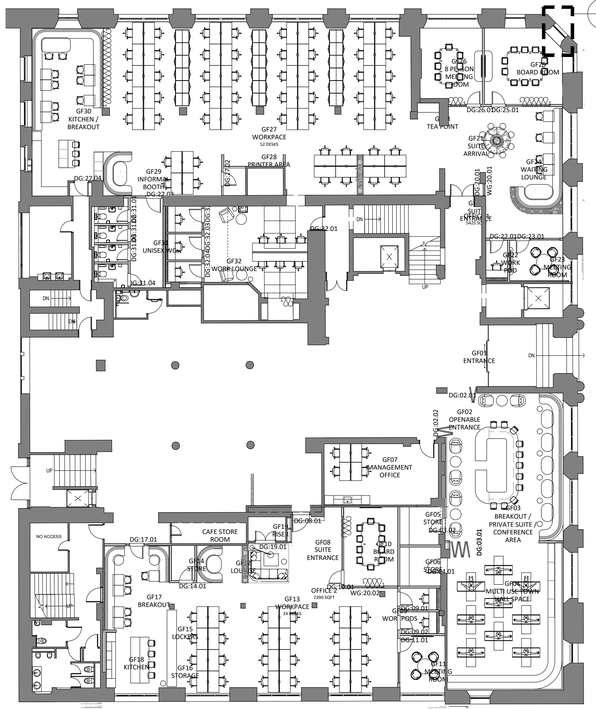
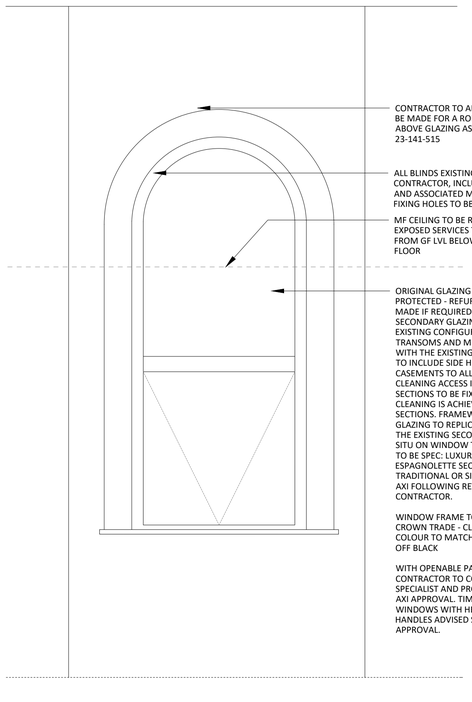


01 504 GROUND FLOOR GLAZING REFERENCE PLAN

SCALE - 1:200 @ A1 PLAN

01 504 WINDOW TYPE 4



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

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

MF CEILING TO BE REMOVED EXPOSED SERVICES TO SIT APPROX 2900 FROM GF LVL BELOW SUSPENDED EXISTING FLOOR

ORIGINAL GLAZING TO BE LEFT AND PROTECTED - REFURBISHMENTS TO BE MADE IF REQUIRED
SECONDARY GLAZING TO REPLICATE THE EXISTING CONFIGURATION WITH THE TRANSOMS AND MULLIONS TO ALIGN WITH THE EXISTING.SECONDARY GLAZING TO INCLUDE SIDE HUNG LOWER CASEMENTS TO ALLOW FOR EASY CLEANING ACCESS INTO THE VOID. UPPER SECTIONS TO BE FIXED IF ACCESS FOR CLEANING IS ACHIEVABLE FROM LOWER SECTIONS. FRAMEWORK TO SECONDARY GLAZING TO REPLICATE PROPORTIONS OF THE EXISTING SECONDARY GLAZING IN SITU ON WINDOW TYPE 2. HANDLES SPEC TO BE SPEC: LUXURY FORGED REEDED ARM ESPAGNOLETTE SECURITY HANDLE – TRADITIONAL OR SIMILAR APPROVED BY AXI FOLLOWING REVIEW WITH THE CONTRACTOR.

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

WITH OPENABLE PANE HANDLE. CONTRACTOR TO CONSULT WITH SPECIALIST AND PROVIDE DRAWINGS FOR AXI APPROVAL. TIMBER CASEMENT WINDOWS WITH HERITAGE CHROME HANDLES ADVISED SUBJECT TO AXI APPROVAL.

04 504 GROUND FLOOR WINDOW DETAIL 4 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.

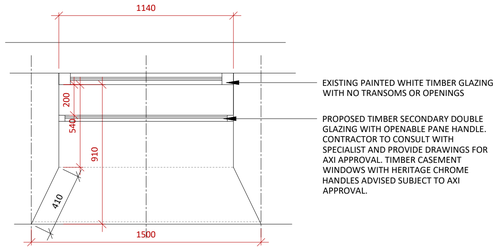
ALL PAINTS TO BE WATER BASED

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 PAINTED WHITE TIMBER GLAZING WITH NO TRANSOMS OR OPENINGS

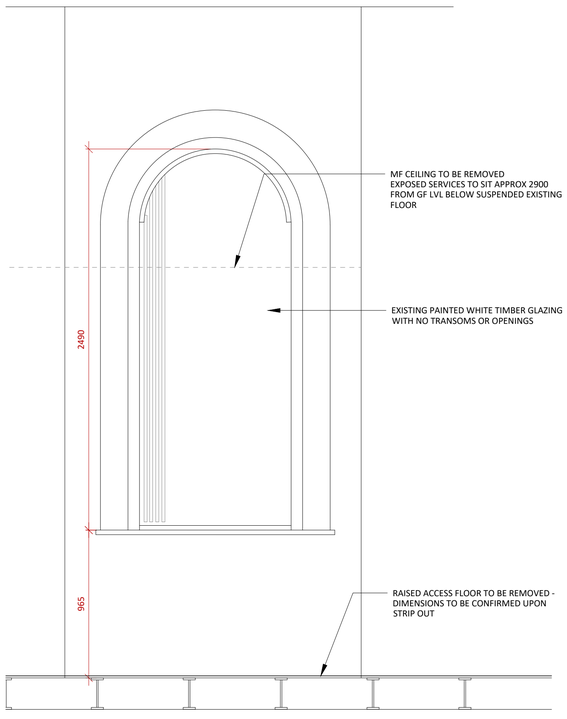
PROPOSED TIMBER SECONDARY DOUBLE GLAZING WITH OPENABLE PANE HANDLE. CONTRACTOR TO CONSULT WITH SPECIALIST AND PROVIDE DRAWINGS FOR AXI APPROVAL. TIMBER CASEMENT WINDOWS WITH HERITAGE CHROME HANDLES ADVISED SUBJECT TO AXI APPROVAL.

02 504 GROUND FLOOR WINDOW DETAIL 4 PLAN

SCALE - 1:20 @ A1 PLAN

04 504 GROUND FLOOR WINDOW DETAIL 4 IMAGE

NTS



MF CEILING TO BE REMOVED EXPOSED SERVICES TO SIT APPROX 2900 FROM GF LVL BELOW SUSPENDED EXISTING FLOOR

EXISTING PAINTED WHITE TIMBER GLAZING WITH NO TRANSOMS OR OPENINGS

RAISED ACCESS FLOOR TO BE REMOVED - DIMENSIONS TO BE CONFIRMED UPON STRIP OUT

03 504 GROUND FLOOR WINDOW DETAIL 4 EXISTING ELEVATION

SCALE - 1:20 @ A1 ELEVATION

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

AXI

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CLIENT

xlb

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	3	01