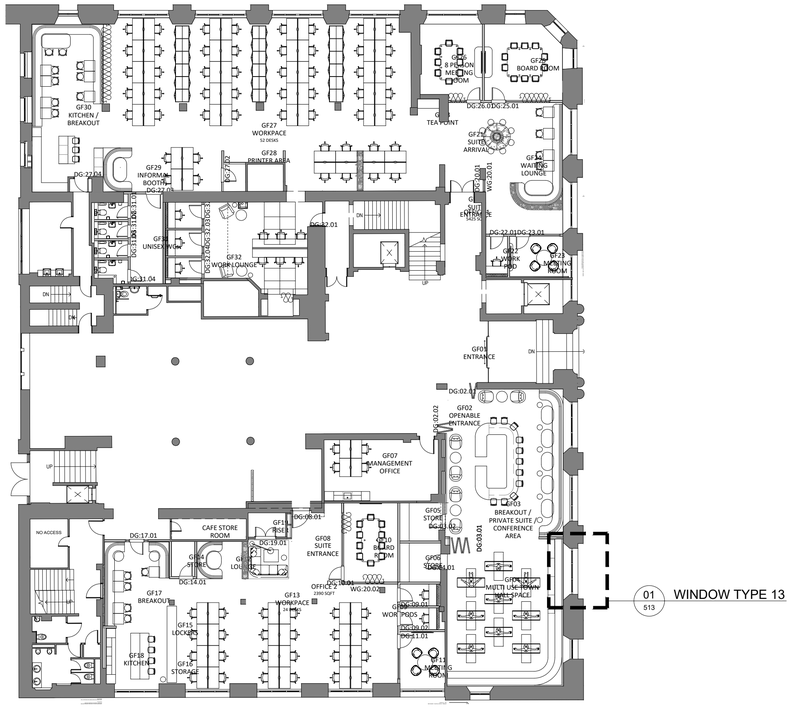
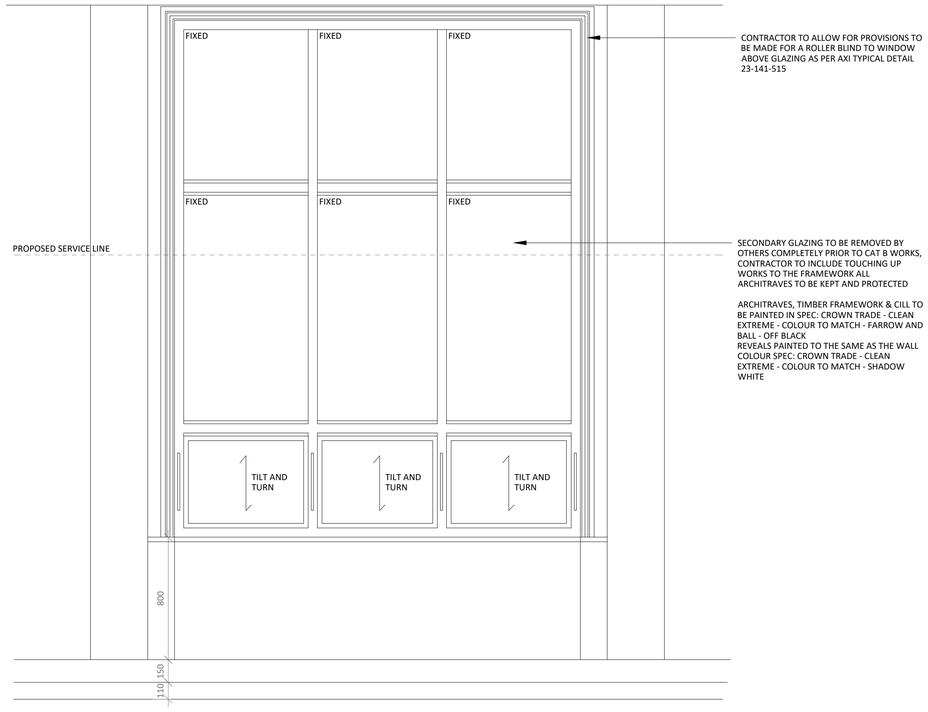


01 WINDOW TYPE 13
513

01 510 GROUND FLOOR GLAZING REFERENCE PLAN

SCALE - 1:200 @ A1 PLAN



CONTRACTOR TO ALLOW FOR PROVISIONS TO BE MADE FOR A ROLLER BLIND TO WINDOW ABOVE GLAZING AS PER AXI TYPICAL DETAIL 23-141-515

