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This drawing is copyright and shall not be reproduced nor used for any other purpose without the written permission of the Architects. This drawing must be read in conjunction with all other related drawings and documentation. It is the contractor's responsibility to ensure full compliance with the Building Regulations. Do not scale from this drawing. Use figured dimensions only. It is the contractor's responsibility to check and verify all dimensions on site. Any discrepancies to be reported immediately.
 IF IN DOUBT ASK.
 Materials not in conformity with relevant British or European Standards/Codes of practice or materials known to be deleterious to health & safety must not be used or specified on this project.

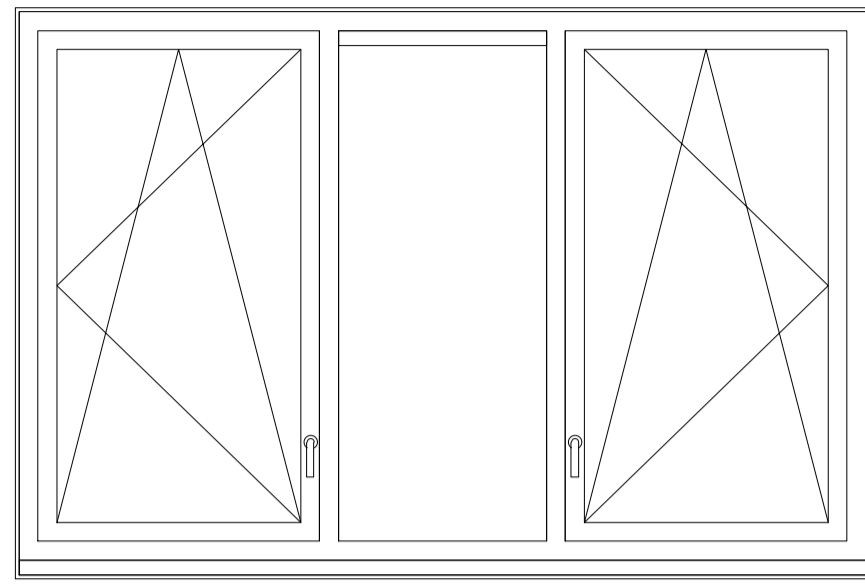
XREF'S IN THIS DRAWING

Refer to GA Layouts for door and window location plans.

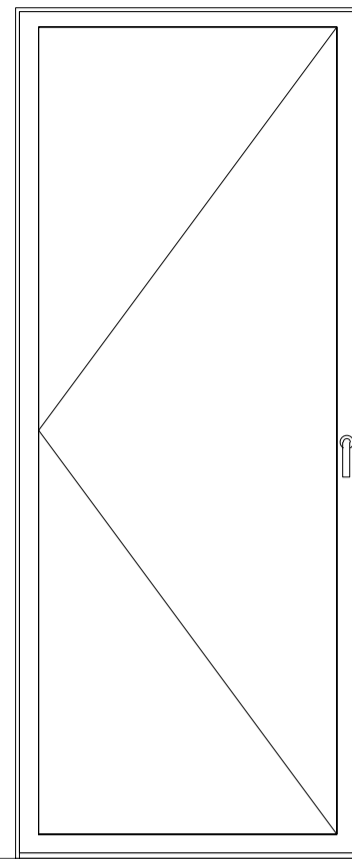
All windows unless noted otherwise shall:

- All windows to be 'Comar 5' or similar approved as provided by window specialist.
- All curtain walling to be 'Comar 6 or similar approved split box curtain walling' as provided by window specialist.
- All doors to be 'Comar 7' as provided by window specialist.
- Be fixed to the structure using fixing cramps.
- Have a manufacturer's 10 years insurance backed guarantee.
- Be easily accessible for opening and capable of being cleaned from the inside.
- Have child proof devices to limit opening (minimum 100mm) for safety purposes.
- Use easy clean friction stay hinges.
- Have frames and locking systems to the approval of 'Secured by Design' where accessible externally and have PAS011 certification.
- Have minimum BFRC energy ratings as required to meet CSH Level 3.
- Window unit to achieve a minimum U-value of 1.4W/m²k overall.
- Incorporate locking casement fasteners with secure night venting.
- If required following finalised M&E design provide trickle ventilators with fly screens and external cover hoods.
- Have full weather stripping in order to be fully weather tight in high exposure locations to BS 6375.
- Incorporate Internal Drainage.
- Be glazed for ease of replacement from the inside.
- All window opening mechanisms / handles should be in accordance with the Building Regulations approved document N3 and M, Life Time Homes & London Design Guide.
- Good quality ironmongery with stainless steel/ Aluminium finish.
- Cavity - 16mm argon gas filled.
- Tolerances to be allowed for by sub-contractor.
- All openings to be side hung and open outwards, hung on friction stays and incorporating standard espagnolette locking handles, unless otherwise stated. Sub contractor to provide details for approval.
- All glazing to be in accordance with the Building Regulations Approved Document L and the acoustic report in respect of transition of sound, etc.
- Suitable protection to glazed units to be provided to prevent damage from works on site.
- Glazing - Inner Leaf: 6.4mm clear laminate low e
 - Outer Leaf: 6.4mm clear toughened.
- Cills and flashings to be extruded and pressed standard anodised aluminium sub cills.
- Lower Ground Floor and Ground Floor and First Floor Windows to be PAS 24 rated (Unless stated otherwise by SBD officer).
- Main Communal Entrance Door to be PAS24 rated.
- Principle window, glazing to start no higher than 800mm above the finished floor level. Also, any full width transom within the field of vision (extending up to 1700mm above finished floor level) should be at least 400mm in height away from any other transom or non-transparent balcony balustrade.
- window handles to opening lights to be maximum 1200mm above finished floor level).

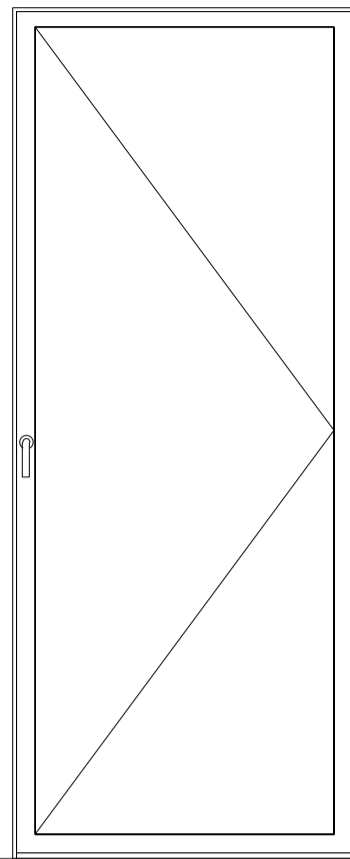
For further details & specification refer to window specialist information.



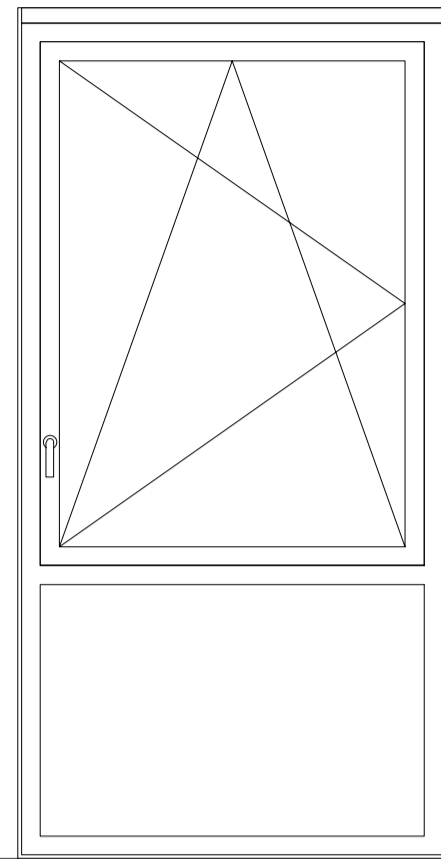
Apartment 2.2 Lounge
Whole house ventilation system



