11 SECTION
511 SCALE - 1:20 @ A1 SECTION

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Scale 1:20

0 2 4 6 8 10m

Scale 1:200

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CLIENT

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PROJECT

TOOTAL BUILDINGS
BROADHURST HOUSE,
56 OXFORD ST MANCHESTER

DRAWING REFERENCE

GROUND FLOOR
WINDOW DETAIL 11 PLAN

JOB REFERENCE	DRAWING SCALE	DATE	DRAWN	CHECKED
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23 - 141 varies@A129/09/2023 RH ARB

DRAWING REFERENCE	STAGE	REV
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AXI - 511 5 00

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NOTE: ALL EXISTING FIRE RESISTING ENCLOSURES TO SERVICE RISERS TO BE MAINTAINED OR MADE GOOD WHERE DISTURBED. NEW AND EXISTING CABLES, PIPES, AND DUCTS PASSING THROUGH FIRE RESISTING CONSTRUCTION TO BE ADEQUATELY FIRE STOPPED. NEW AND EXISTING DUCTWORK PASSING THROUGH FIRE RESISTING CONSTRUCTION TO HAVE FIRE DAMPERS.

ANY WALL, CEILING LININGS TO BE TO EUROCLASS A (CLASS 0 EQUIVALENT).

CONTRACTOR AND SUPPLIERS OF SPECIALIST JOINERY/ EQUIPMENT TO ENSURE ALL TIMBER MATERIALS ARE TREATED WITH FIRE RETARDANT FINISH TO ACHIEVE CLASS 0 RATING. MDF TO BE ACHIEVE CLASS 0 RATED.

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ALL PAINTS TO BE WATER BASED

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO ANY MANUFACTURE OR CONSTRUCTION OF EQUIPMENT, FINISH, SIGNAGE ETC.

0 0.20 0.40 0.60 0.80 1.0m

Scale 1:20

0 2 4 6 8 10m

Scale 1:200

DRAWING SUBJECT TO PLANNING APPROVAL TO BE REVIEWED PRE CONSTRUCTION DRAWINGS.

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CONTRACTOR TO BE AWARE OF ANY WINDOWS ON THE FRONT ELEVATION OR EXTERNALLY DO NOT REQUIRE EXTERNAL DECORATION.

5.00	27/09/24	ISSUED FOR CONSTRUCTION	ARB	LA
REV	DATE	DESCRIPTION	DRAWN	CHECKED

A x I

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MANCHESTER, M2 3HQ
TELEPHONE : +44 (0)161 879 7357
EMAIL : www.axi.studio
COMPANY No : 11847325

CLIENT



PROJECT

TOOTAL BUILDINGS
BROADHURST HOUSE,
56 OXFORD ST MANCHESTER

DRAWING REFERENCE

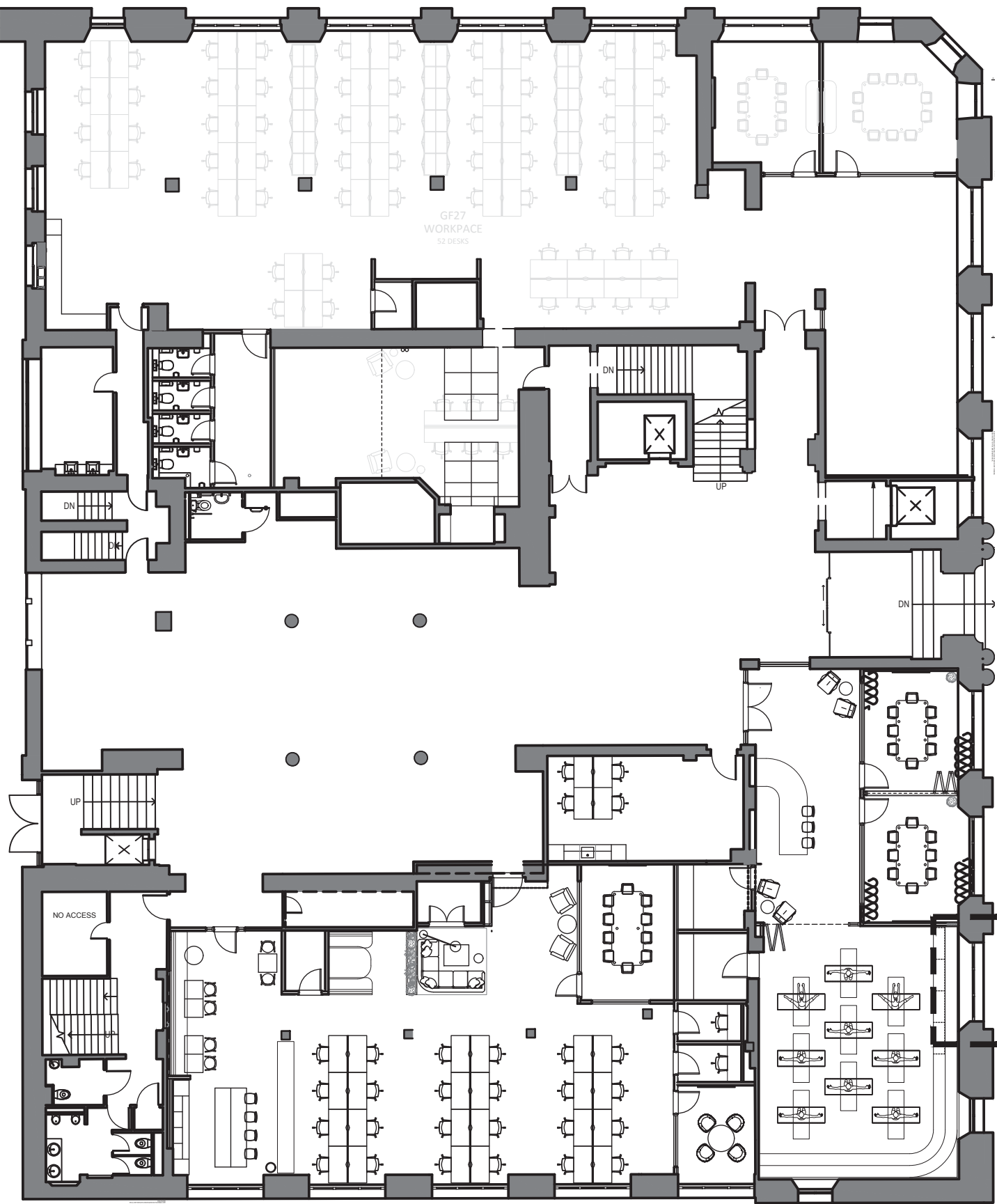
GROUND FLOOR
WINDOW DETAIL 13 PLAN

JOB REFERENCE	DRAWING SCALE	DATE	DRAWN	CHECKED
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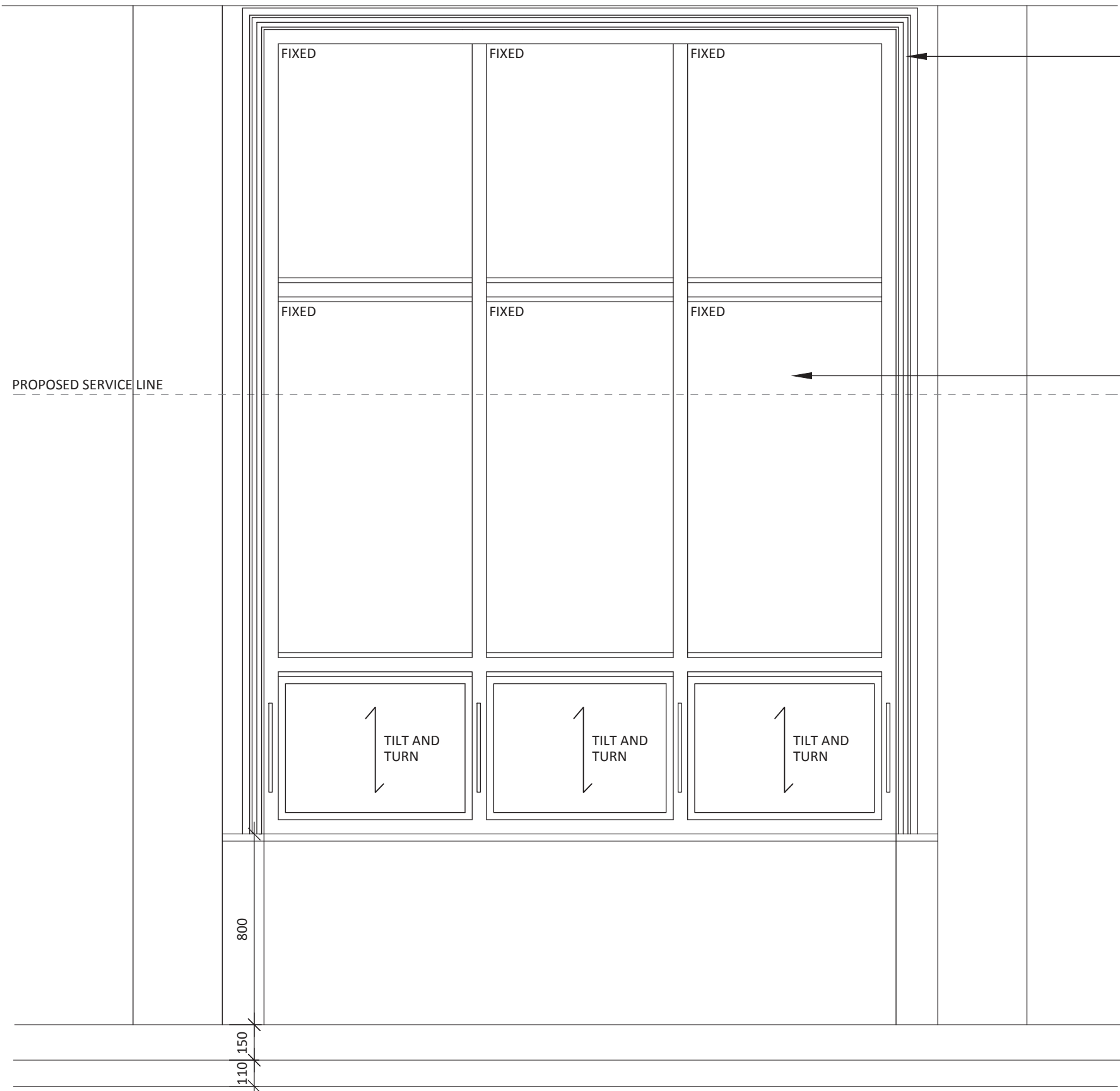
23 - 141 varies@A129/09/2023 RH ARB

DRAWING REFERENCE	STAGE	REV
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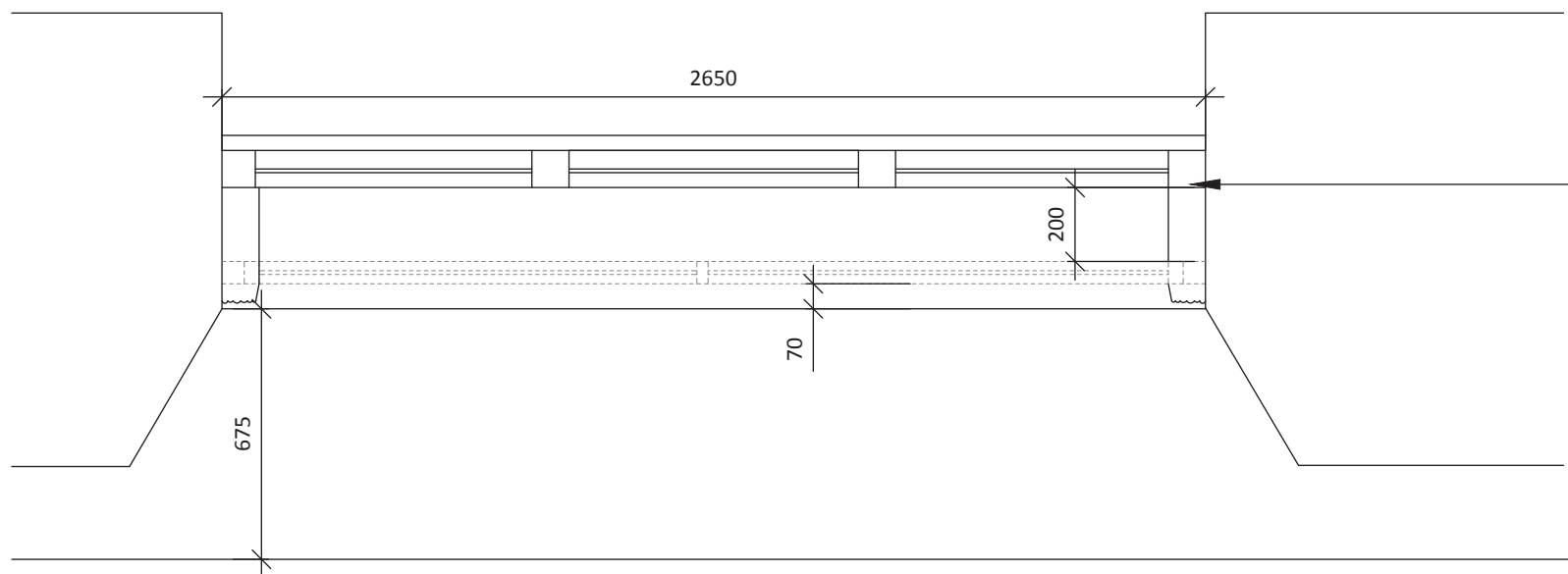
AXI - 513 5 00



01 GROUND FLOOR GLAZING REFERENCE PLAN
510 SCALE - 1:200 @ A1 PLAN



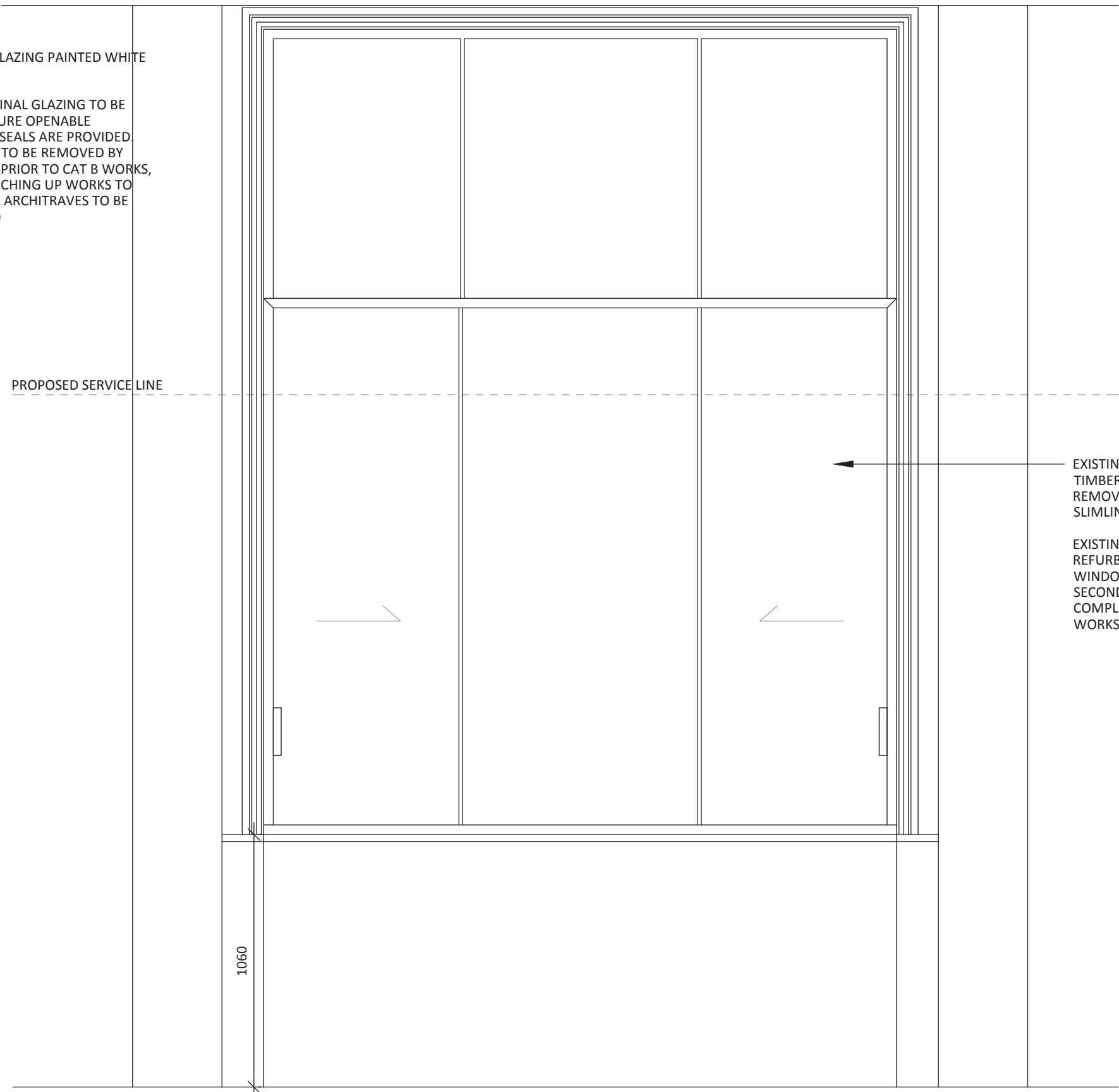
05 GROUND FLOOR WINDOW DETAIL 13 PROPOSED ELEVATION
513 SCALE - 1:20 @ A1 ELEVATION



