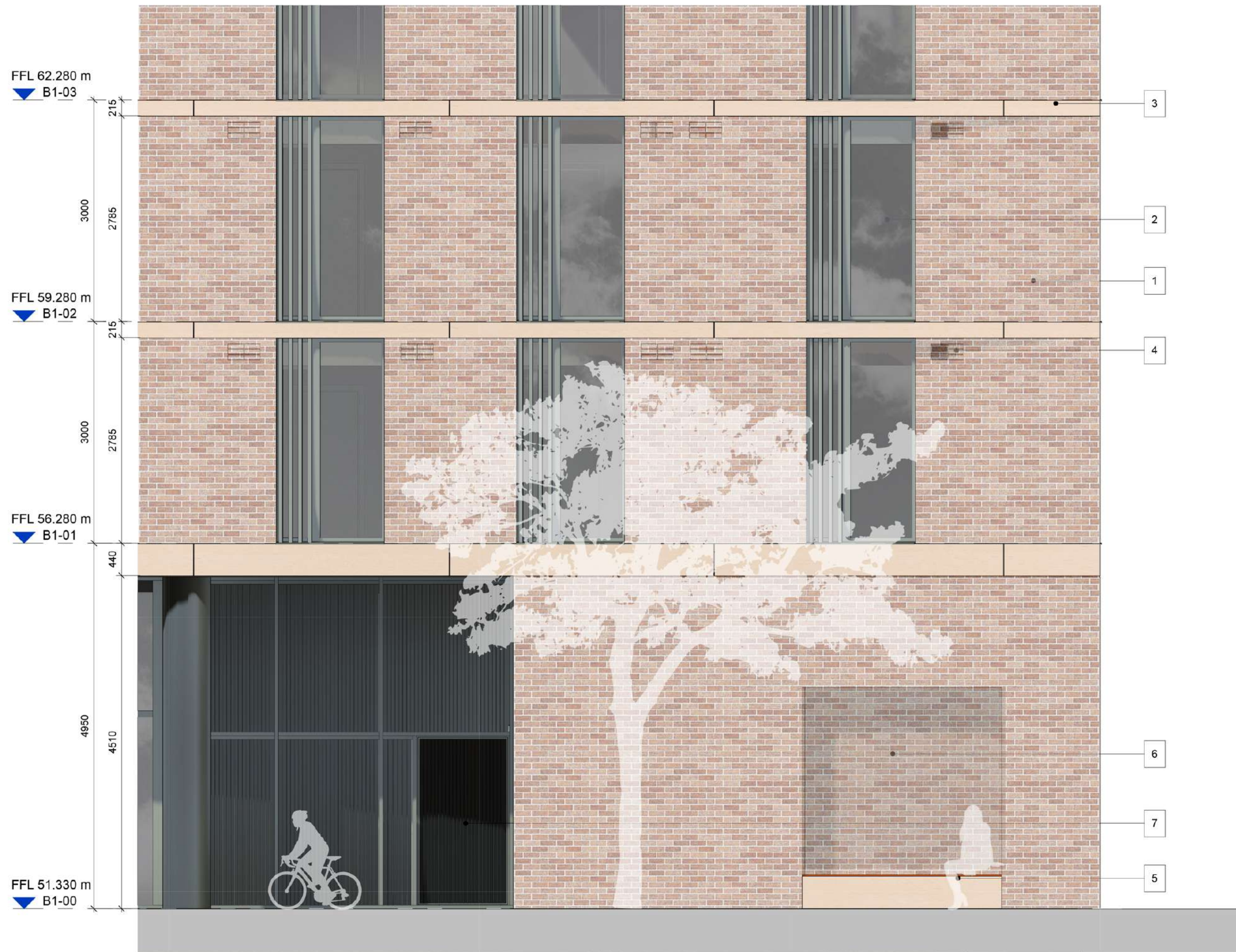
