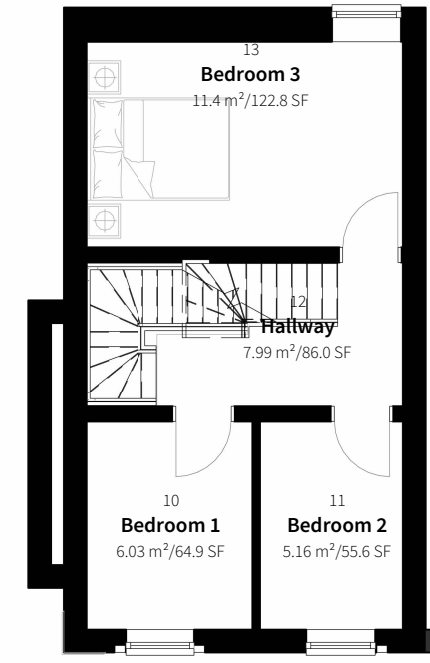
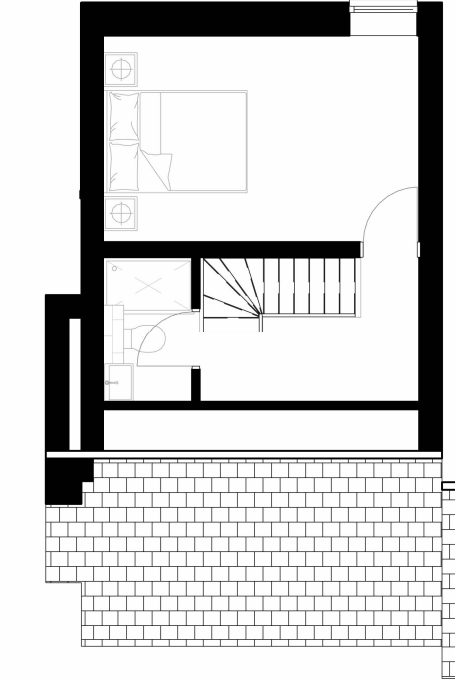


**1 First Floor Window Locations**  
1:100



**2 Second Floor Window Locations**  
1:100



**3 Third Floor Window Locations**  
1:100

**EXTERNAL WINDOW NOTES**

**THIS DRAWING IS PROVIDED AS DESIGN INTENT ONLY FOR TENDER PURPOSES AND TO ASSIST THE SUCCESSFUL CONTRACTOR IN THEIR PREPARATION OF DRAWINGS AND FINAL COSTINGS.**

Refer to setting out plans / elevations for locations of all external windows & Doors.

All dimensions indicated are nominal frame sizes. All dimensions are to be fully checked on site prior to fabrication.

Window Sub-Contractor is to provide detailed drawings and specifications of all window types and installation details for design team approval prior to fabrication.

- Low-level glazing within 800mm of finished floor level, glazing within doors and within 300mm of door edges less than 150mm above finished floor level to be toughened safety glass to conform with BS 6206 and Approved Document Part N of the Building Regulations.
- Allow for insulated packer pieces at jambs and heads etc.
- All Doors and windows openings to be fitted with air and weather seals as shown on the detail drawings.
- EPDM Air Seals to be fitted and installed by window sub-contractor to all jambs, cills and heads and are to be continuous to provide a full seal.
- All Doors to have flush thresholds.
- Allow for projecting cills to windows where required.
- Doors and Windows Whole Frame U Value to achieve not less than 1.4 W/m²K with the window tested and achieving a minimum 'C' rating under the BFRS Scheme.

**IRONMONGERY/CONTROLS:**

- Casement fasteners to be located no higher than 1700 above FFL.
- Key Operated lockable handles.
- Opening casements to have friction stays with lockable integral restrictors to prevent opening more than 100mm.

**VENTILATION:**

- Trickle ventilation provided by hit and miss ventilators located in head of opening casements, or in case of fixed windows in head of frame. Trickle vent provision - Min free vent area per habitable room 5000mm²