02 GROUND FLOOR WINDOW DETAIL 13 PLAN
512 SCALE - 1:20 @ A1 PLAN

EXISTING EXTERNAL GLAZING PAINTED WHITE
TIMBER

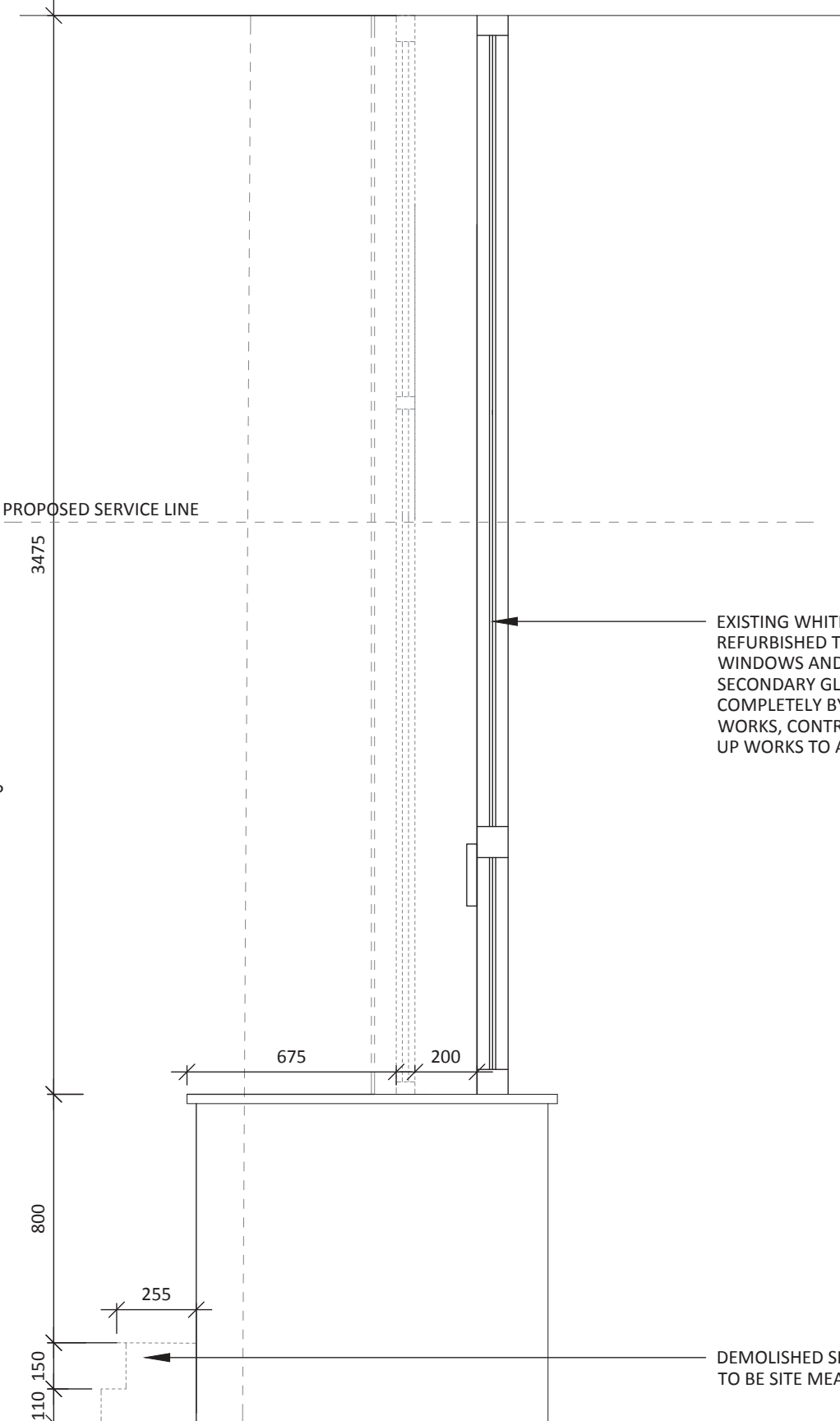
EXISTING WHITE ORIGINAL GLAZING TO BE
REFURBISHED TO ENSURE OPENABLE
WINDOWS AND NEW SEALS ARE PROVIDED.
SECONDARY GLAZING TO BE REMOVED BY
OTHERS COMPLETELY PRIOR TO CAT B WORKS,
THIS TO INCLUDE TOUCHING UP WORKS TO
THE FRAMEWORK ALL ARCHITRAVES TO BE
KEPT AND PROTECTED



03 GROUND FLOOR WINDOW DETAIL 13 EXISTING PREVIOUS ELEVATION
513 SCALE - 1:20 @ A1 ELEVATION

EXISTING EXTERNAL GLAZING PAINTED WHITE
TIMBER
REMOVED SECONDARY GLAZING MODERN
SLIMLINE SLIDING GLAZING

EXISTING WHITE ORIGINAL GLAZING TO BE
REFURBISHED TO ENSURE OPENABLE
WINDOWS AND NEW SEALS ARE PROVIDED.
SECONDARY GLAZING TO BE REMOVED
COMPLETELY, THIS TO INCLUDE TOUCHING UP
WORKS TO THE FRAME



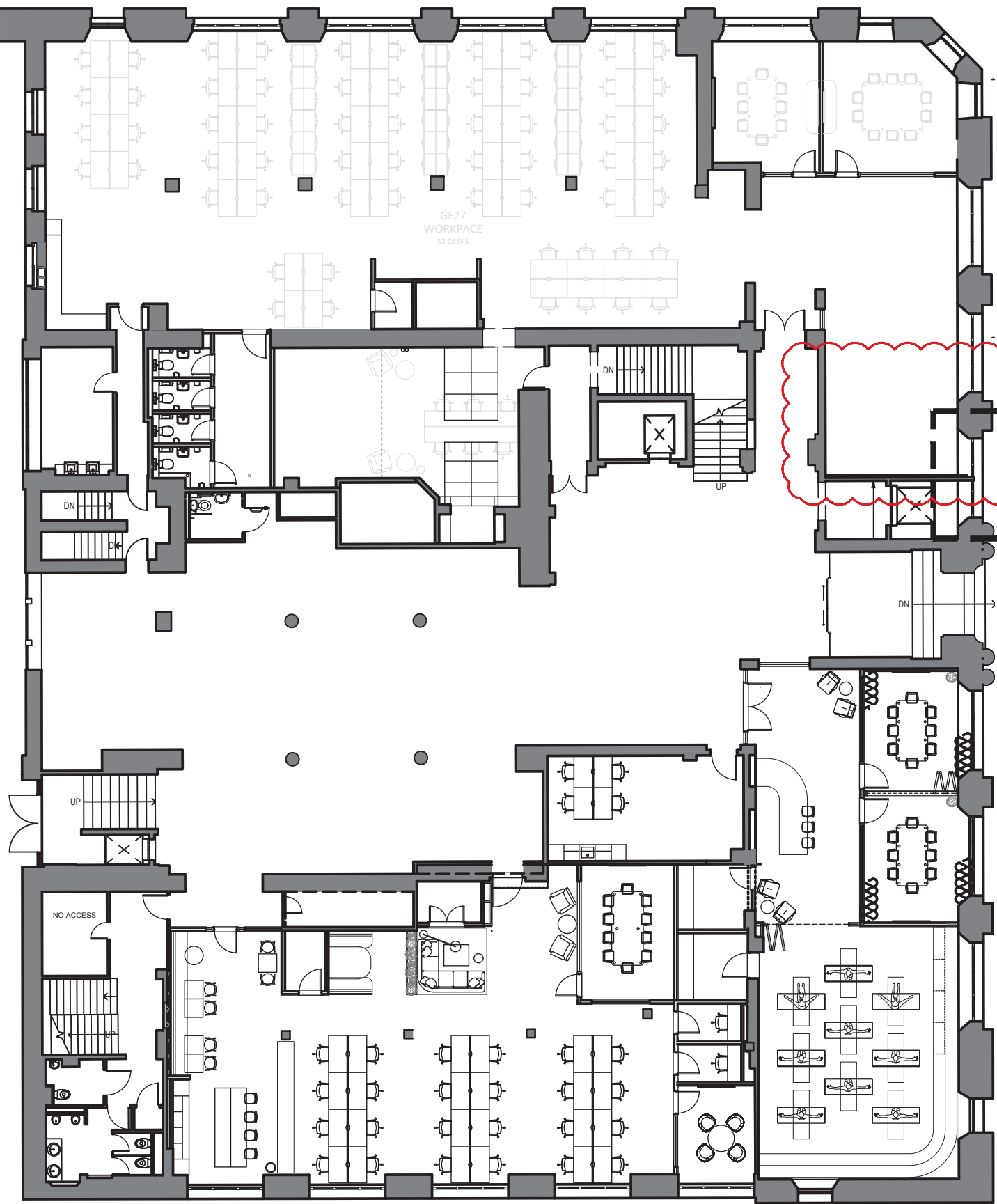
EXISTING WHITE ORIGINAL GLAZING TO BE
REFURBISHED TO ENSURE OPENABLE
WINDOWS AND NEW SEALS ARE PROVIDED.
SECONDARY GLAZING TO BE REMOVED
COMPLETELY BY OTHERS PRIOR TO CAT B
WORKS, CONTRACTOR TO INCLUDE TOUCHING
UP WORKS TO ANY DAMAGED FRAMEWORK

DEMOLISHED SKIRTING WITHIN THE STRIP OUT
TO BE SITE MEASURED

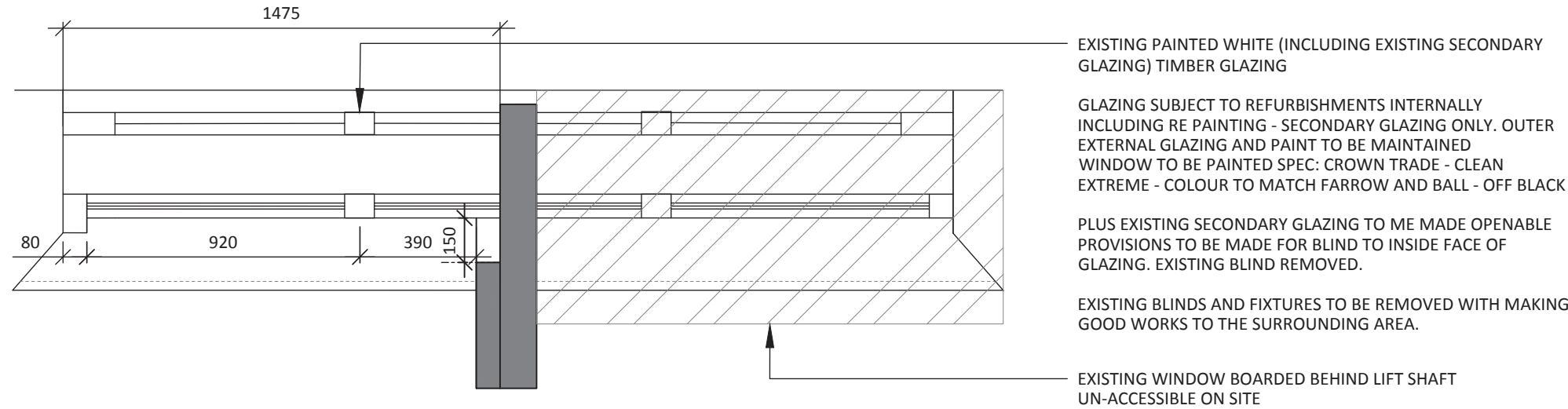
04 GROUND FLOOR WINDOW DETAIL 13 SECTION
512 SCALE - 1:20 @ A1 SECTION



06 GROUND FLOOR WINDOW DETAIL 13 IMAGE
513 NTS



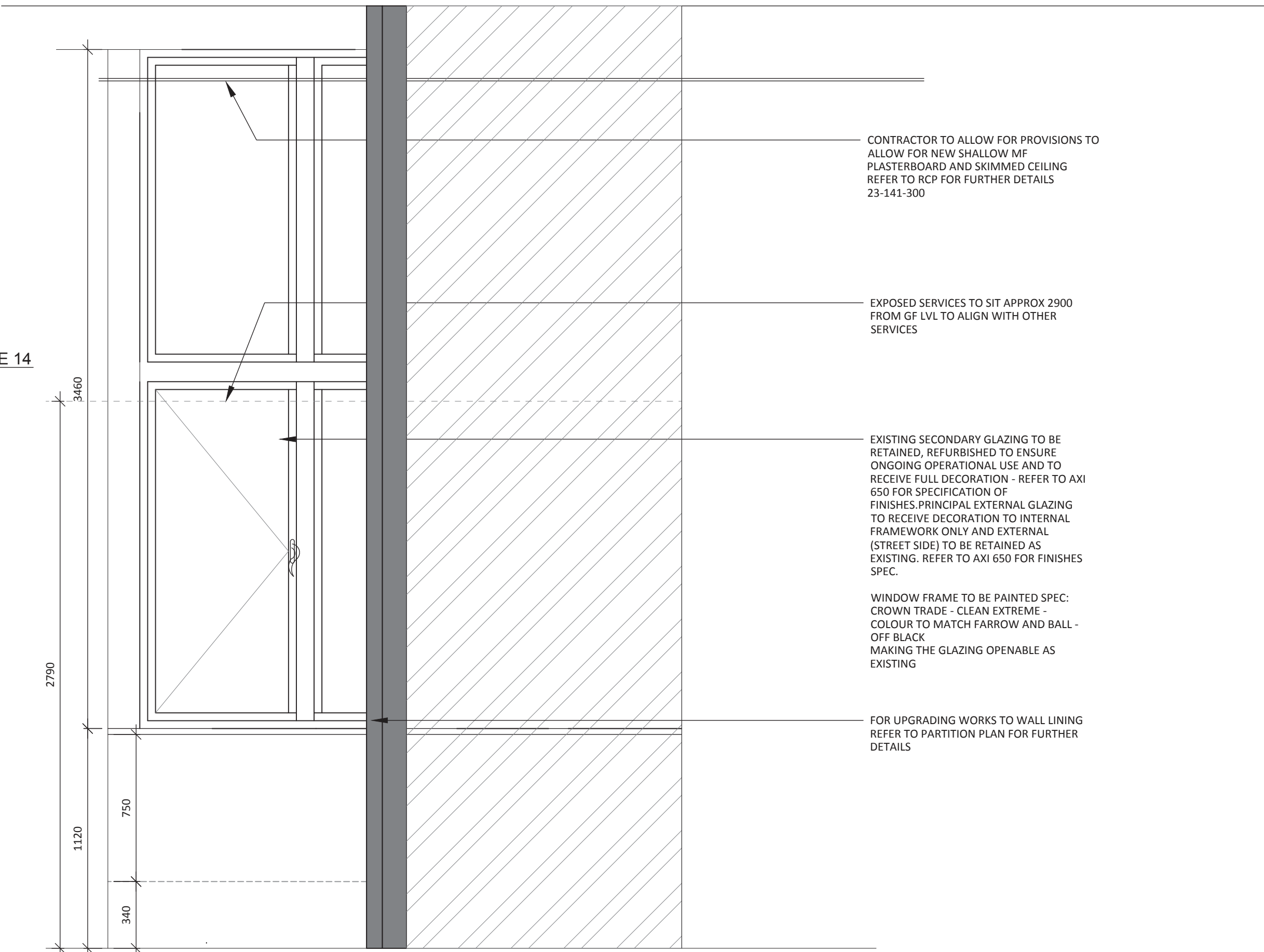
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516 GROUND FLOOR GLAZING REFERENCE PLAN
SCALE - 1:200 @ A1
PLAN



