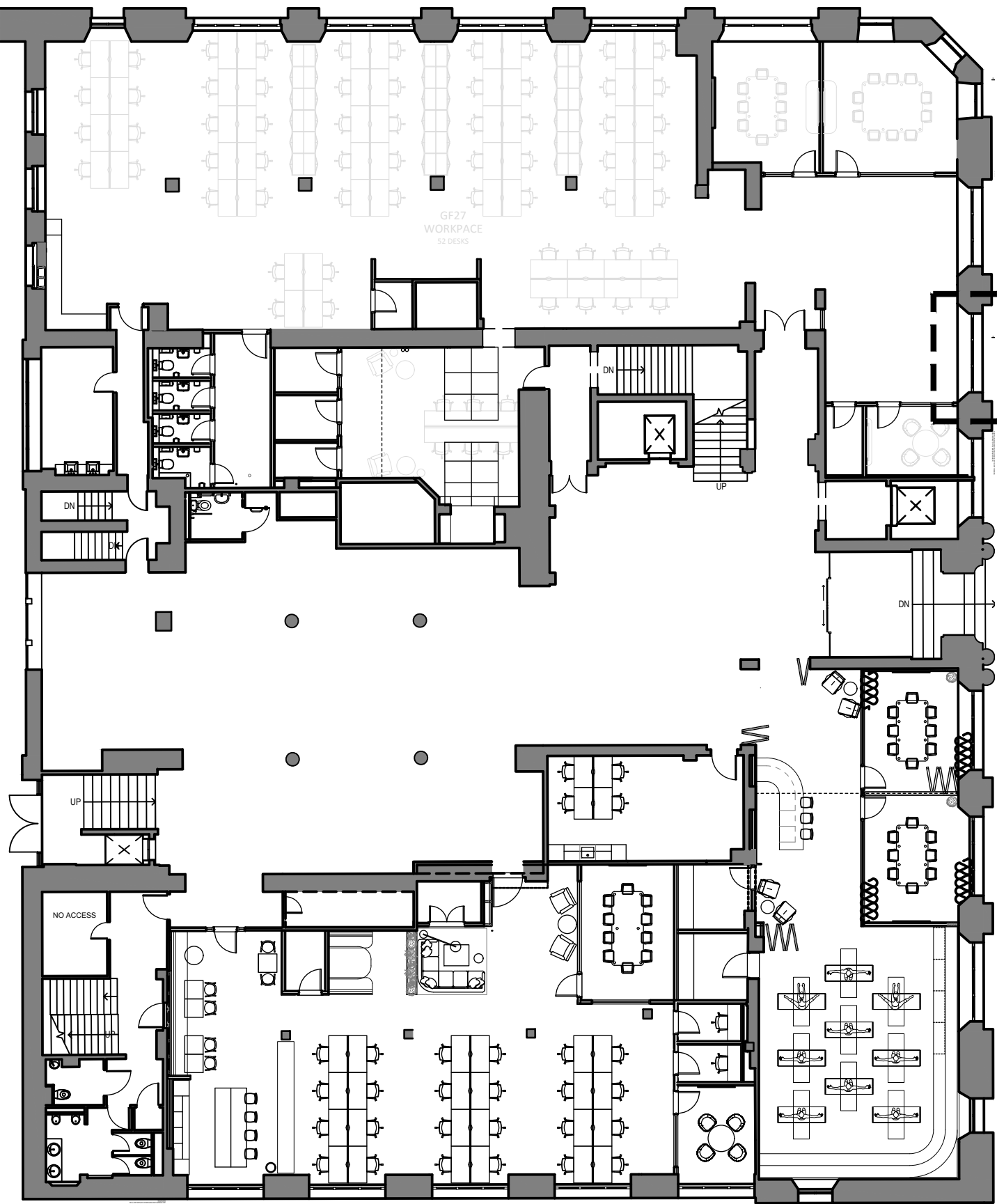