SECONDARY GLAZING TO BE REMOVED BY OTHERS COMPLETELY PRIOR TO CAT B WORKS, CONTRACTOR TO INCLUDE TOUCHING UP WORKS TO THE FRAMEWORK ALL ARCHITRAVES TO BE KEPT AND PROTECTED

ARCHITRAVES, TIMBER FRAMEWORK & CILL TO BE PAINTED IN SPEC: CROWN TRADE - CLEAN EXTREME - COLOUR TO MATCH - FARROW AND BALL - OFF BLACK
REVEALS PAINTED TO THE SAME AS THE WALL COLOUR SPEC: CROWN TRADE - CLEAN EXTREME - COLOUR TO MATCH - SHADOW WHITE

05 513 GROUND FLOOR WINDOW DETAIL 13 PROPOSED ELEVATION

SCALE - 1:20 @ A1 ELEVATION

NOTES

ORIGINAL A1

DO NOT SCALE FROM THIS DRAWING.
ALL DIMENSIONS TO BE CHECKED ON SITE.
(DRAWINGS MAYBE SCALED FOR LOCAL AUTHORITY & PLANNING PURPOSE ONLY)
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FOR PLANNING
DO NOT USE FOR CONSTRUCTION

CONSULTANT REFERENCES IN DRAWING:

STRUCTURAL - REF/REVISION

GENERAL NOTES:

THE CONTRACTOR IS NOT TO SCALE FROM THIS DRAWING BUT FOLLOW THE WRITTEN FINISHED DIMENSIONS. ANY DISCREPANCIES BETWEEN THE DRAWING AND THE OTHER CONTRACT DOCUMENTS OR ANY DISCREPANCIES WITHIN A DRAWING OR BETWEEN DRAWINGS MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT.

THE CONTRACTOR IS TO INSPECT THE SITE PRIOR TO TENDER AND IS RESPONSIBLE FOR STRIPPING OUT IN ACCORDANCE WITH THE DRAWINGS ENSURING THAT THE WORK IS UNDERTAKEN SAFELY.

THE CONTRACTOR WILL BE RESPONSIBLE FOR THE SETTING OUT OF THE WORKS.

CONTRACTOR IS TO ALLOW FOR ALL FIRE STOPPING THROUGH WALLS, CEILINGS AND FLOORS.

THE ELECTRICAL INSTALLATION IS TO BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE IEE REGULATIONS AND ALL CABLING TO BE LSF.

THE CONTRACTOR IS RESPONSIBLE FOR THE DETAILED SERVICES DESIGN INCLUDING LOADINGS, CABLE AND PIPEWORK ROUTES AND PIPEWORK / CABLE SIZING AND SPECIFICATION. ALL CABLE TRAY, MS CONDUIT AND OTHER SERVICES ARE TO BE EXPOSED BELOW SLAB/ CEILINGS.

ANY H&V PROPOSAL IS INDICATIVE ONLY AND THE SPECIALIST CONTRACTOR IS TO BE RESPONSIBLE FOR THE DETAIL DESIGN & ALL SWITCH/ SOCKET OUTLETS TO COMPLY WITH CLIENT'S STANDARD SPECIFICATION. ANY SOCKETS IN RETAIL AREA TO BE FINISHED BRUSHED STAINLESS STEEL.

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 O 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.

CONTRACTOR AND SUPPLIERS OF SPECIALIST EQUIPMENT TO PROVIDE FIRE RATING CERTIFICATES FOR ALL SPECIALIST LININGS AND LAMINATES TO BE USED FOR NWR APPROVAL.

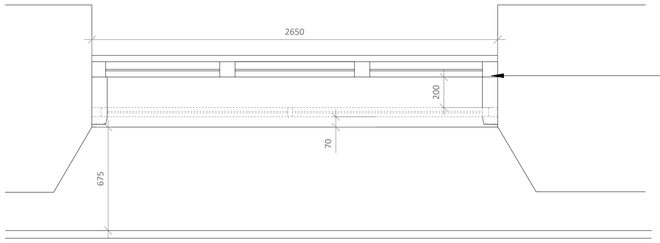
ALL PAINTS TO BE WATER BASED

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.



