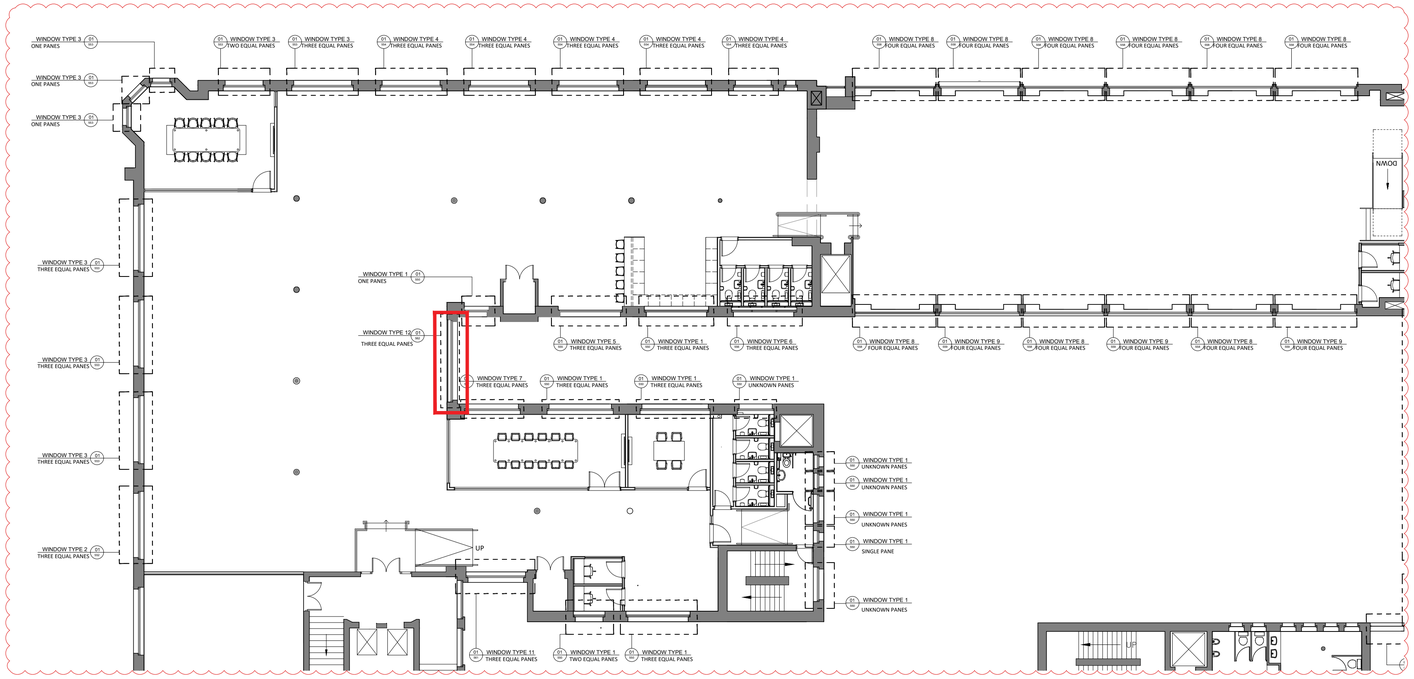


01 562 SECOND FLOOR LOCATION PLAN AS PROPOSED
SCALE - NTS @ A1 PLAN



03 562 WINDOW TYPE 12 EXISTING PHOTO
SCALE - NTS PHOTO

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)
COPYRIGHT PROTECTED.

FOR TENDER
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.

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.

WALL AND CEILING LININGS MUST ACHIEVE A MINIMUM FIRE CLASSIFICATION OF EUROCLASS C-S3, D2 OR HIGHER WITHIN GENERAL ROOMS.
WALL AND CEILING LININGS MUST ACHIEVE EUROCLASS B-S3, D2 OR HIGHER WITHIN CIRCULATION AREAS (WALLCOVERINGS WHICH CONFORM TO BS EN 15102, ACHIEVING AT LEAST CLASS C-S3, D2 AND BONDED TO A CLASS A2-S3, D2 SUBSTRATE, WILL ALSO BE ACCEPTABLE).