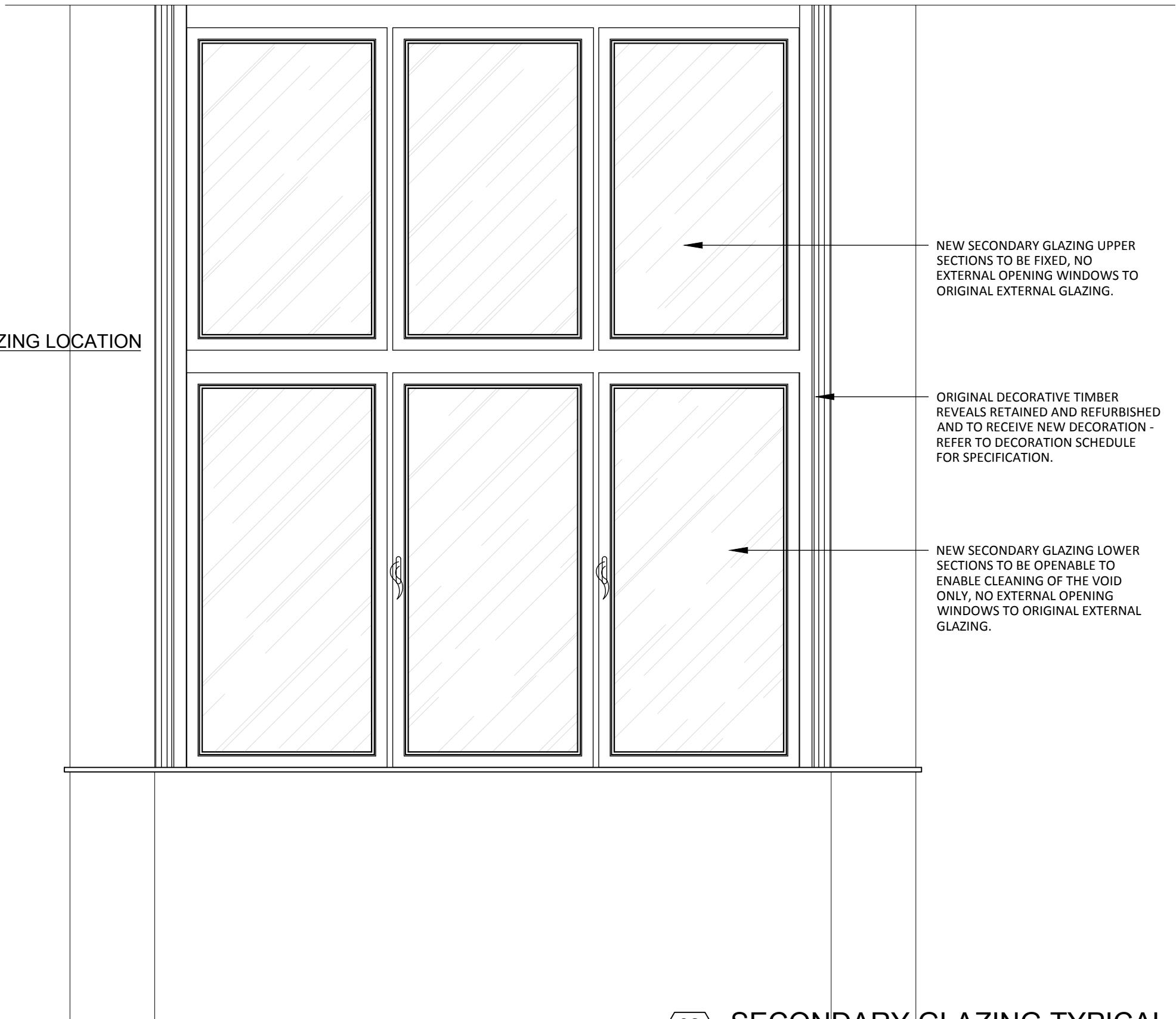