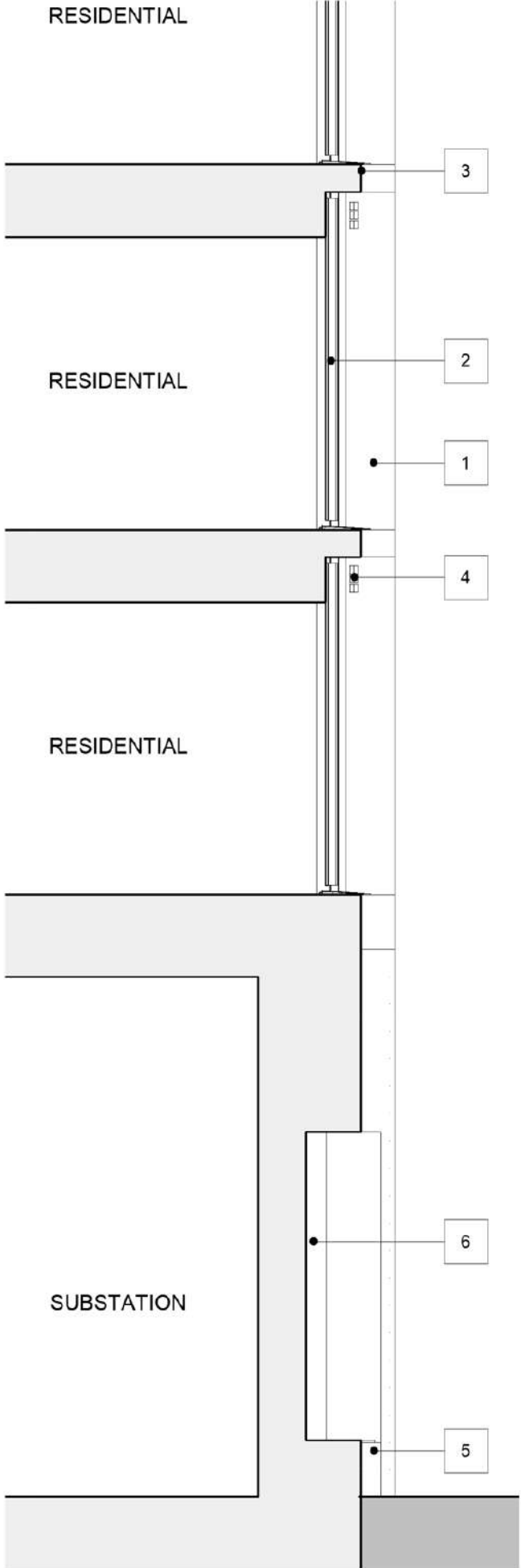