**GLAZING GENERALLY:**

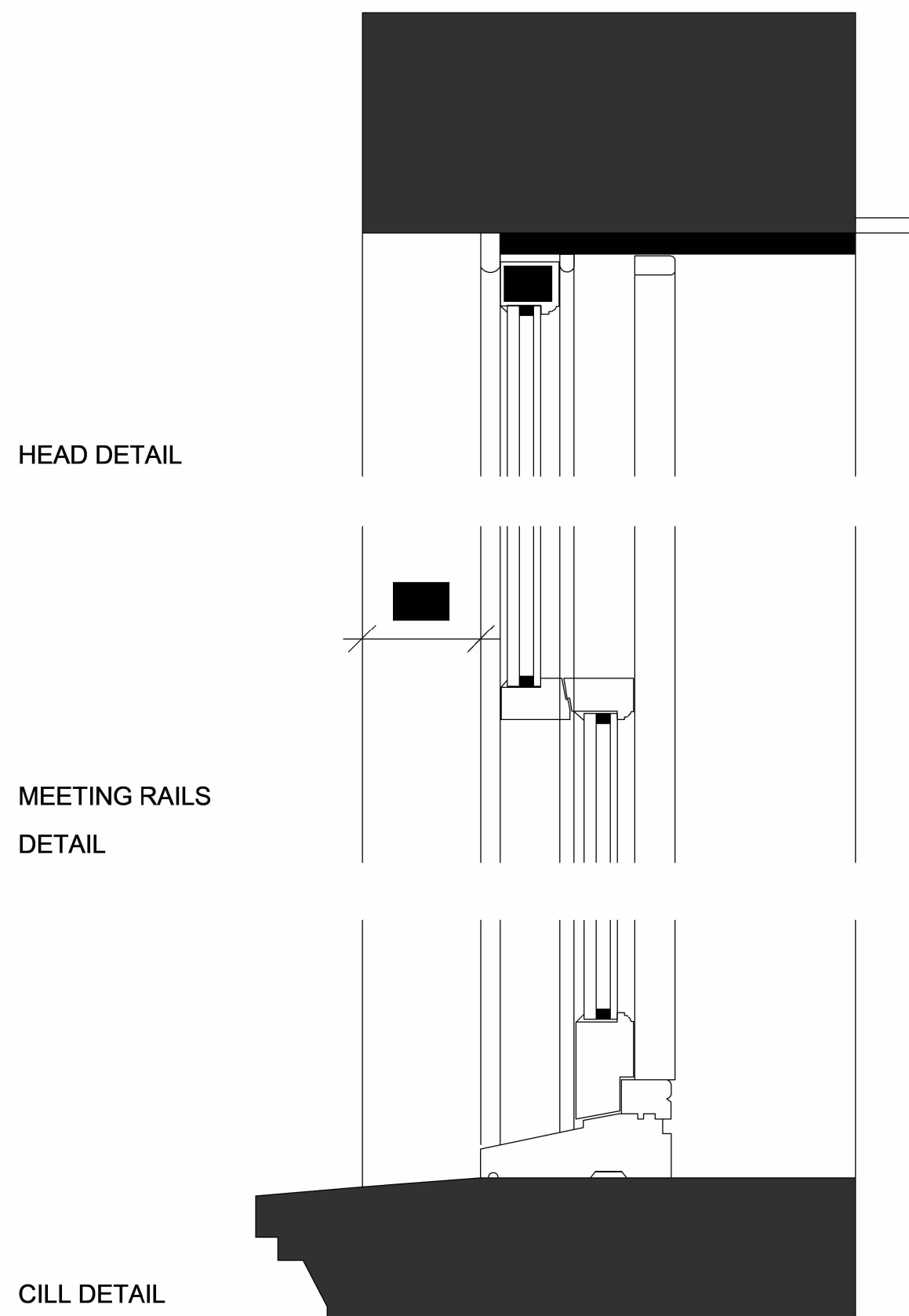
- Double glazed factory sealed units with clear glass (obscure only where specifically stated). Thickness of glass dependant on pane size, to achieve required strength/impact performance.
- Ground floor windows and doors to Secure By Design standard, to meet PAS24:2016 and BS EN 356:2000.

**EDGE PROTECTION AT HEIGHT:**

- On all upper floors, or ground floor windows where external levels are more than 380mm below internal ground floor FFL, window glazing is to be designed to perform as a guarding barrier (up to 1100 above FFL), in compliance with:
  - Building Regulations ADK
  - BS 6180:1995 Table 1 Barrier heights, Annex A Table A.1: Building Use category 2, Annex A Table A.2
  - Column 2 generally
  - Column 3 for balconies & external areas
  - BS 6399-1:1999 Table 4 (Occupancy C3 viii & ix) loadings to windows and guardings