EXISTING EXTERNAL GLAZING PAINTED WHITE TIMBER

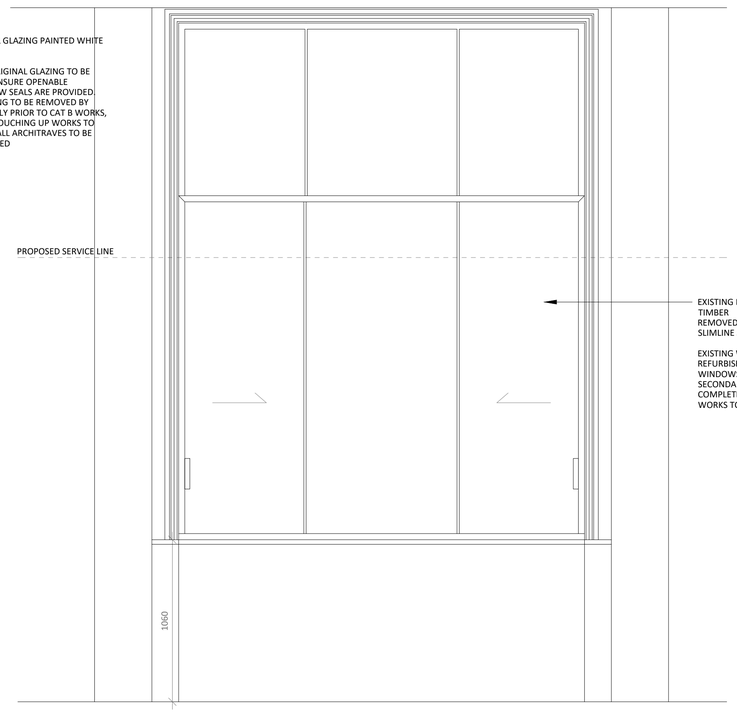
EXISTING WHITE ORIGINAL GLAZING TO BE REFURBISHED TO ENSURE OPENABLE WINDOWS AND NEW SEALS ARE PROVIDED. SECONDARY GLAZING TO BE REMOVED BY OTHERS COMPLETELY PRIOR TO CAT B WORKS, THIS TO INCLUDE TOUCHING UP WORKS TO THE FRAMEWORK ALL ARCHITRAVES TO BE KEPT AND PROTECTED

02 512 GROUND FLOOR WINDOW DETAIL 13 PLAN

SCALE - 1:20 @ A1 PLAN

06 513 GROUND FLOOR WINDOW DETAIL 13 IMAGE

NTS

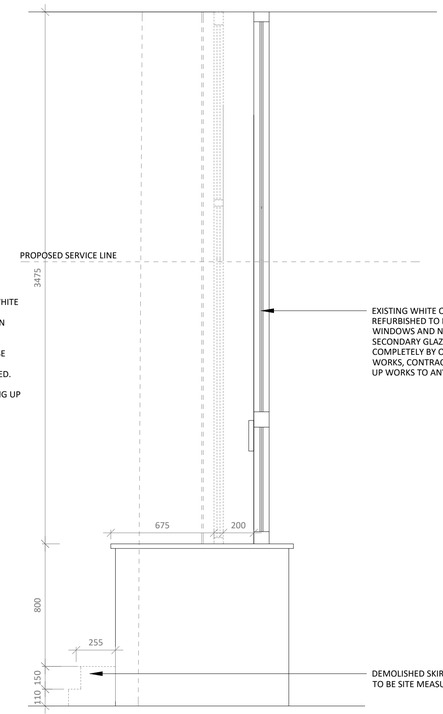


EXISTING EXTERNAL GLAZING PAINTED WHITE TIMBER
REMOVED SECONDARY GLAZING MODERN SLIMLINE SLIDING GLAZING

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

03 513 GROUND FLOOR WINDOW DETAIL 13 EXISTING PREVIOUS ELEVATION

SCALE - 1:20 @ A1 ELEVATION



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

04 512 GROUND FLOOR WINDOW DETAIL 13 SECTION

SCALE - 1:20 @ A1 SECTION

REV	DATE	DESCRIPTION	DRAWN	CHECKED
3.01	14/02/24	ISSUED FOR PLANNING Issued for planning.	RH	ARB
3.00	29/09/23	ISSUED FOR PLANNING Issued for planning.	RH	ARB

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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
23 - 141	varies@A1	29/09/2023	RH	ARB

DRAWING REFERENCE	STAGE	REV
AXI - 513	3	01