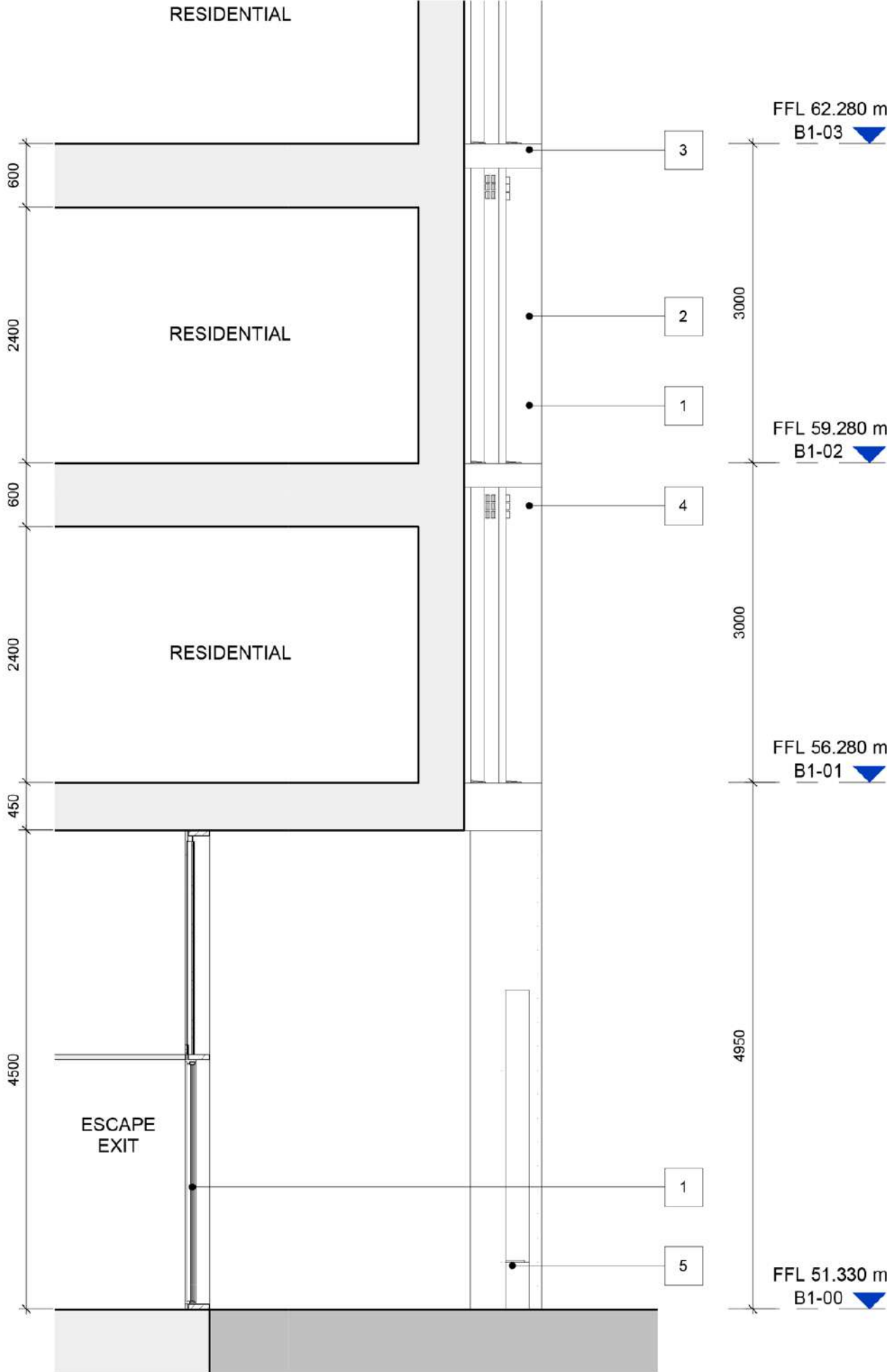