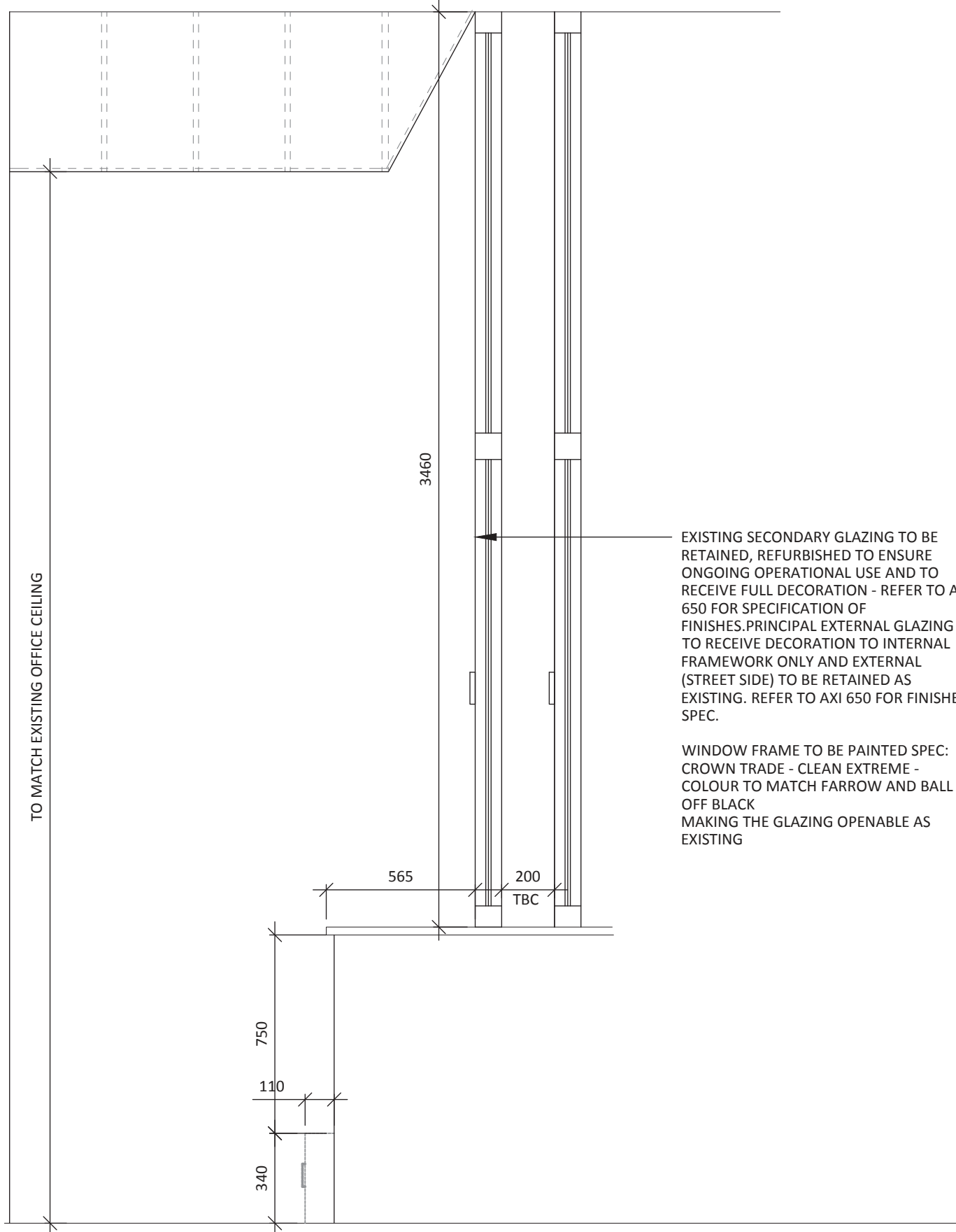
02
516 GROUND FLOOR WINDOW DETAIL 14 PLAN
SCALE - 1:20 @ A1
PLAN



05
516 GROUND FLOOR WINDOW DETAIL 14 IMAGE
NTS



03
516 GROUND FLOOR WINDOW DETAIL 14 PROPOSED ELEVATION
SCALE - 1:20 @ A1
ELEVATION



04
516 GROUND FLOOR WINDOW DETAIL 14 SECTION
SCALE - 1:20 @ A1
SECTION

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Scale 1:200



Scale 1:200

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5.00	27/09/24	ISSUED FOR CONSTRUCTION Issued for construction.	ARB	LA
REV	DATE	DESCRIPTION	DRAWN	CHECKED

A x I

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COMPANY No : 11847325

CLIENT



PROJECT

TOOTAL BUILDINGS
BROADHURST HOUSE,
56 OXFORD ST MANCHESTER

DRAWING REFERENCE

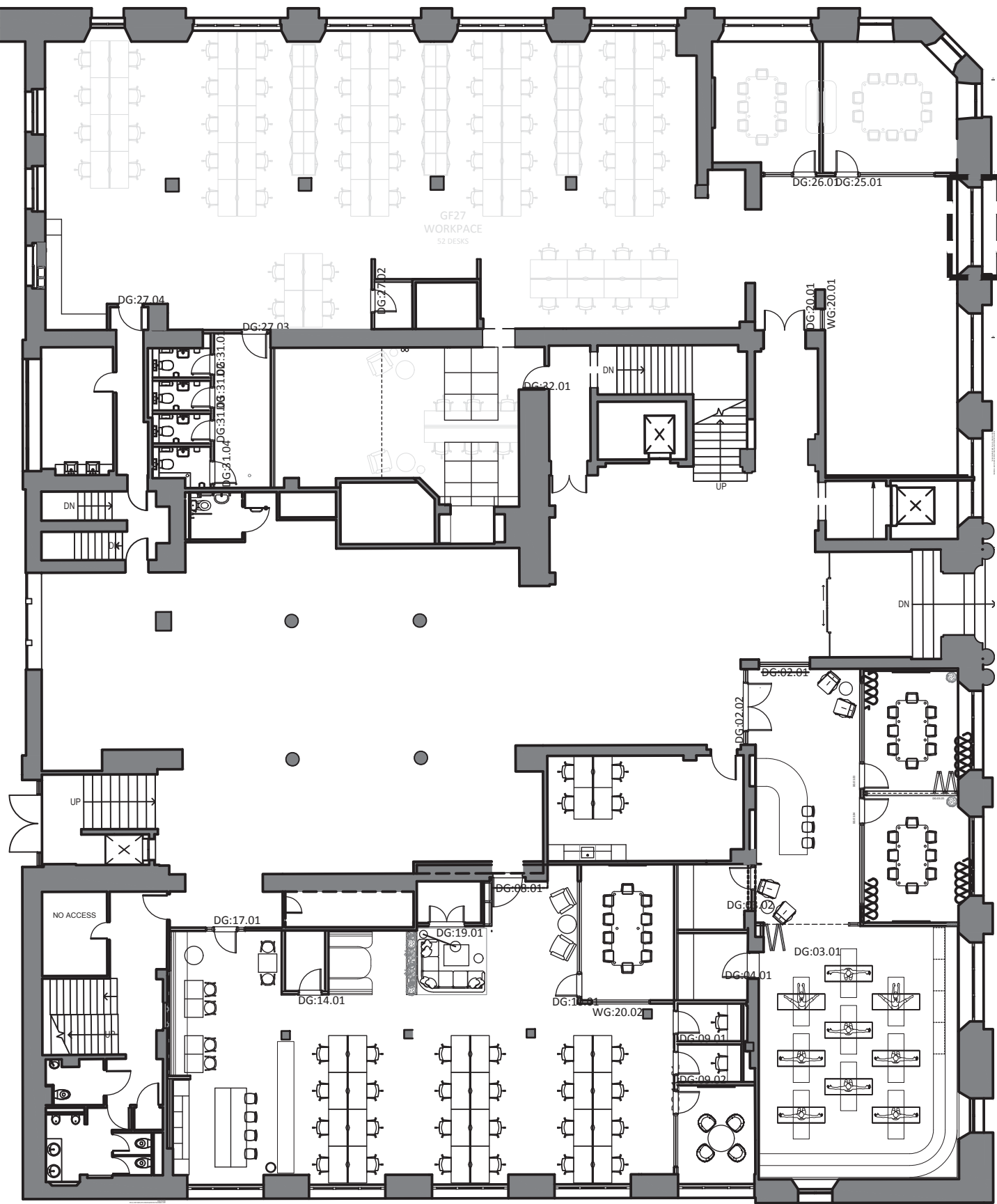
GROUND FLOOR
WINDOW DETAIL 14 PLAN

JOB REFERENCE	DRAWING SCALE	DATE	DRAWN	CHECKED
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23 - 141 varies@A110/01/2024 RH ARB

DRAWING REFERENCE	STAGE	REV
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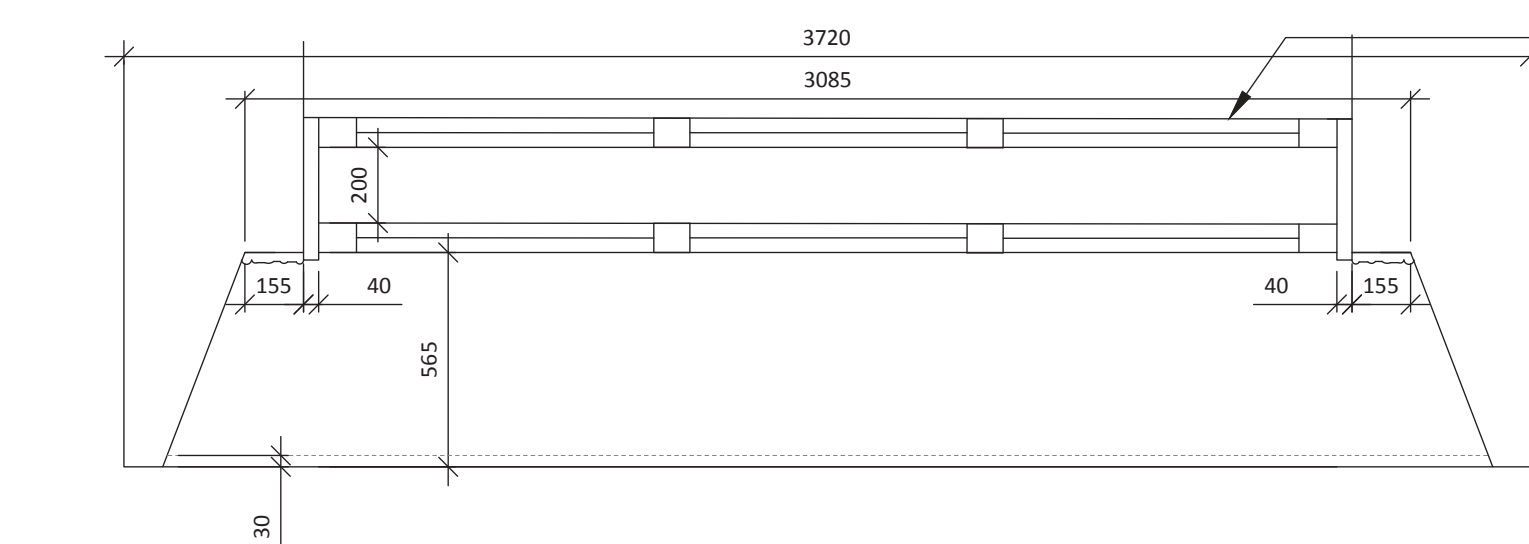
AXI - 516 5 00



01
502
GROUND FLOOR GLAZING REFERENCE PLAN
SCALE - 1:200 @ A1
PLAN



05
502
GROUND FLOOR EXISTING WINDOW 2 IMAGE
NTS



02
502
GROUND FLOOR WINDOW DETAIL 2 PLAN
SCALE - 1:20 @ A1
PLAN

EXISTING PAINTED WHITE (INCLUDING EXISTING SECONDARY GLAZING) TIMBER GLAZING

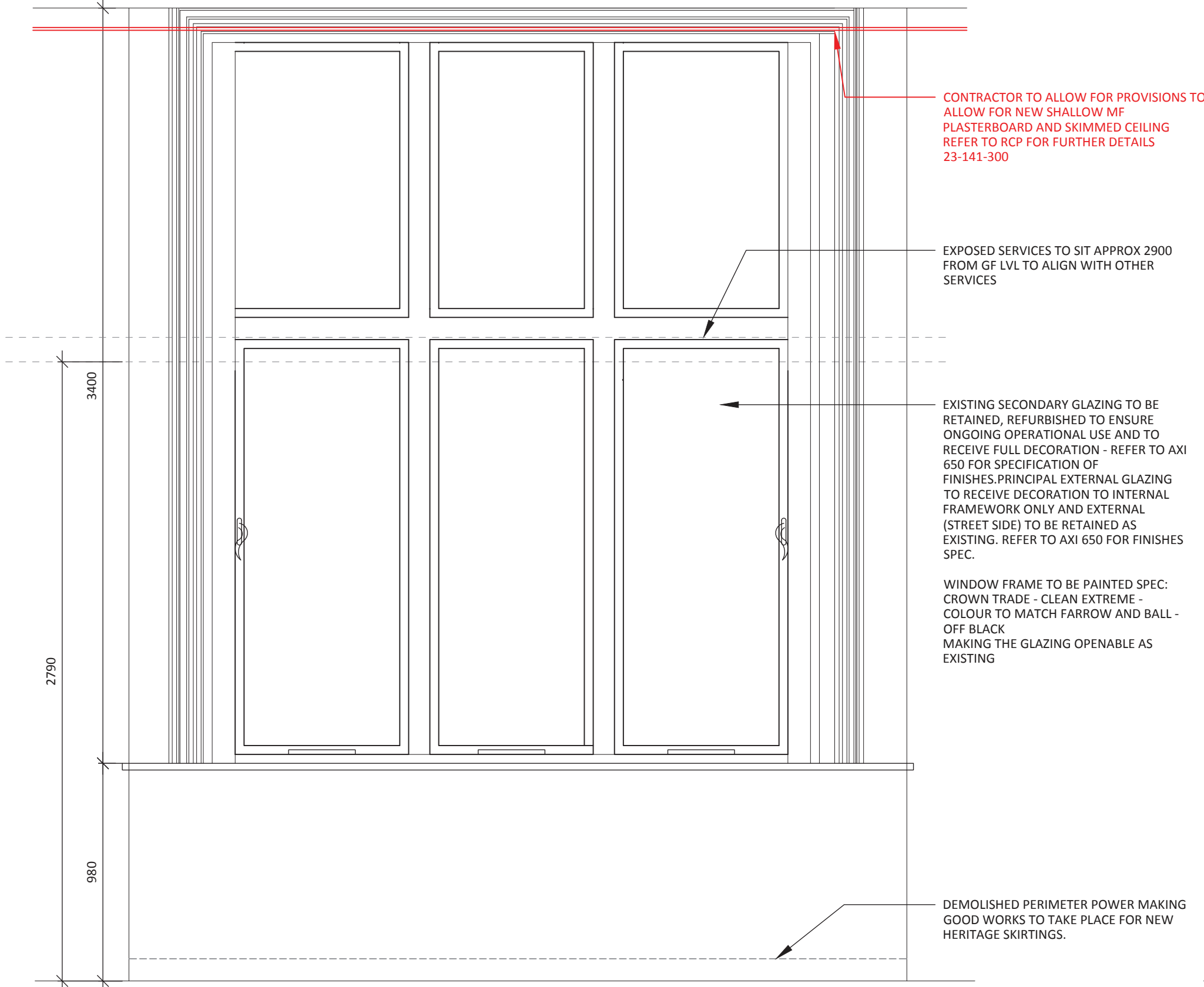
GLAZING SUBJECT TO REFURBISHMENTS INTERNALLY INCLUDING RE PAINTING - SECONDARY GLAZING ONLY. OUTER EXTERNAL GLAZING AND PAINT TO BE MAINTAINED