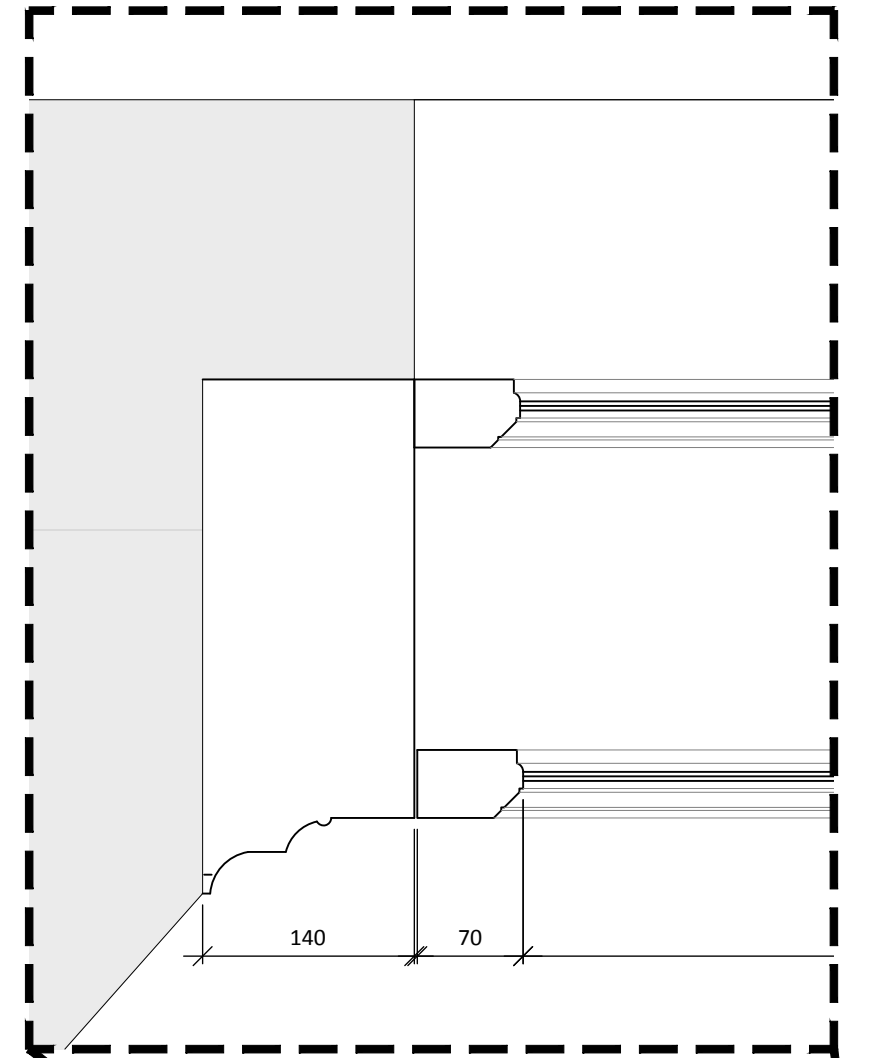