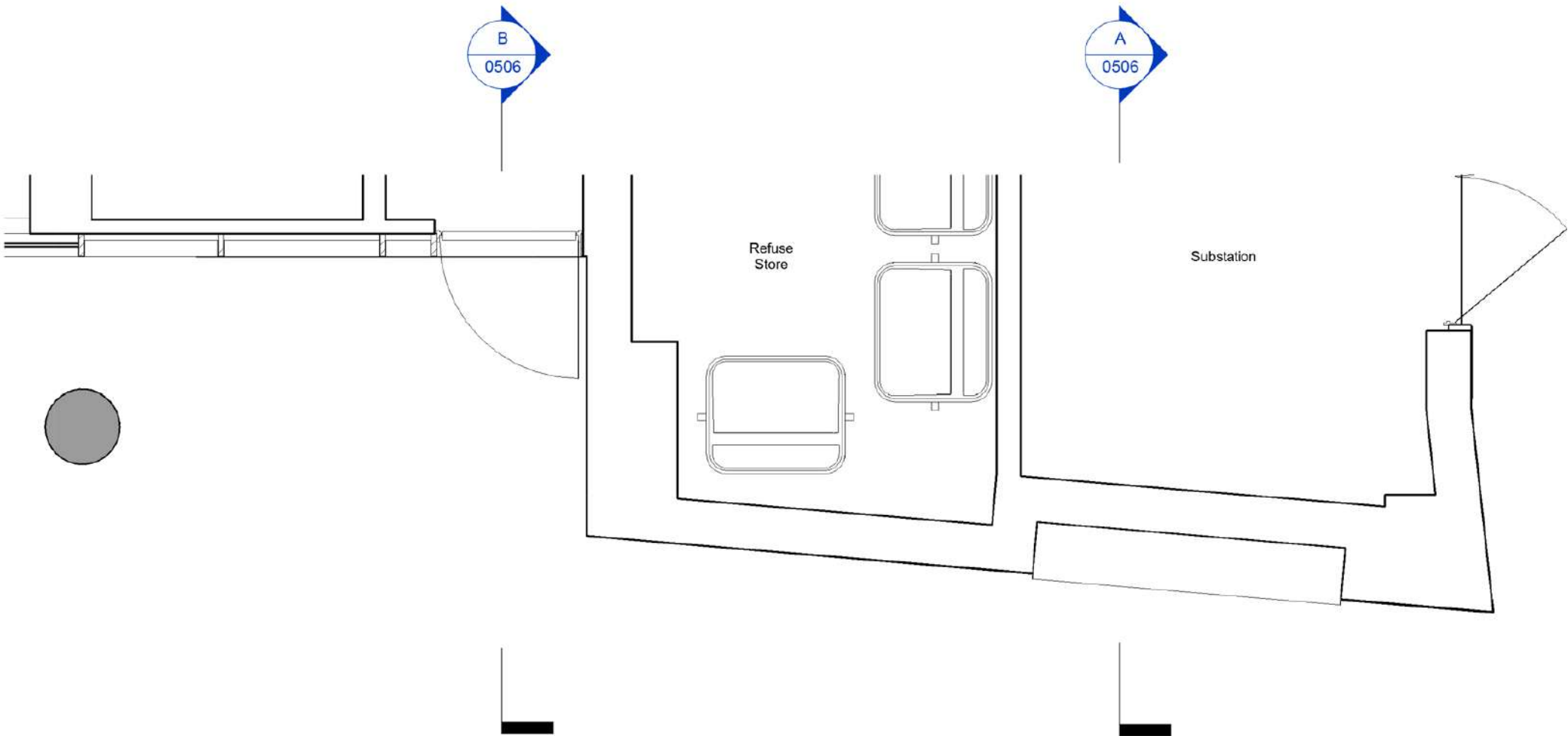
Partial Elevation
Scale @ 1 : 50



Section A
Scale @ 1 : 50



Section B
Scale @ 1 : 50



Ground Floor Plan
Scale @ 1 : 50

NOTES:		PLAN KEY	
1	Stretcher bond brickwork with monolithic appearance to be achieved by bag rubbed finish or colour matched mortar joint. TBA with LPA via mock-ups and sampling	3	Horizontal precast concrete band. Colour to be similar tone to brickwork
2	Recessed glazed window with 50mm PPC aluminium frame. Recessed spandrel panel to sit behind window. The window is divided into one full height fixed glazed panel and one floor-to-ceiling height inward opening glazed window, with a fixed glazed panel above. The opening window sits behind fixed metallic PPC metal louvre blades.	4	Air bricks connected to MVHR system for ventilation
		5	Recessed external timber /concrete bench
		6	Stretcher bond brickwork with monolithic appearance to be achieved by bag rubbed finish or colour matched mortar joint. Colour to be different tone from main building brickwork.
		7	Dark grey metallic PPC vertical metal louvre rain defence system with integrated service & escape exit doors as part of system

NOTES

- All dimensions and levels are to be checked on site.
- Any discrepancies are to be reported to the architect before any work commences
- This drawing shall not be scaled to ascertain any dimensions. Work to figured dimensions only.
- This drawing shall not be reproduced without express written permission from AEW.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavors. AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.
- All works are to be undertaken in accordance with Building Regulations and the latest British Standards.
- All proprietary materials and products are to be used strictly in accordance with the manufacturers recommendations.

This drawing contains the following model files: -

23C002-AEW-ZZ-XX-M3-A-0002
23C002-AEW-B3-XX-M3-A-0003-Coach House
23C002-WSL-B2-ZZ-M3-S-00003
23C002-HEC-ZZ-XX-M3-N-0002-Tower

CDM 2015

Client notified of duties: 31.10.22
Principal Designer: Safer Sphere

Unless noted below, all known hazards have been highlighted on the drawing:



Rev	Date	Initial Issue	RB	BS
		Description	Drawn by	Checked By
Status	Purpose of Issue			
S2	For Information			
drawing stage	RIBA Stage 4			
client	McGoff Construction Limited			
project	Downtown Victoria North			
drawing title	B01 Bay Study 01			
date	31/01/24	drawn	RB	
scale @ A1	As indicated	checked	BS	