CONTRACTORS AND SUPPLIERS OF SPECIALIST JOINERY/EQUIPMENT MUST ENSURE ALL TIMBER MATERIALS RECEIVE FIRE-RETARDANT TREATMENT TO ACHIEVE A MINIMUM EUROCLASS RATING OF B-S1,D0 (OR EQUIVALENT). MEDIUM-DENSITY FIBREBOARD (MDF) MUST ALSO MEET THIS FIRE PERFORMANCE CLASSIFICATION THROUGH APPROPRIATE TREATMENT OR SELECTION OF COMPLIANT PRODUCTS

CONTRACTOR AND SUPPLIERS OF SPECIALIST EQUIPMENT TO PROVIDE FIRE RATING CERTIFICATES FOR ALL SPECIALIST LININGS AND LAMINATES, SYSTEMS TO FORM COMPARTMENT WALLS & SERVICE PENETRATIONS THROUGH COMPARTMENT WALLS TO DEMONSTRATE COMPLIANCE WITH THE PROJECT FIRE STRATEGY AND RELEVANT STANDARDS.

ALL PAINTS TO BE WATER BASED

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

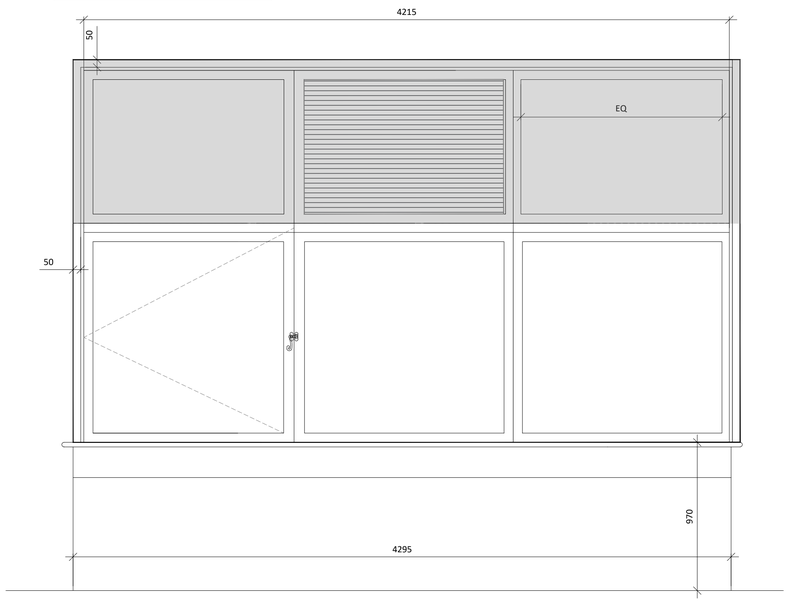
ALL DRAWINGS ARE SUBJECT TO LISTED BUILDING CONSENT. AXI TO BE NOTIFIED ON DESIGN CHANGES & AMENDMENTS TO ALLOW FOR DESIGN ALTERATIONS.