WINDOW TO BE PAINTED SPEC: CROWN TRADE - CLEAN EXTREME - COLOUR TO MATCH FARROW AND BALL - OFF BLACK

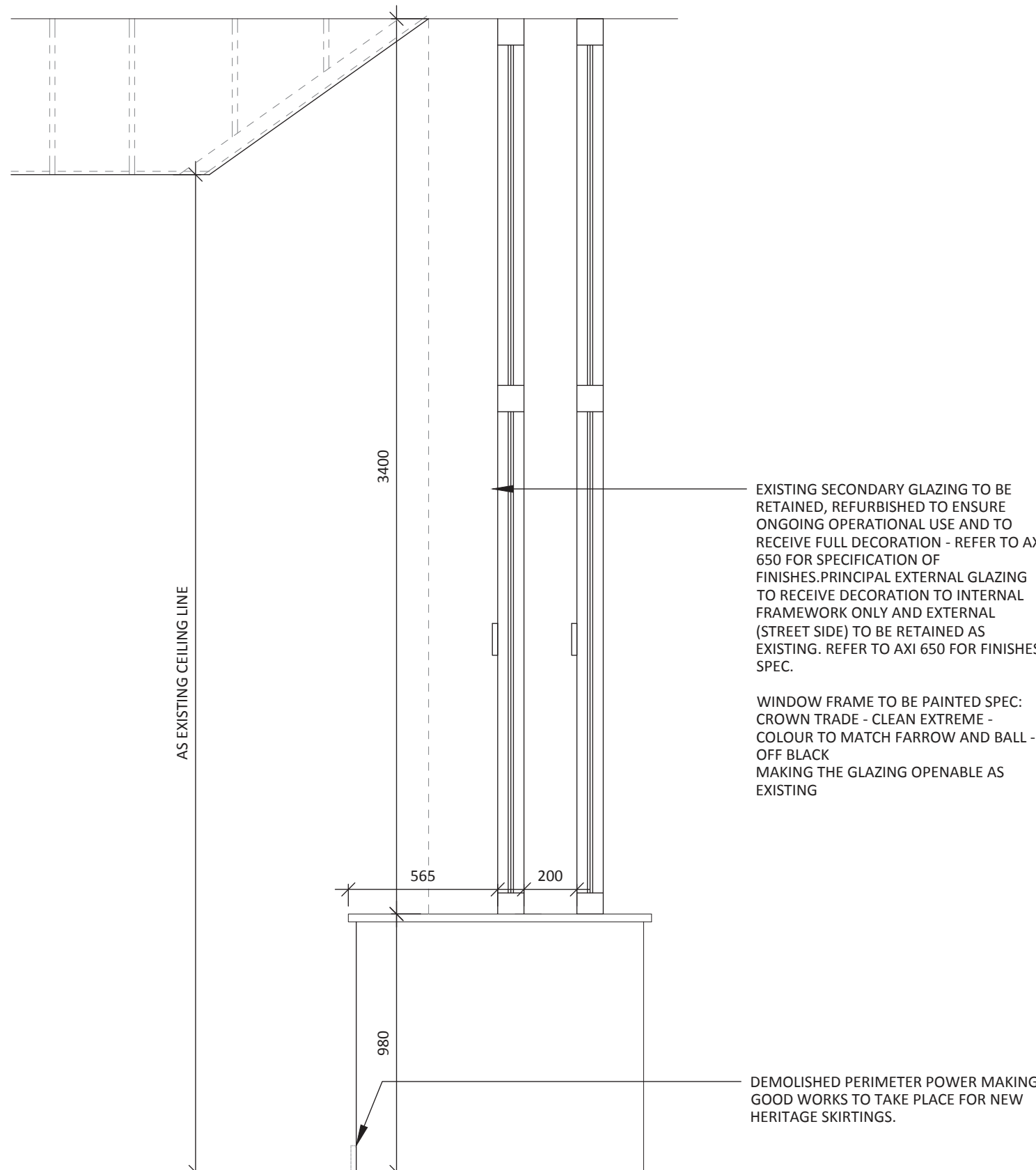
PLUS EXISTING SECONDARY GLAZING TO ME MADE OPENABLE PROVISIONS TO BE MADE FOR BLIND TO INSIDE FACE OF GLAZING. EXISTING BLIND REMOVED.

EXISTING BLINDS AND FIXTURES TO BE REMOVED WITH MAKING GOOD WORKS TO THE SURROUNDING AREA.

ALL ARCHITRAVES TO BE PROTECTED AND REFURBISHED PROVISIONS TO BE MADE FOR BLIND TO INSIDE FACE OF GLAZING.



03
502
GROUND FLOOR EXISTING WINDOW DETAIL 2 ELEVATION
SCALE - 1:10 @ A1
ELEVATION



04
502
GROUND FLOOR EXISTING WINDOW DETAIL 2 SECTION
SCALE - 1:10 @ A1
SECTION

NOTES

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ORIGINAL A1

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0 0.20 0.40 0.60 0.80 1.0m

Scale 1:20

0 2 4 6 8 10m

Scale 1:200

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5.00	27/09/24	ISSUED FOR CONSTRUCTION	ARB	LA
REV	DATE	DESCRIPTION	DRAWN	CHECKED

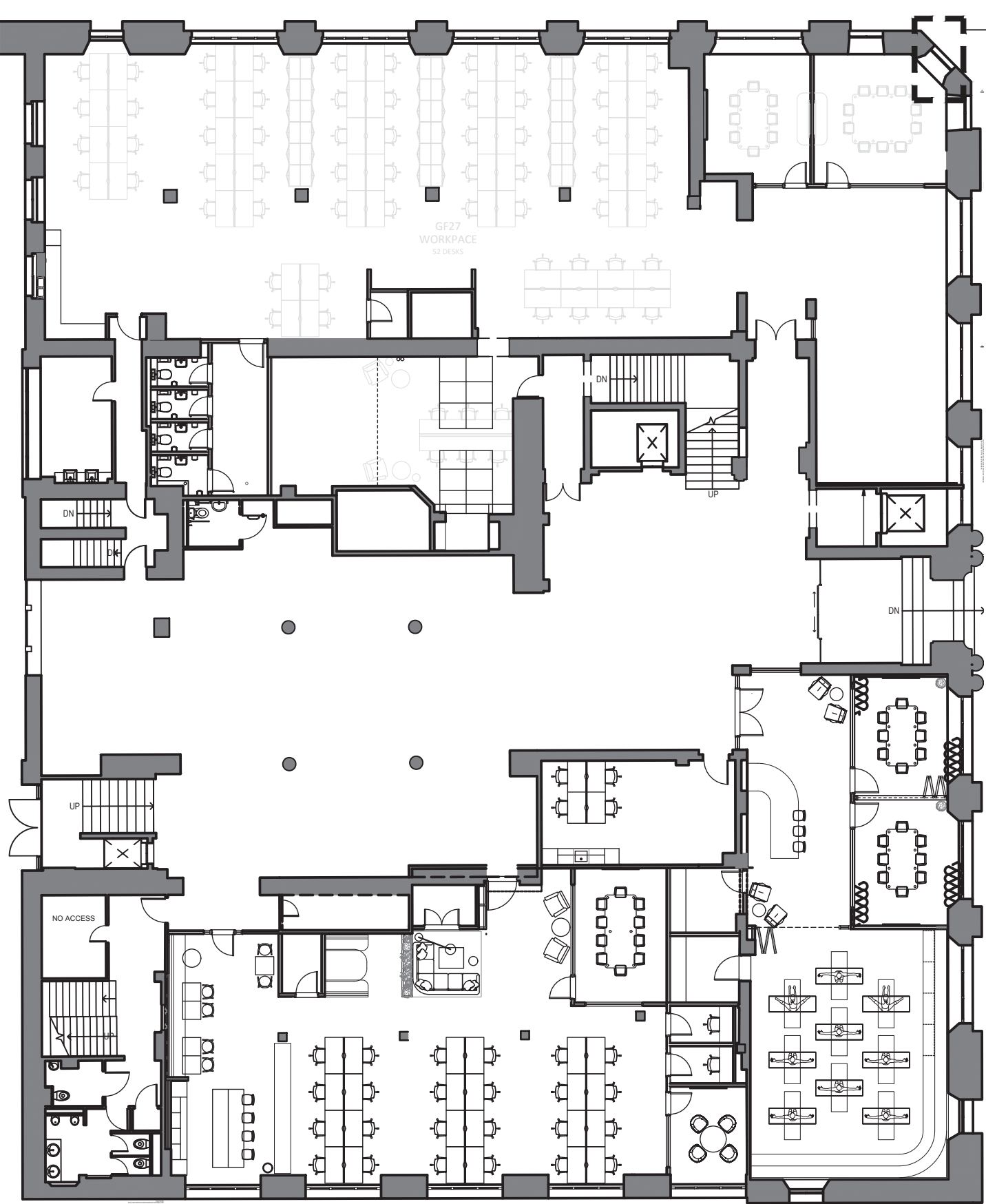
A x I				
ADDRESS	:	4th FLOOR CALICO 53-55 MOSLEY STREET,		
TELEPHONE	:	MANCHESTER, M2 3HQ		
EMAIL	:	+44 (0)161 879 7357		
COMPANY NO	:	www.axi.studio		
		11847325		



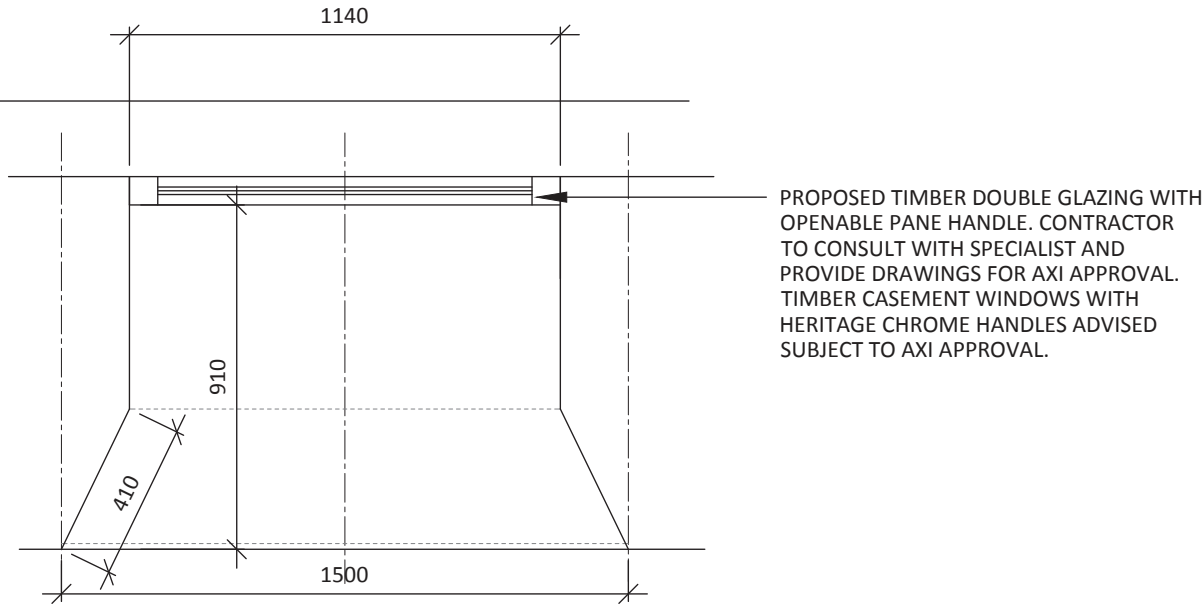
PROJECT
TOOTAL BUILDINGS
BROADHURST HOUSE,
56 OXFORD ST MANCHESTER

DRAWING REFERENCE
GROUND FLOOR
WINDOW DETAIL 2 PLAN

JOB REFERENCE	DRAWING SCALE	DATE	DRAWN	CHECKED
23 - 141	varies@A1	29/09/2023	RH	ARB
DRAWING REFERENCE	STAGE	REV		
AXI - 502	5	00		