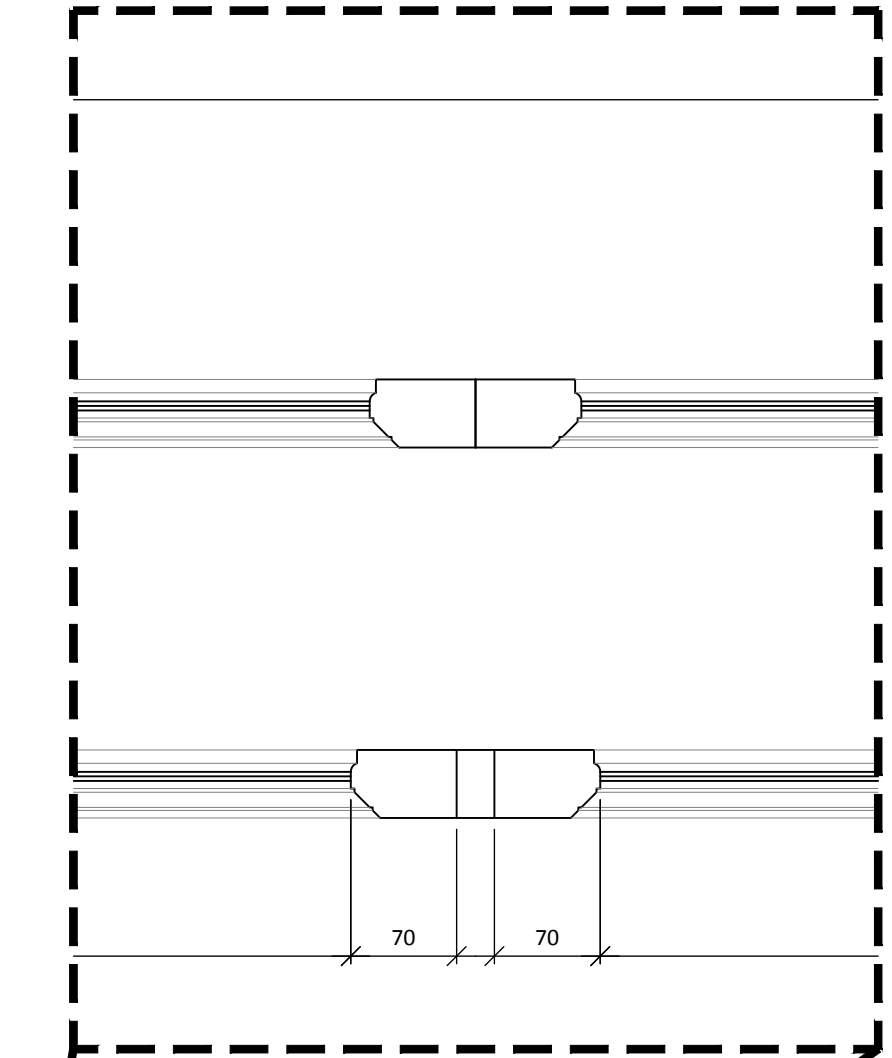
01 GROUND FLOOR SECONDARY GLAZING REFERENCE PLAN
520 SCALE - 1:200 @ A1
PLAN



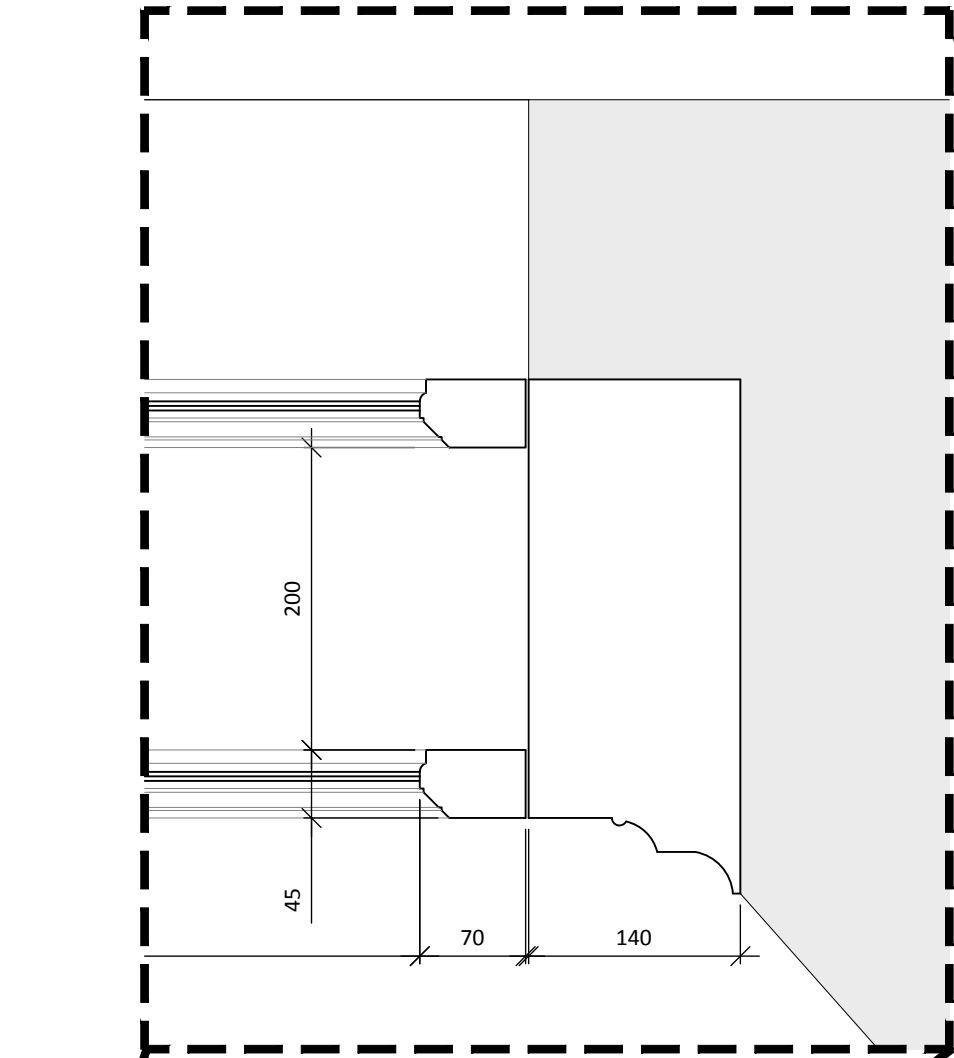
02 SECONDARY GLAZING TYPICAL ELEVATION
520 SCALE - 1:20 @ A1
ELEVATION



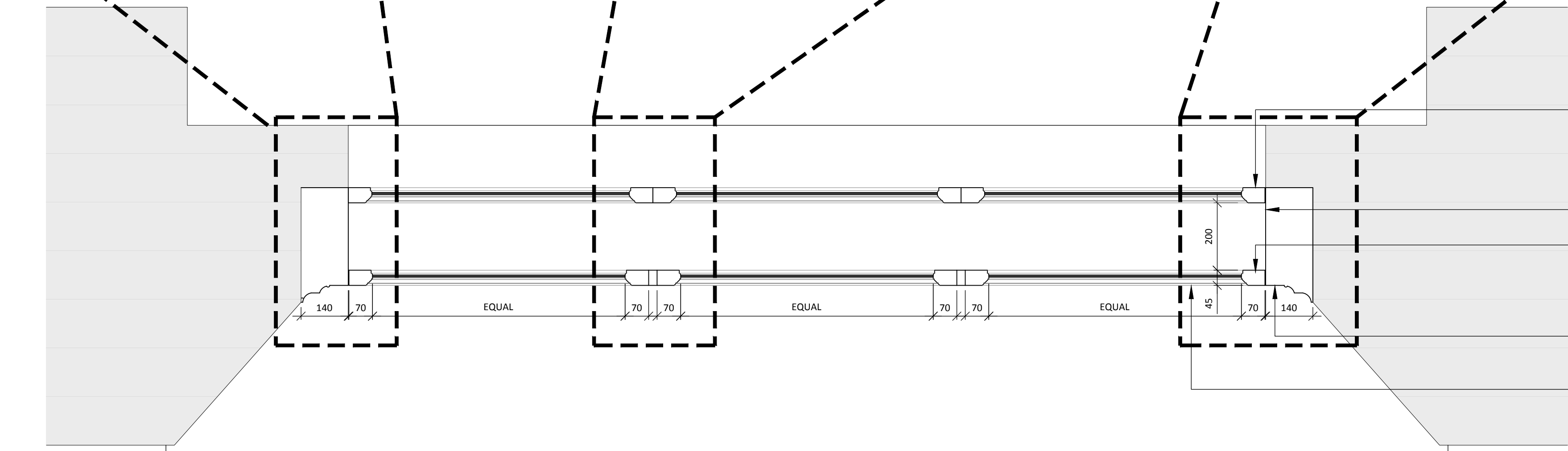
03 FRAME DETAIL 01
520 SCALE - 1:5 @ A1
DETAIL PLAN



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

ORIGINAL EXTERNAL GLAZING TO BE RETAINED AND REFURBISHED WHERE NECESSARY. TO RECEIVE WHITE DECORATION TO INTERNAL FACE OF FRAMING.

PAINTED TIMBER REVEAL - DEPTH VARIES ACROSS WINDOW TYPES / SUBJECT TO EXISTING REVEALS.

NEW SECONDARY TIMBER GLAZING WITH DETAILING TO MATCH THE ORIGINAL SECONDARY PROFILES AS SHOWN IN DETAIL. NOTE - CONTRACTOR TO ENSURE NEW SECONDARY GLAZING MATCHES THE EXISTING ORNATE PROFILES.

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

NOTES

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 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.

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 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

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

CONTRACTOR TO NOTE ANY PAINT WORKS ARE TO BE TO THE FRAMEWORK NOT THE GLASS WITHIN THE WINDOW. REFER TO EACH INDIVIDUAL WINDOW IN SERIES 500 DRAWINGS FOR INDIVIDUAL WORKS.

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

3.00	26/06/24	ISSUED FOR PLANNING	RH	ARB
REV	DATE	DESCRIPTION	DRAWN	CHECKED

A x I

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EMAIL : www.ai.studio
COMPANY NO : 11847325

CLIENT

xl b

PROJECT

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

DRAWING REFERENCE

**GROUND FLOOR
SECONDARY GLAZING DETAILS
REFERENCE INFORMATION**

JOB REFERENCE	DRAWING SCALE	DATE	DRAWN	CHECKED
23 - 141	varies@A110/01/2024	RH	ARB	
DRAWING REFERENCE	STAGE	REV		
AX1 - 520	3	00		