**STANDARDS:**

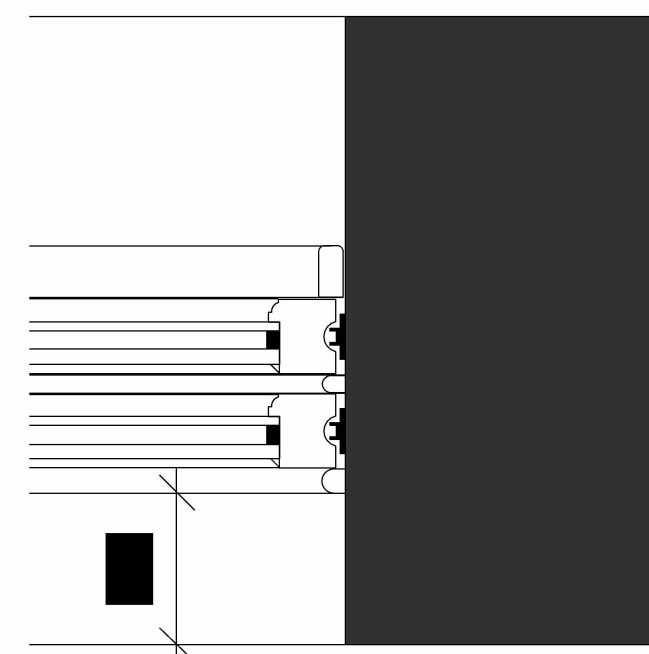
- All glazing to comply with:
  - Building Regulations ADK & N
  - BS 6206
  - BS 6180:1995
  - BS 6399part 1: 1999
- All wind loadings relevant to location, height and exposure