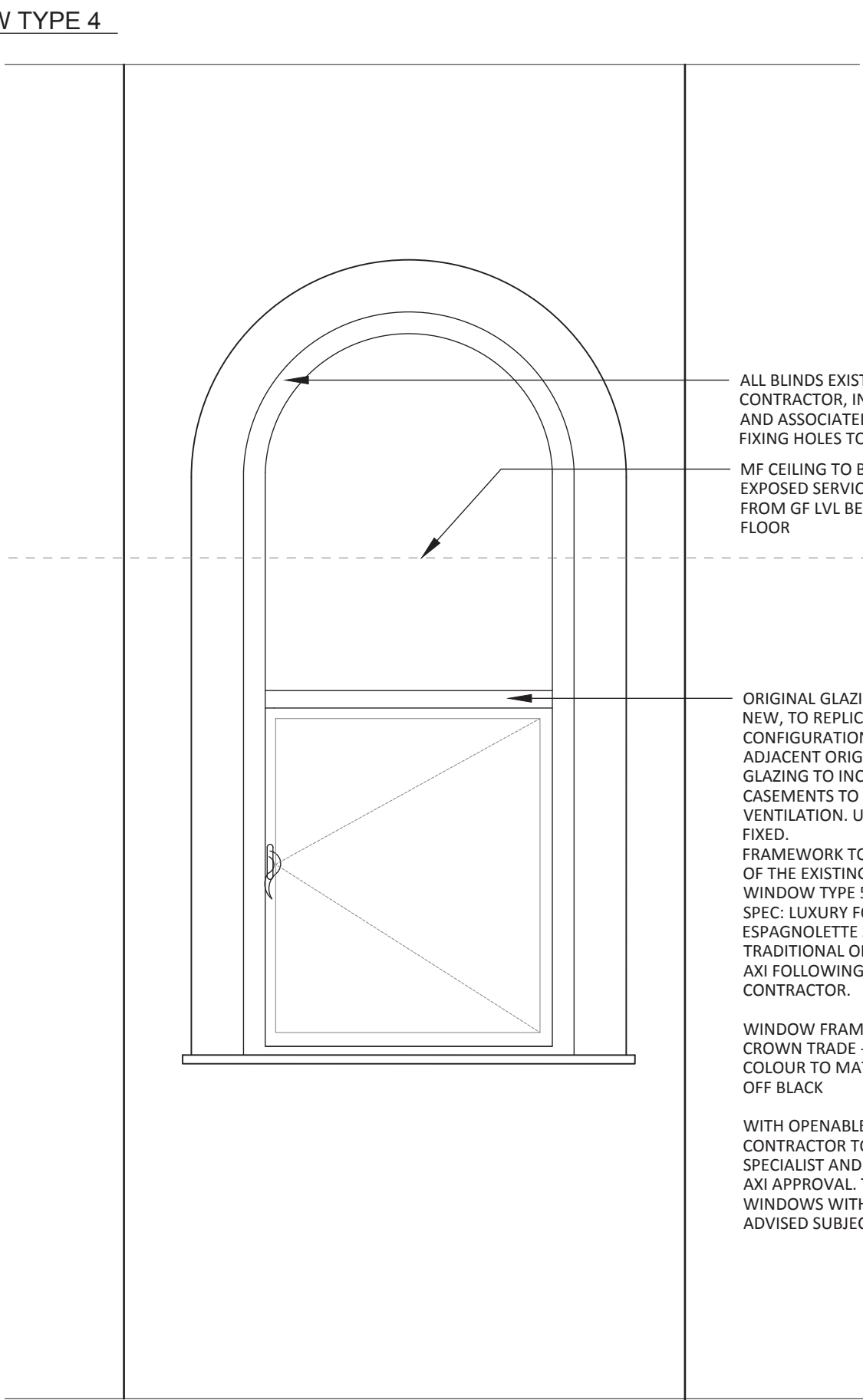
01
504 GROUND FLOOR GLAZING REFERENCE PLAN
SCALE - 1:200 @ A1
PLAN



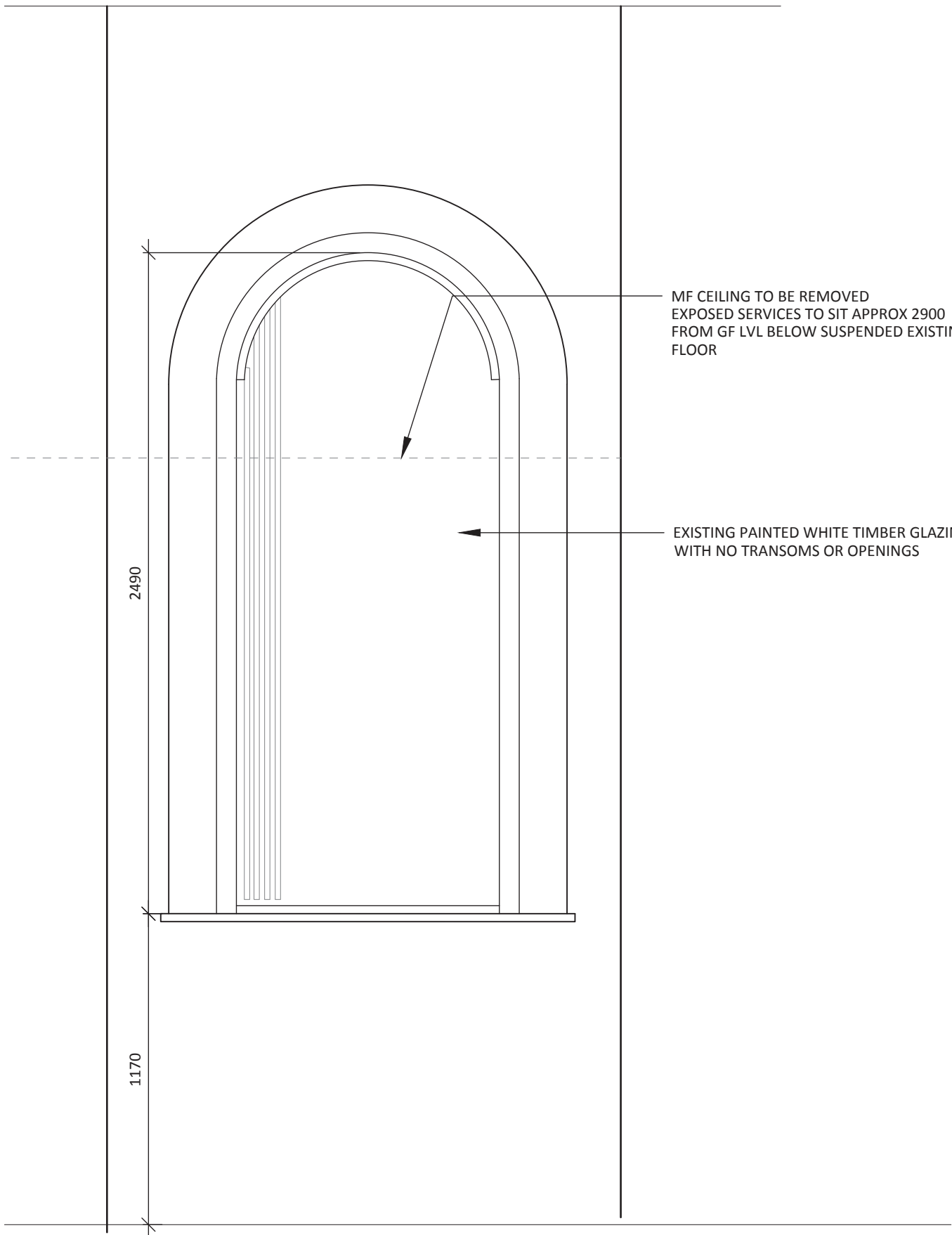
02
504 GROUND FLOOR WINDOW DETAIL 4 PLAN
SCALE - 1:20 @ A1
PLAN



04
504 GROUND FLOOR WINDOW DETAIL 4 IMAGE
SCALE - 1:20 @ A1
NTS



04
504 GROUND FLOOR WINDOW DETAIL 4 PROPOSED ELEVATION
SCALE - 1:20 @ A1
ELEVATION



03
504 GROUND FLOOR WINDOW DETAIL 4 EXISTING ELEVATION
SCALE - 1:20 @ A1
ELEVATION

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0 0.20 0.40 0.60 0.80 1.0m

Scale 1:20

0 2 4 6 8 10m

Scale 1:200

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REV	DATE	DESCRIPTION	DRAWN	CHECKED

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COMPANY No : 11847325

CLIENT

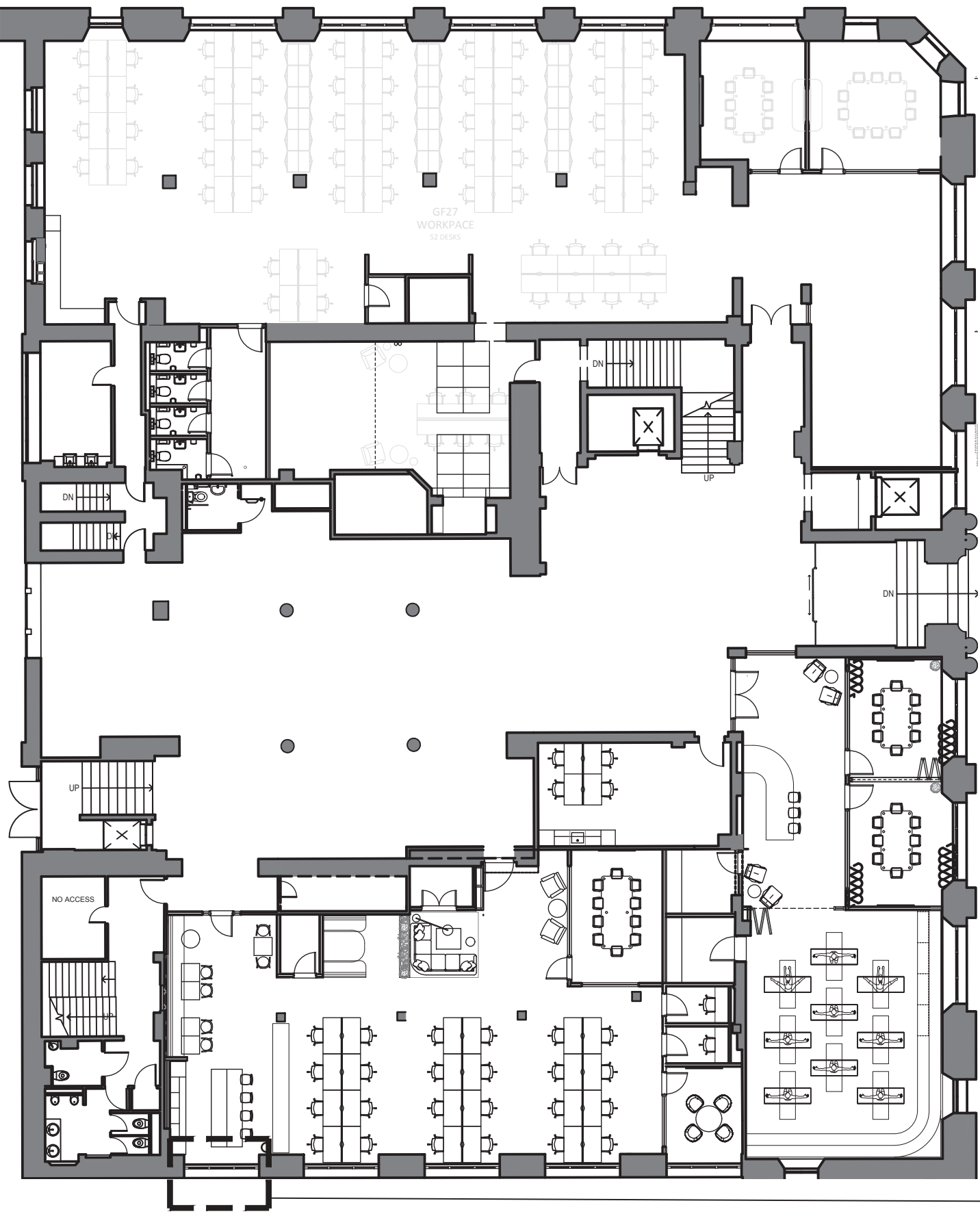
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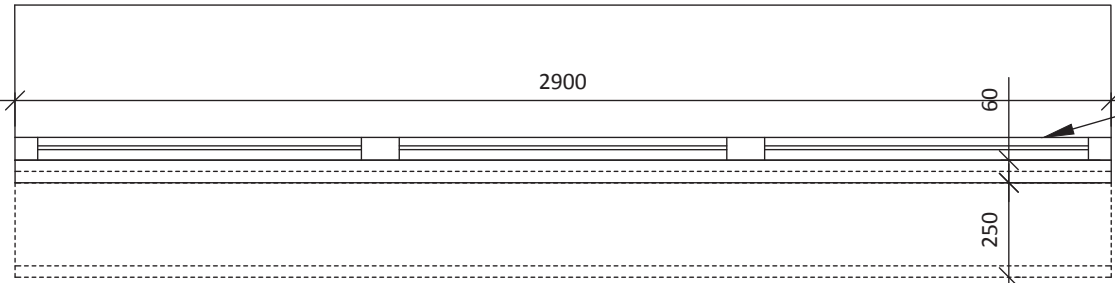
PROJECT
TOOTAL BUILDINGS
BROADHURST HOUSE,
56 OXFORD ST MANCHESTER

DRAWING REFERENCE
GROUND FLOOR
WINDOW DETAIL 4 PLAN

JOB REFERENCE	DRAWING SCALE	DATE	DRAWN	CHECKED
23 - 141	varies@A1	29/09/2023	RH	ARB
DRAWING REFERENCE	STAGE	REV		
AXI - 504	4	04		



01 GROUND FLOOR GLAZING REFERENCE PLAN
510 SCALE - 1:200 @ A1 PLAN



02 GROUND FLOOR WINDOW DETAIL 10 PLAN
510 SCALE - 1:20 @ A1 PLAN

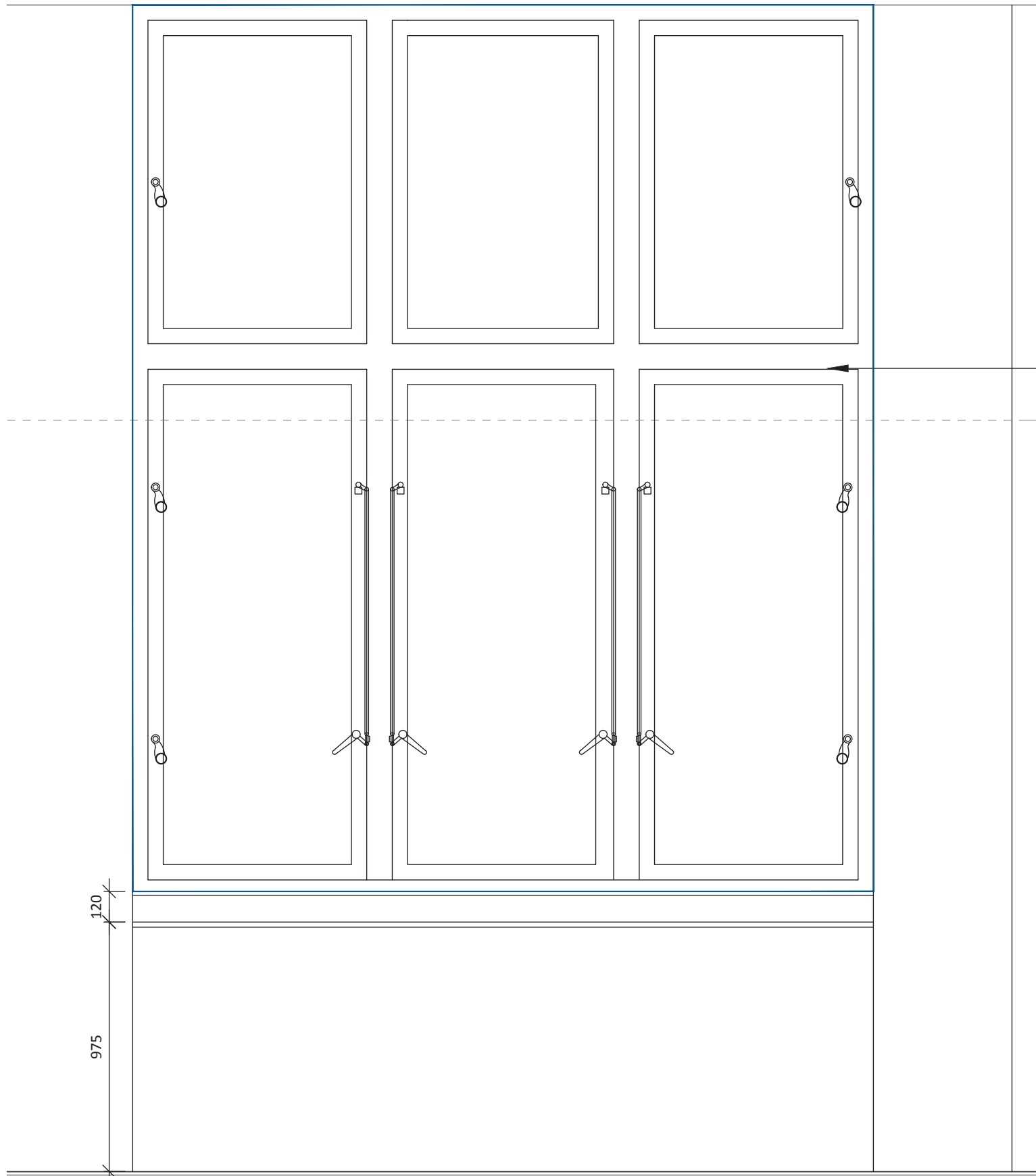


03 GROUND FLOOR WINDOW 10 IMAGE
510 NTS

01 WINDOW TYPE 10
510

EXISTING ALUMINIUM GLAZING TO BE RETAINED AND REPAIRED TO MAKE WINDOW OPENABLE. FRAMEWORK TO HAVE A SPRAYED BLACK PAINT FINISH. CILL AND ARCHITRAVES TO RECEIVE PAINT FINISH TO MATCH EXISTING AND MAKING GOOD WORKS. NEW SEALS AND ADJUSTMENTS TO BE MADE. NEW BLINDS TO BE INSTALLED EITHER ABOVE ARCHITRAVES OR IN A LOCATION AVOIDING EXISTING FEATURES. TECHNICAL GUIDANCE ON SHEET 23-141-515