0 0.20 0.40 0.60 0.80 1.0m
Scale 1:20

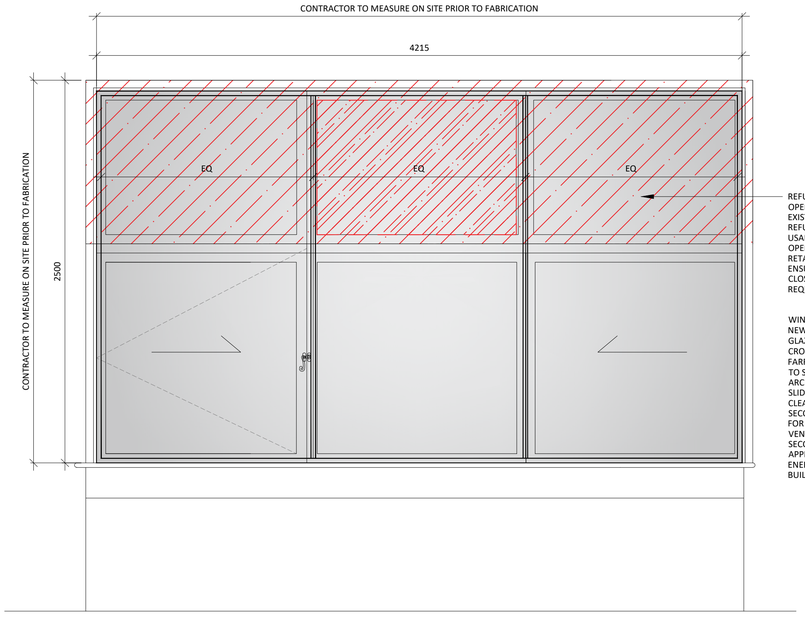
0 20 40 60 80 100mm
Scale 1:2

WINDOW TYPE 12
EXISTING EXTERNAL LEAF ORIGINAL TIMBER SINGLE GLAZING

GENERAL CONDITION GOOD. EXISTING VENTILATION DUCT TO BE RETAINED UNLESS DEEMED SURPLUS TO REQUIREMENTS BY MECHANICAL CONSULTANT.



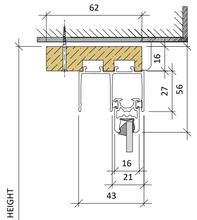
02 562 WINDOW TYPE 12 EXISTING ELEVATION
SCALE - 1:20 @ A1 ELEVATION



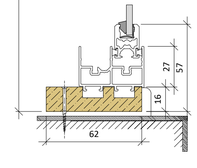
REFURB EXISTING TIMBER GLAZING AND OPENINGS TO ENSURE WINDOWS CLOSE EXISTING IRONMONGERY TO BE REFURBISHED TO ENSURE ONGOING USABILITY AND ABILITY TO OPEN THE CASEMENTS IS MAINTAINED. TO RETAIN ALL OPENINGS AND FIXINGS BUT TO ENSURE ORIGINAL GLAZING IS SEALED CLOSED. TOUCHED UP WITH PAINT WHERE REQUIRED.

WINDOW REVEAL SITE TO BE PREPPED FOR NEW SLIMLINE ALUMINIUM SECONDARY GLAZING (TO BE SPRAYED TO MATCH SPEC: CROWN TRADE - CLEAN EXTREME - FARROW AND BALL - DOVE TAIL)
TO SIT WITHIN EXISTING TIMBER ARCHITRAVES. NEW GLAZING TO BE ON SLIDING TRACKS TO ALLOW FOR VOID TO BE CLEANED. SLIMLINE HANDLES TO BE USED. SECONDARY GLAZING SYSTEM TO ALLOW FOR NEW ENCLOSED MECHANICAL VENTILATION SYSTEM.
SECONDARY GLAZING TO ARCHIVE AN APPROVED U-VALUE OF 1.6 WINDOW ENERGY RATING - BAND B AS PER PART L BUILDING REGULATIONS.

04 562 WINDOW TYPE 12 PROPOSED ELEVATION
SCALE - 1:20 @ A1 ELEVATION



ALUMINIUM GLAZING HEAD DETAIL



ALUMINIUM GLAZING CILL DETAIL

05 562 PROPOSED ALUMINIUM SECONDARY GLAZING DETAIL
SCALE - 1:2 @ A1 SECTION

REV	DATE	DESCRIPTION	DRAWN	CHECKED
4.01	16/04/26	REVISED FOR PLANNING Reference layout plan updated to reflect proposed works	SO	ARB
4.00	22/04/24	ISSUED FOR INFORMATION Issued for information.	RH	ARB

AXI

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

CLIENT

xlb

PROJECT

TOOTAL BUILDINGS BROADHURST HOUSE, 56 OXFORD ST MANCHESTER

DRAWING REFERENCE

PROPOSED SECOND FLOOR WINDOW TYPE 12 GLAZING DETAILS

JOB REFERENCE	DRAWING SCALE	DATE	DRAWN	CHECKED
24-198	NTS @ A1	08/02/24	RH	ARB

DRAWING REFERENCE	STAGE	REV
AXI - 562	4	01