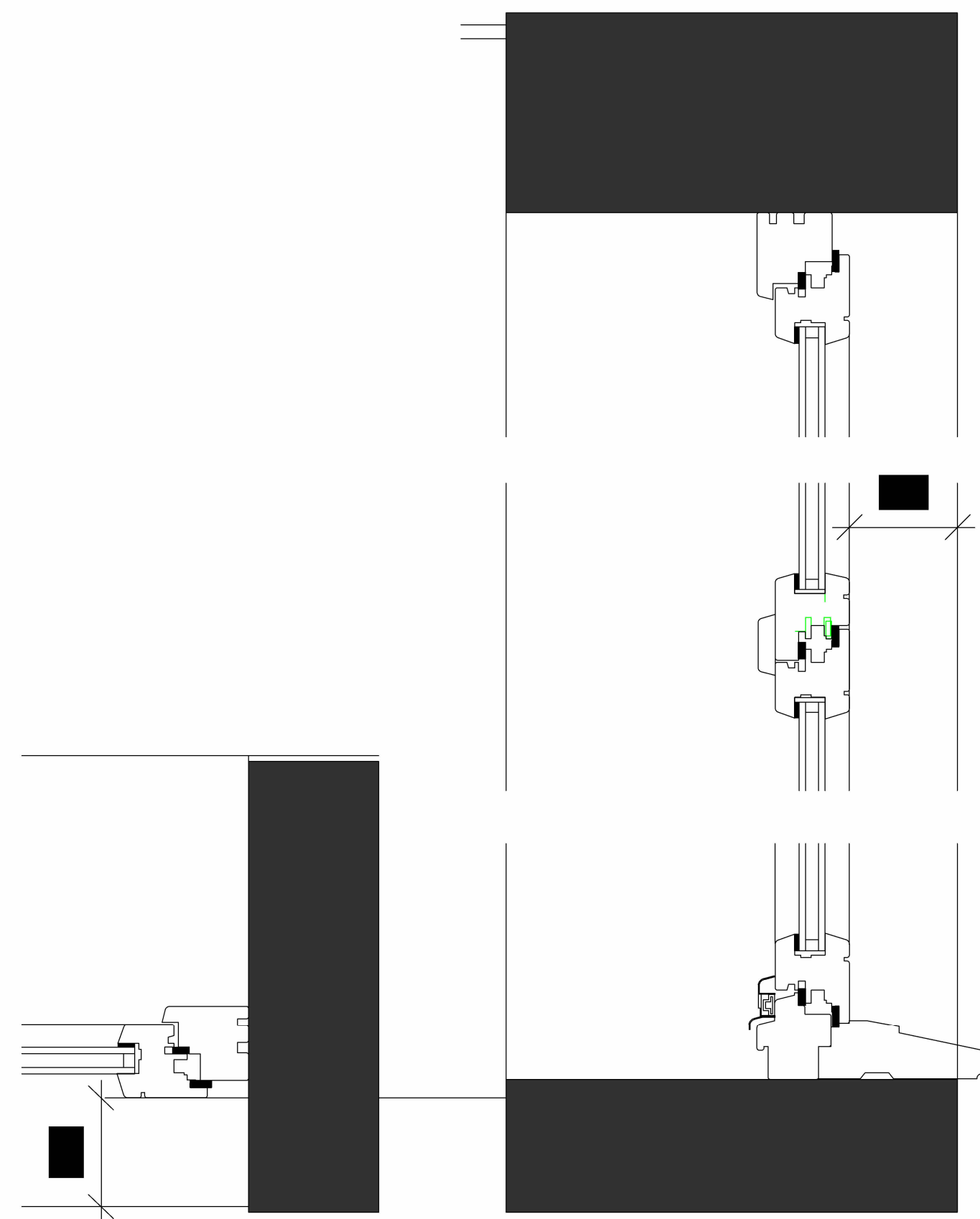
HEAD DETAIL

MEETING RAILS DETAIL

CILL DETAIL



JAMB DETAIL

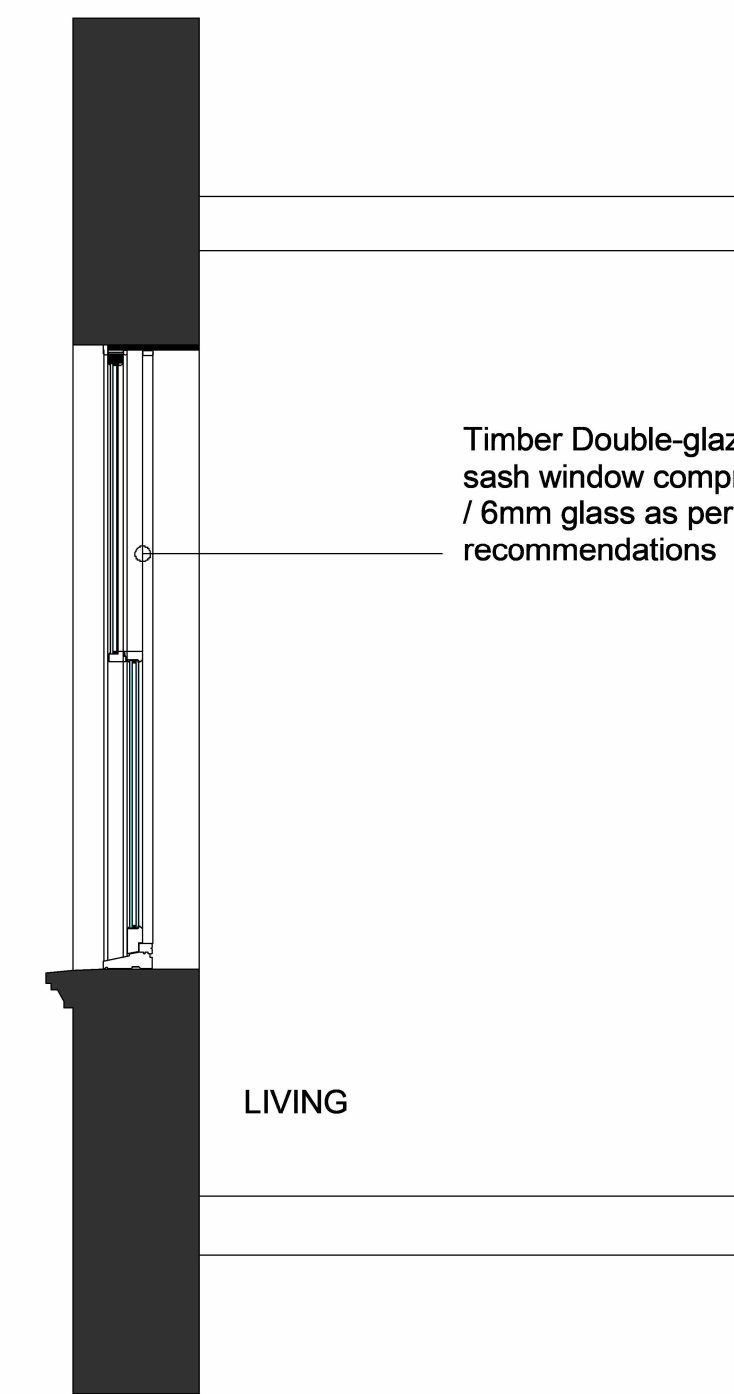


HEAD DETAIL

MEETING STILES DETAILS

CILL DETAIL

JAMB DETAIL



Timber Double-glazed replacement sash window comprising 10mm glass /12mm / 6mm glass as per acoustic consultant recommendations

LIVING

SECTION AA 1:50  
TIMBER SASH WINDOWS  
(THRO' LIVING AREAS)