ANY CORNICES OR DISCOVERED FEATURES ARE TO BE PROTECTED

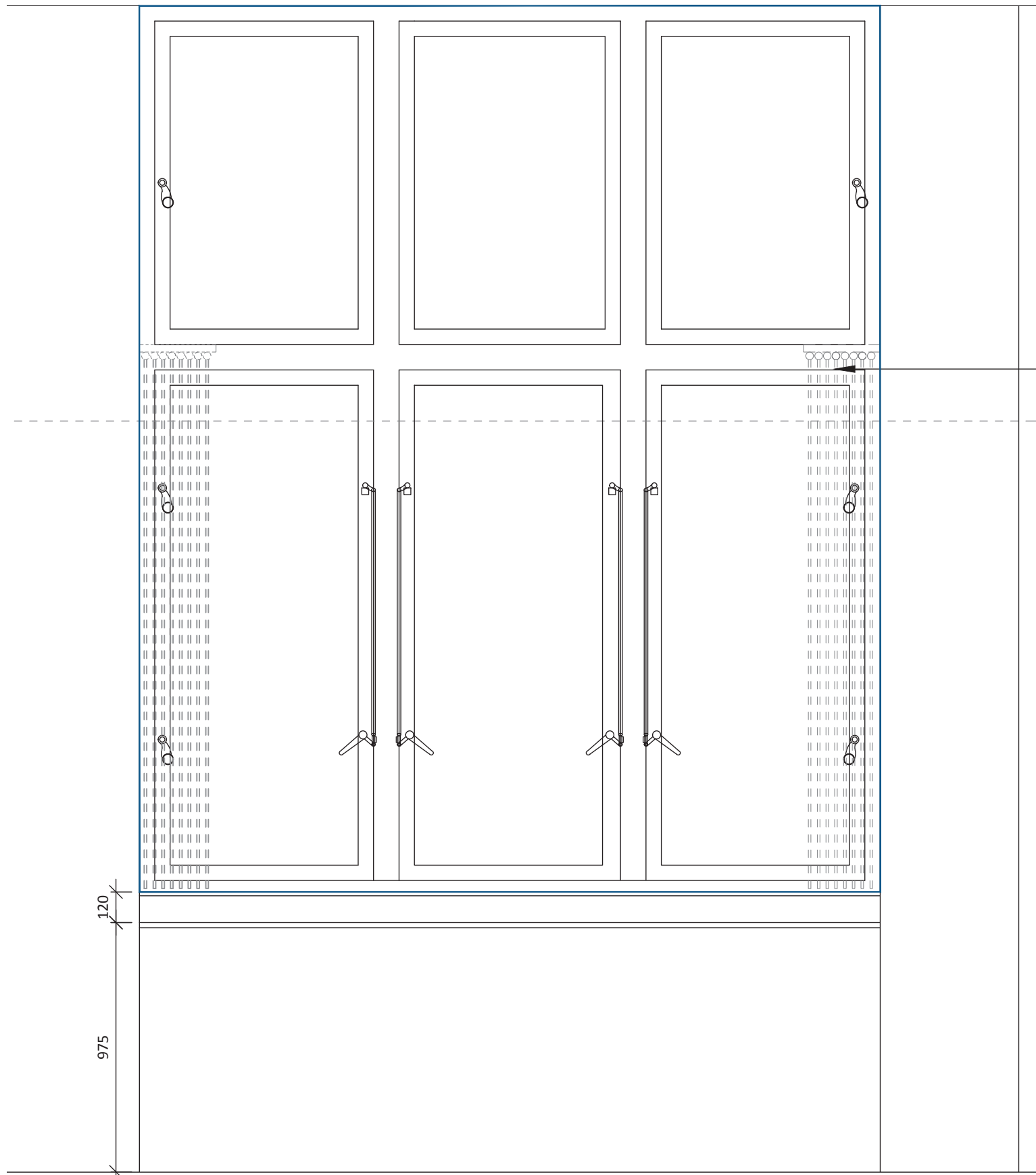


05 GROUND FLOOR WINDOW DETAIL 10 PROPOSED ELEVATION
510 SCALE - 1:20 @ A1 ELEVATION

PROPOSED - CILL AND ARCHITRAVES TO RECEIVE PAINT FINISH THROUGH OUT TO MATCH EXISTING AND MAKING GOOD WORKS. NEW SEALS AND ADJUSTMENTS TO BE MADE. NEW HAD DRAWN BLINDS TO BE INSTALLED IN THE SAME PLACE AS EXISTING.

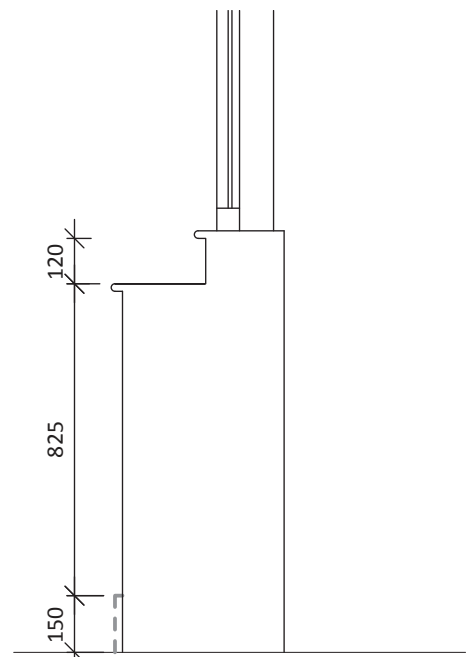
ALL BLINDS TO BE REMOVED BY CONTRACTOR, INCLUDING WALL BRACKETS AND ASSOCIATED MECHANICAL FIXINGS FIXING HOLES TO BE INFILLED AND SKIMMED.

ANY CORNICES OR DISCOVERED FEATURES ARE TO BE PROTECTED



03 GROUND FLOOR WINDOW DETAIL 10 EXISTING ELEVATION
510 SCALE - 1:20 @ A1 ELEVATION

EXISTING ALUMINIUM GLAZING TO BE RETAINED AND REPAIRED TO MAKE WINDOW OPENABLE.



04 GROUND FLOOR WINDOW DETAIL 10 SECTION
510 SCALE - 1:20 @ A1 SECTION

NOTES

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0 0.20 0.40 0.60 0.80 1.0m

Scale 1:20

0 2 4 6 8 10m

Scale 1:200

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CONTRACTOR TO BE AWARE OF ANY WINDOWS ON THE FRONT ELEVATION OR EXTERNALLY DO NOT REQUIRE EXTERNAL DECORATION.

REV	DATE	DESCRIPTION	DRAWN	CHECKED
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5.00	27/09/24	ISSUED FOR CONSTRUCTION Issued for construction.	ARB	LA
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EMAIL

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COMPANY No

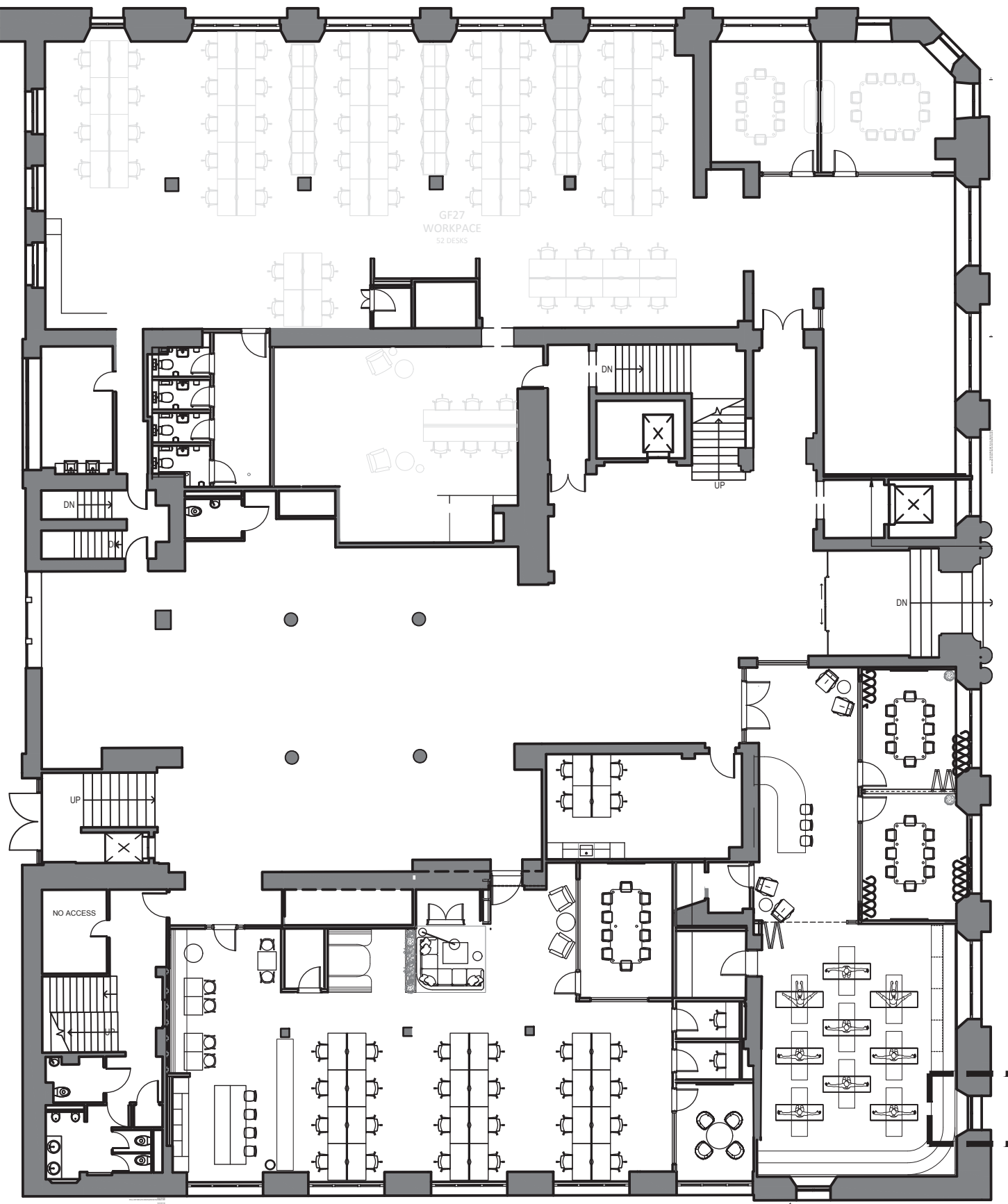
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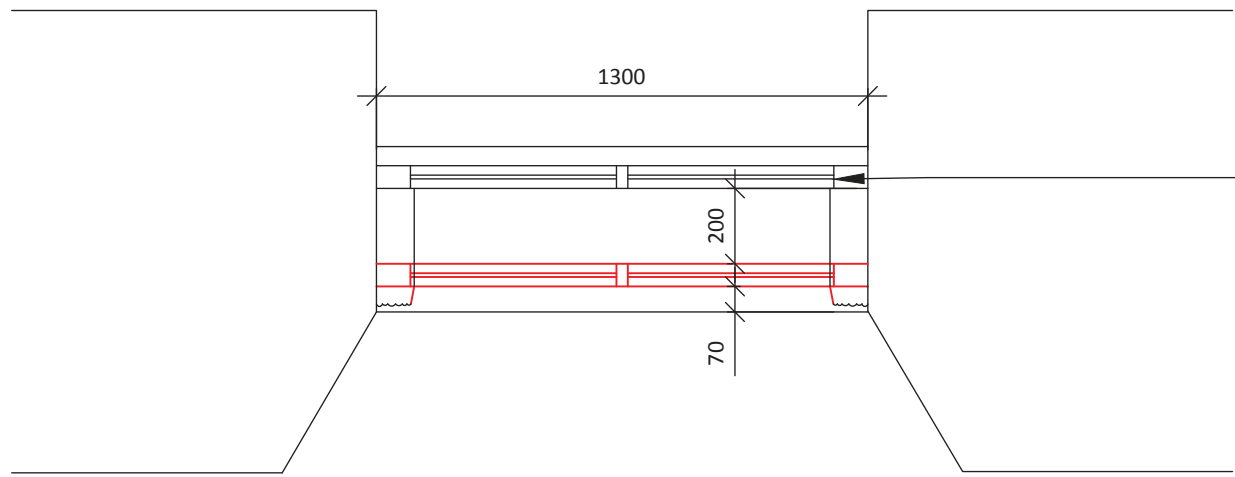
PROJECT
**TOOTAL BUILDINGS
BROADHURST HOUSE,
56 OXFORD ST MANCHESTER**

DRAWING REFERENCE
**GROUND FLOOR
WINDOW DETAIL 10 PLAN**

JOB REFERENCE	DRAWING SCALE	DATE	DRAWN	CHECKED
23 - 141	varies@A1	29/09/2023	RH	ARB
DRAWING REFERENCE			STAGE	REV
AXI - 510			5	00



01 510 GROUND FLOOR GLAZING REFERENCE PLAN
SCALE - 1:200 @ A1
PLAN



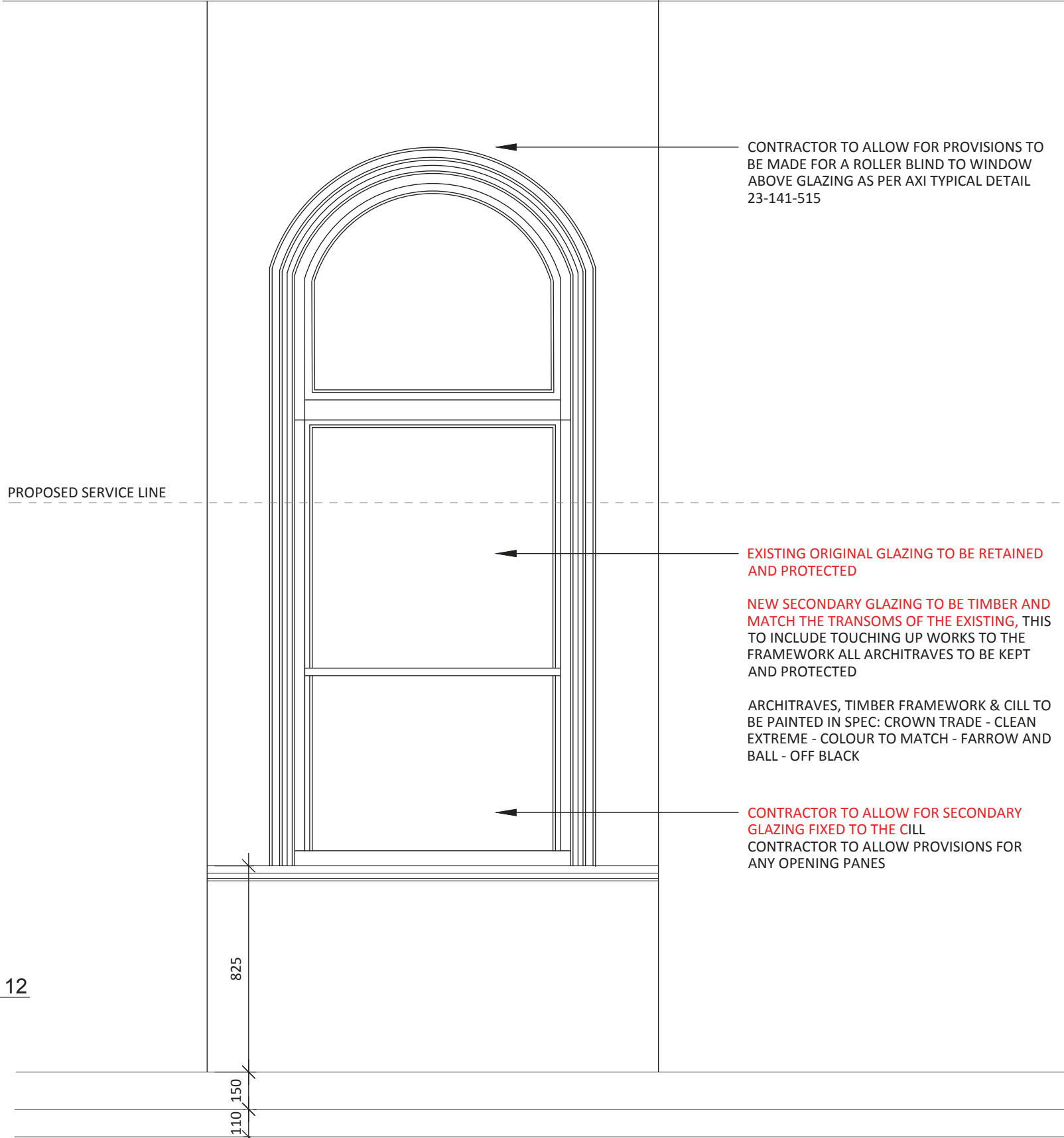
EXISTING EXTERNAL GLAZING PAINTED WHITE
TIMBER. CONTRACTOR TO INCLUDE TOUCHING
UP WORKS TO THE FRAMEWORK ALL
ARCHITRAVES TO BE KEPT AND PROTECTED

SECONDARY HERITAGE TIMBER GLAZING TO BE
INSTALLED CONTRACTOR TO ENSURE THE
CONFIGURATION MATCHES THE EXISTING
ORIGINAL GLAZING.

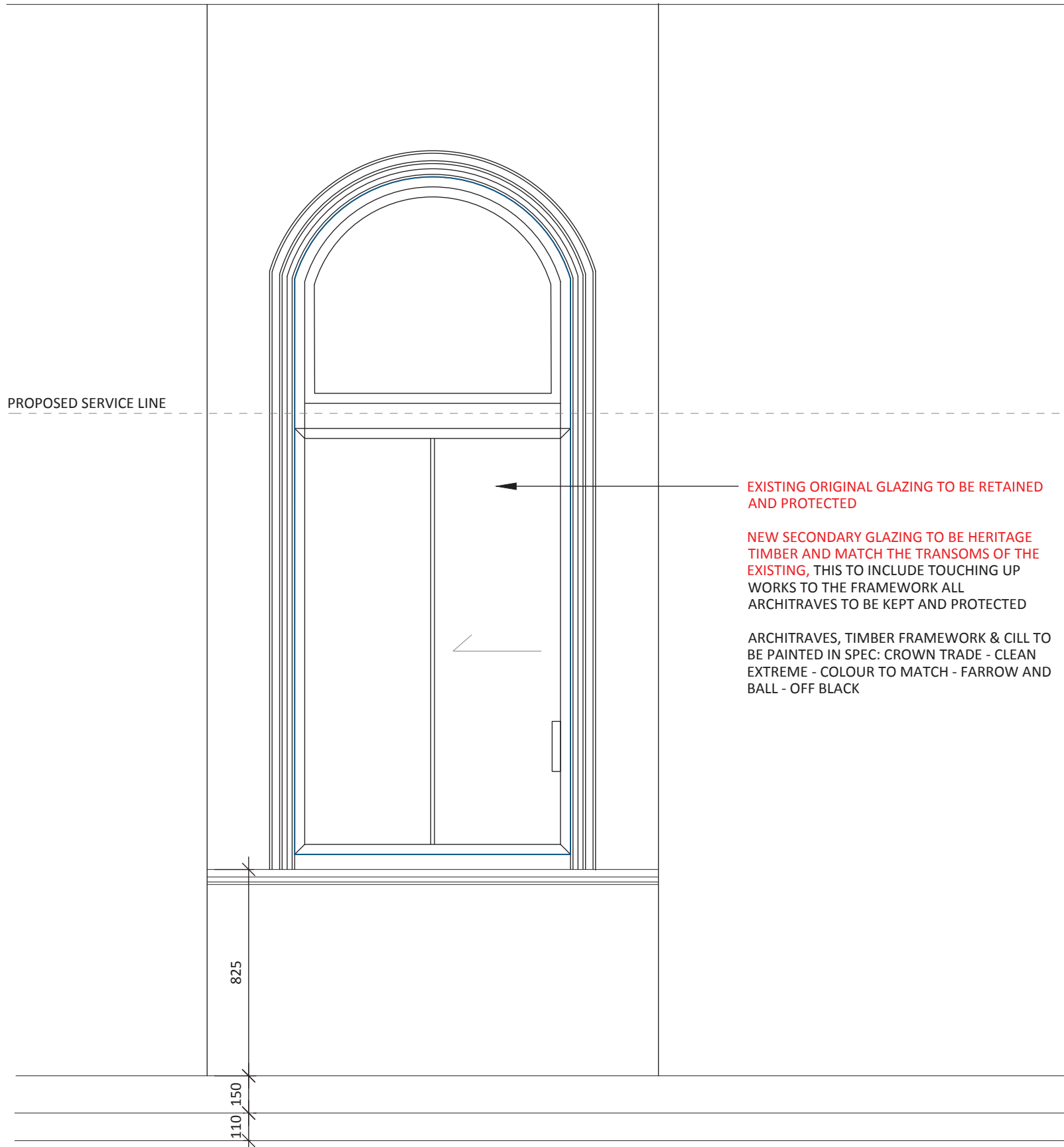
02 512 GROUND FLOOR WINDOW DETAIL 12 PLAN
SCALE - 1:20 @ A1
PLAN



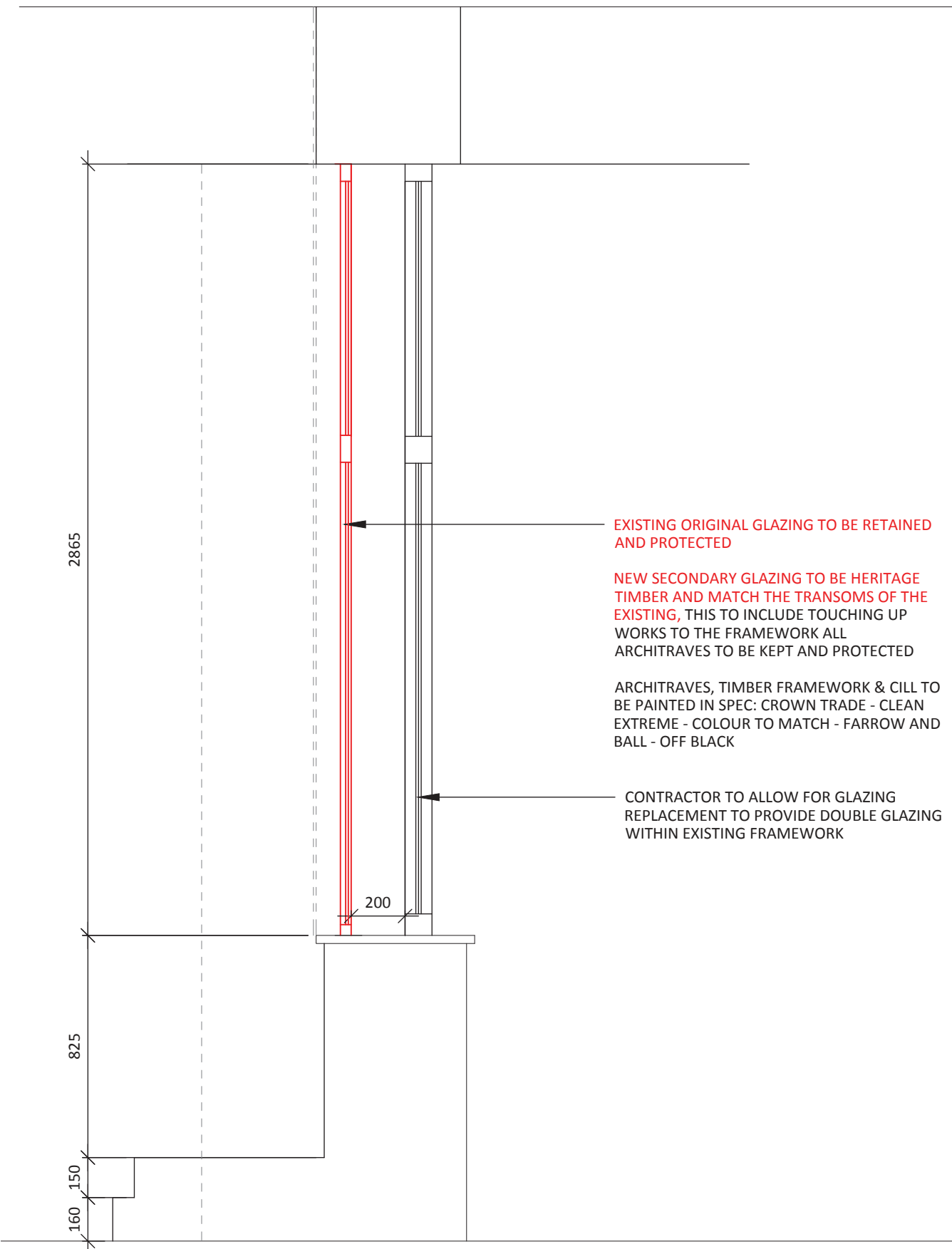
06 512 GROUND FLOOR WINDOW 12 IMAGE
NTS



05 512 GROUND FLOOR WINDOW DETAIL 12 PROPOSED ELEVATION
SCALE - 1:20 @ A1
ELEVATION



03 512 GROUND FLOOR WINDOW DETAIL 12 EXISTING ELEVATION
SCALE - 1:20 @ A1
ELEVATION



04 512 GROUND FLOOR WINDOW DETAIL 12 SECTION
SCALE - 1:20 @ A1
SECTION

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0 0.20 0.40 0.60 0.80 1.0m

Scale 1:20

0 2 4 6 8 10m

Scale 1:200

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TELEPHONE : +44 (0)161 879 7357
EMAIL : www.axi.studio
COMPANY No : 11847325

CLIENT

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PROJECT

TOOTAL BUILDINGS
BROADHURST HOUSE,
56 OXFORD ST MANCHESTER

DRAWING REFERENCE

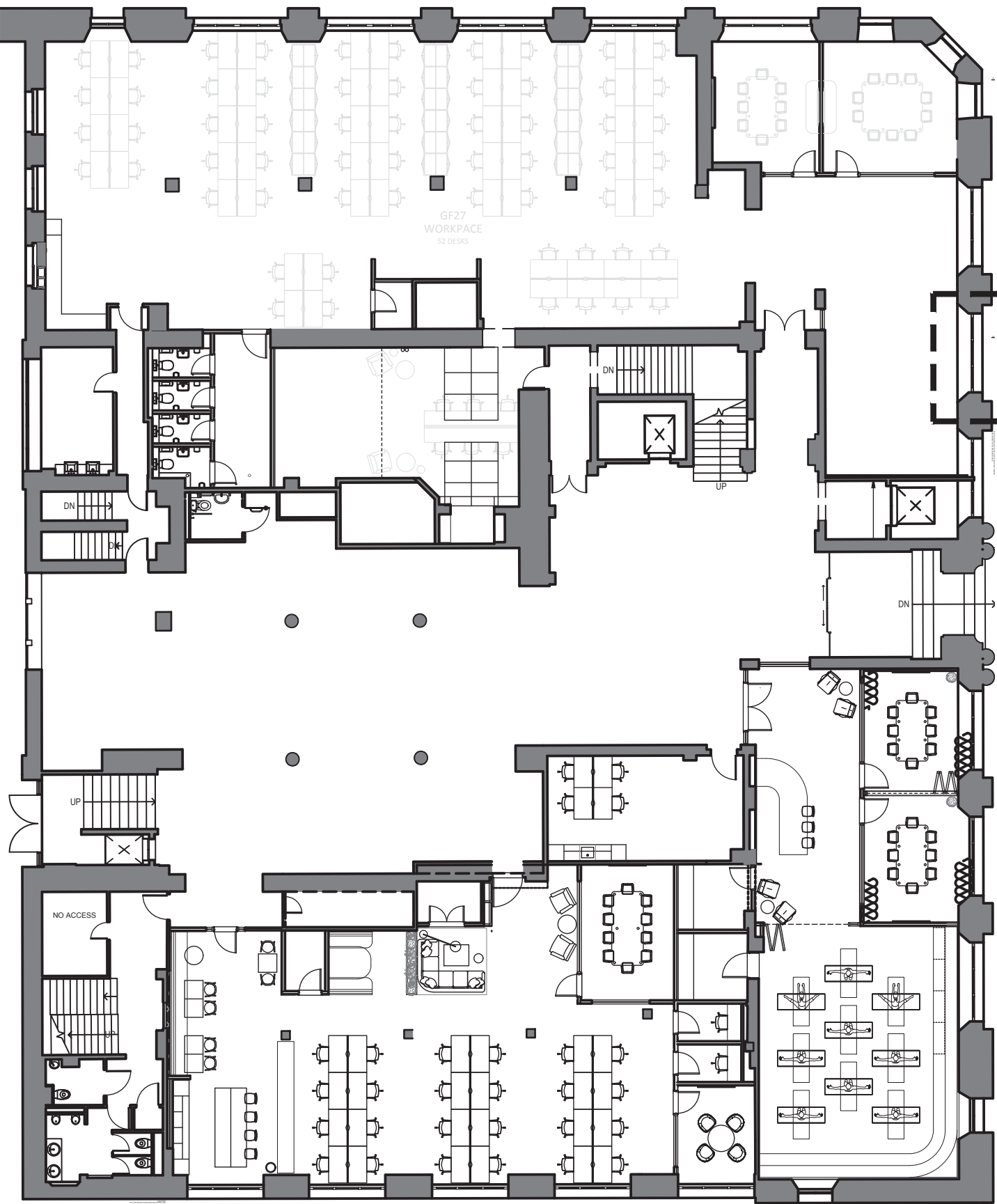
GROUND FLOOR
WINDOW DETAIL 12 PLAN

JOB REFERENCE	DRAWING SCALE	DATE	DRAWN	CHECKED
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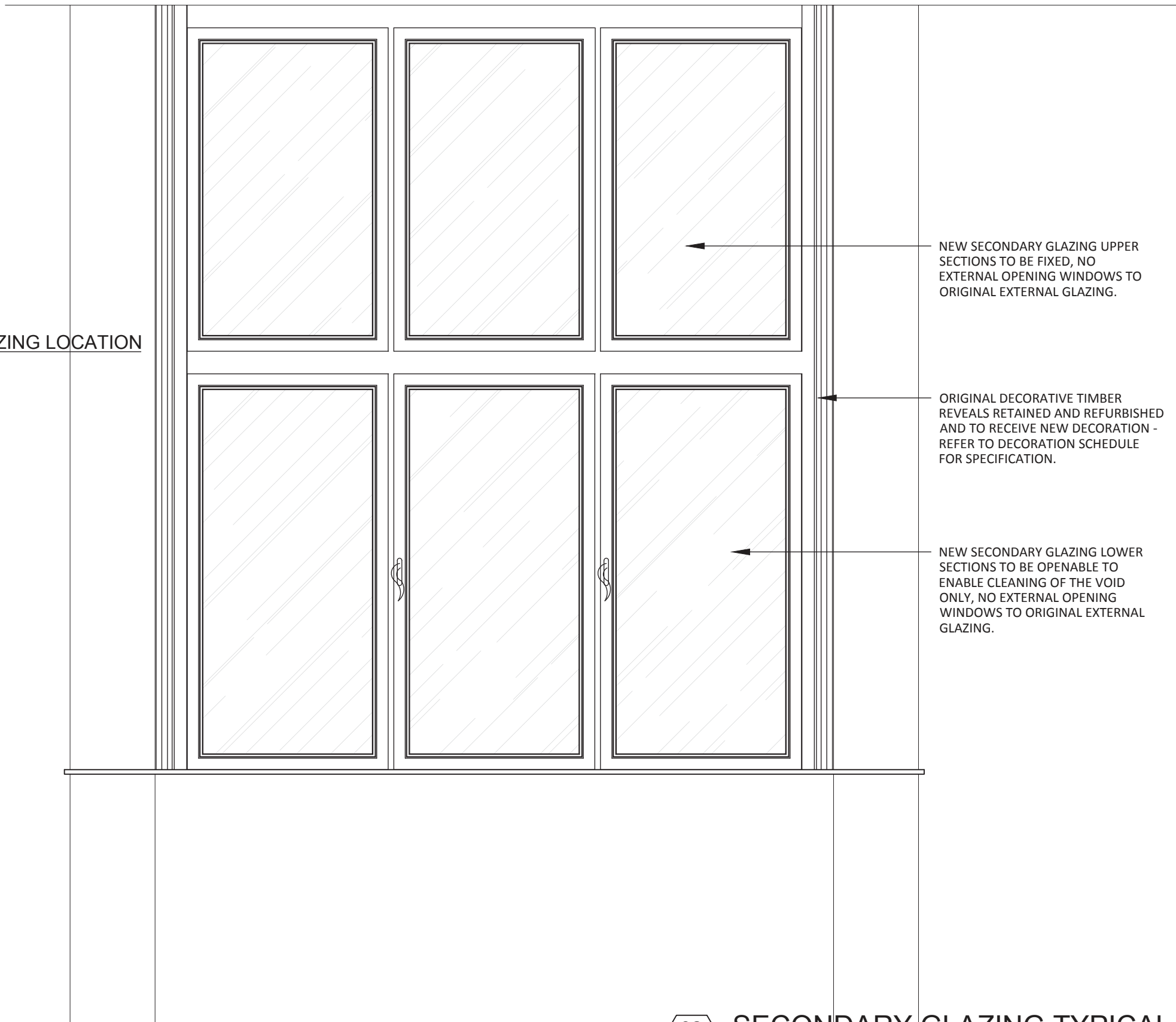
23 - 141 varies@A129/09/2023 RH ARB

DRAWING REFERENCE	STAGE	REV
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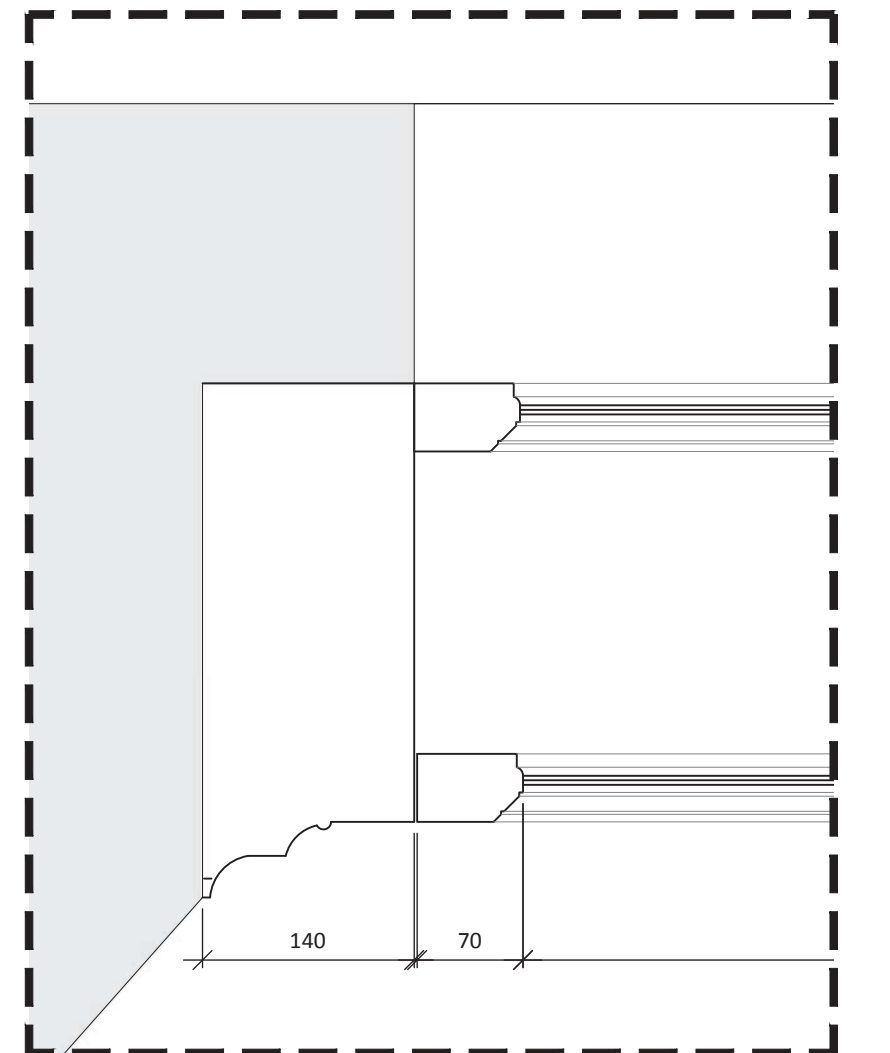
AXI - 512 5 00



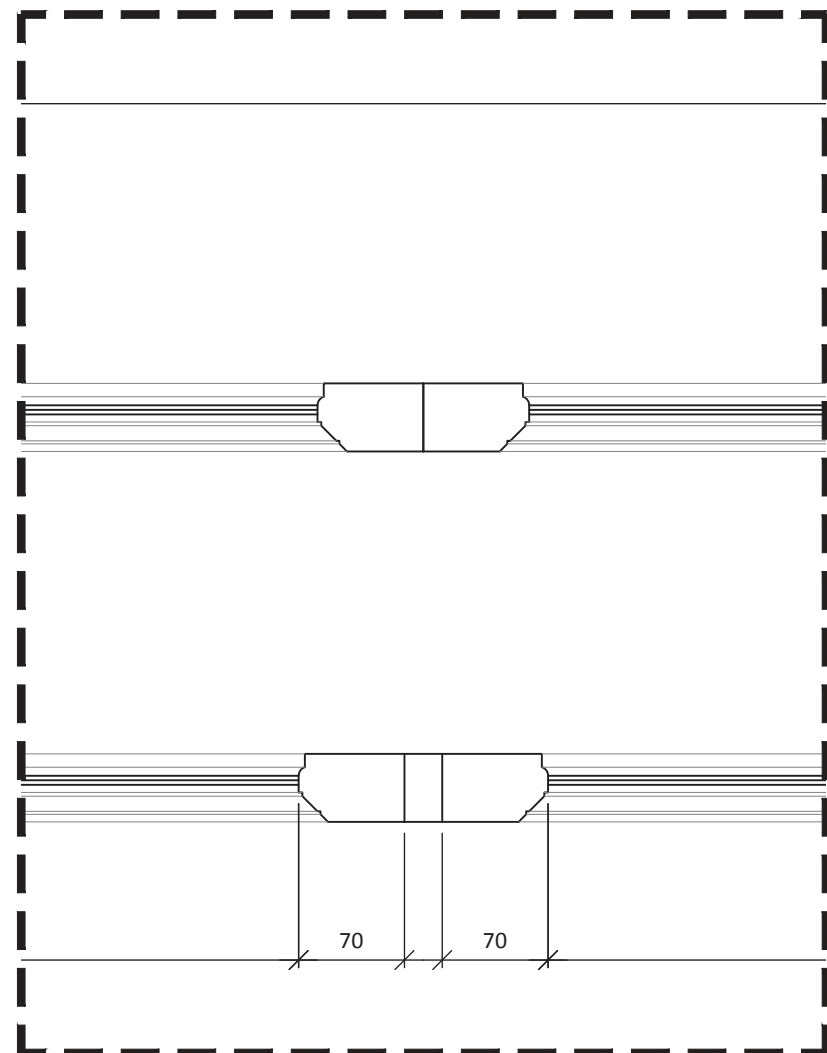
01 GROUND FLOOR SECONDARY GLAZING REFERENCE PLAN
520 SCALE - 1:200 @ A1
PLAN



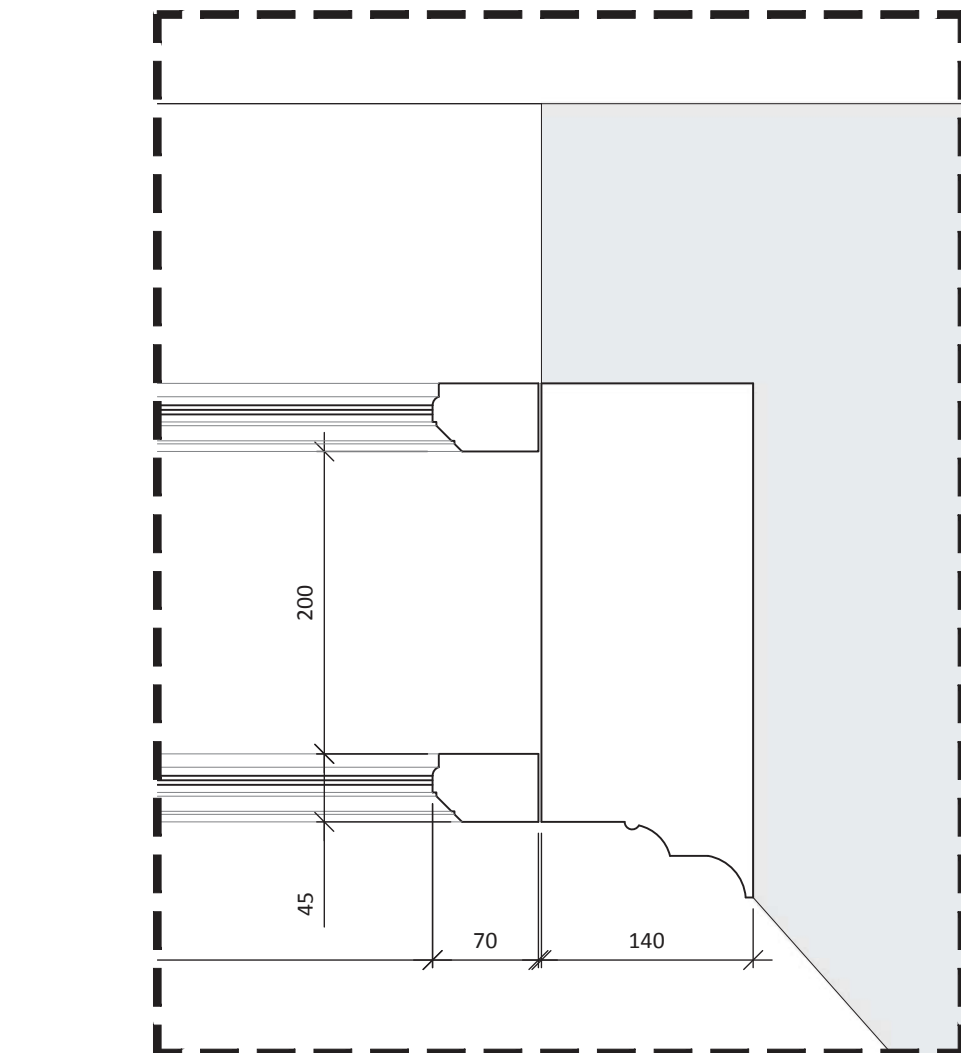
02 SECONDARY GLAZING TYPICAL ELEVATION
520 SCALE - 1:20 @ A1
ELEVATION



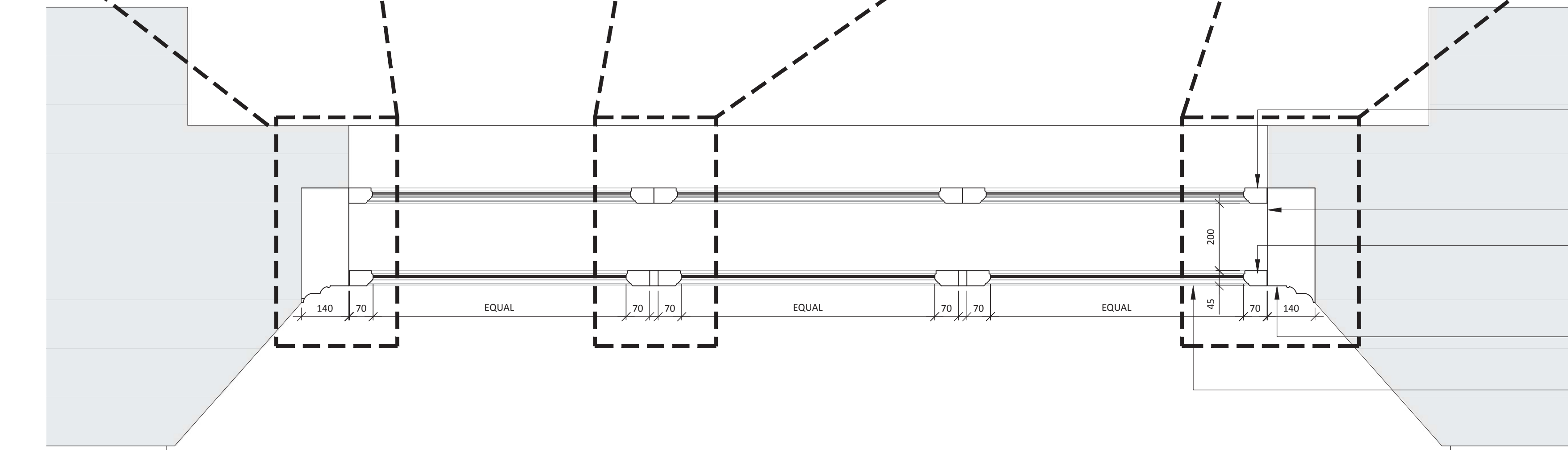
03 FRAME DETAIL 01
520 SCALE - 1:5 @ A1
DETAIL PLAN



04 FRAME DETAIL 02
520 SCALE - 1:5 @ A1
DETAIL PLAN



04 FRAME DETAIL 03
520 SCALE - 1:5 @ A1
DETAIL PLAN



06 TYPICAL SECONDARY GLAZING DETAIL PLAN
520 SCALE - 1:10 @ A1
DETAIL PLAN

NEW SECONDARY GLAZING UPPER SECTIONS TO BE FIXED, NO EXTERNAL OPENING WINDOWS TO ORIGINAL EXTERNAL GLAZING.

ORIGINAL DECORATIVE TIMBER REVEALS RETAINED AND REFURBISHED AND TO RECEIVE NEW DECORATION - REFER TO DECORATION SCHEDULE FOR SPECIFICATION.

NEW SECONDARY GLAZING LOWER SECTIONS TO BE OPENABLE TO ENABLE CLEANING OF THE VOID ONLY, NO EXTERNAL OPENING WINDOWS TO ORIGINAL EXTERNAL GLAZING.



07 SECONDARY GLAZING REFERENCE
520 N/A
PHOTOGRAPH EXAMPLE



08 SECONDARY GLAZING REFERENCE
520 N/A
PHOTOGRAPH EXAMPLE



09 SECONDARY GLAZING REFERENCE
520 N/A
PHOTOGRAPH EXAMPLE

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0 2 4 6 8 10m

Scale 1:200

0 0.20 0.40 0.60 0.80 1.0m

Scale 1:20

0 0.10 0.20 0.30 0.40 0.50m

Scale 1:10

0 0.05 0.10 0.20 0.25m

Scale 1:5

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	:	11847325		

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PROJECT	TOOTAL BUILDINGS BROADHURST HOUSE, 56 OXFORD ST MANCHESTER			
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DRAWING REFERENCE	GROUND FLOOR SECONDARY GLAZING DETAILS REFERENCE INFORMATION			
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JOB REFERENCE	DRAWING SCALE	DATE	DRAWN	CHECKED
23 - 141	varies@A1	10/01/2024	RH	ARB

DRAWING REFERENCE	STAGE	REV
AXI - 520	5	00