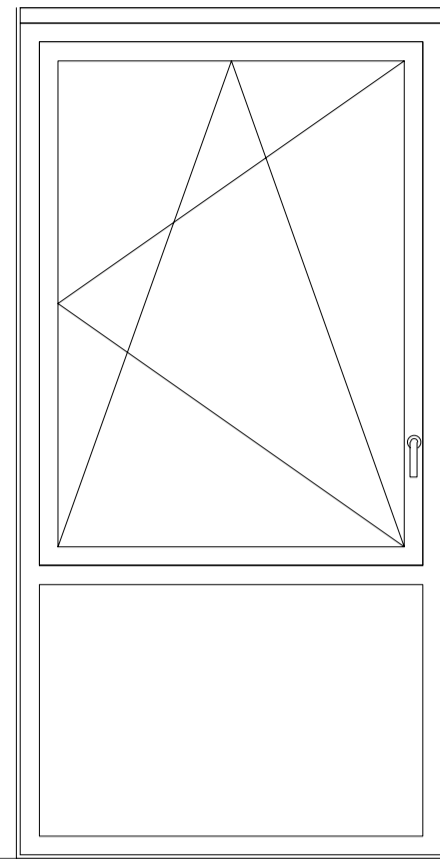
Apartment 2.2 Bedroom 1
Whole house ventilation system



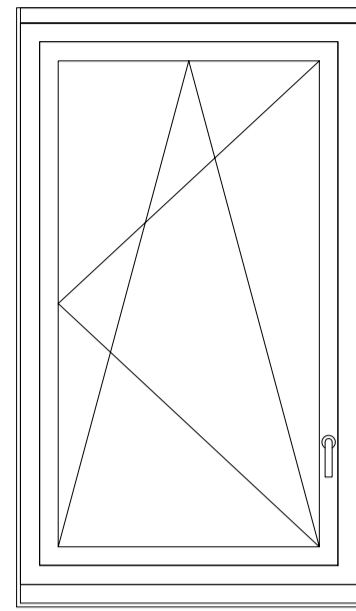
Apartment 2.3 Bedroom 3
Trickle vent - minimum 9000mm²
Opening light - minimum 0.53m²



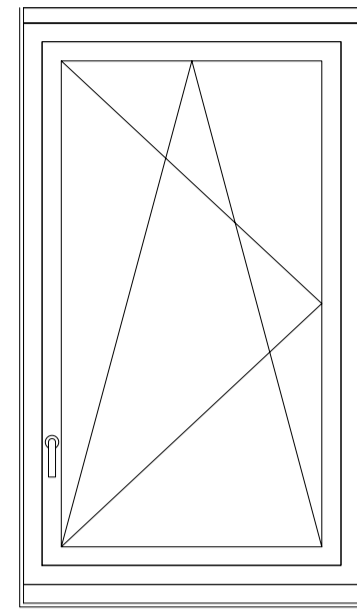
Apartment 2.3 Bedroom 3
Trickle vent - minimum 9000mm²
Opening light - minimum 0.53m²



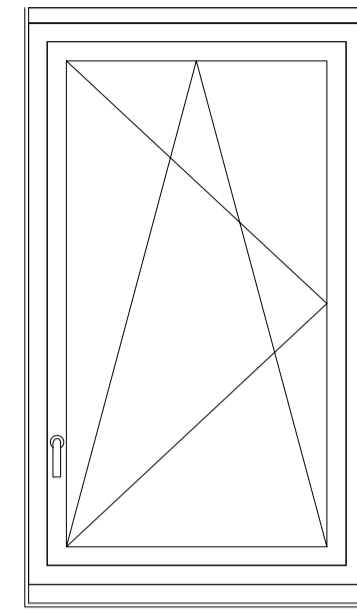
Apartment 2.3 Bedroom 2
Trickle vent - minimum 9000mm²
Opening light - minimum 0.60m²



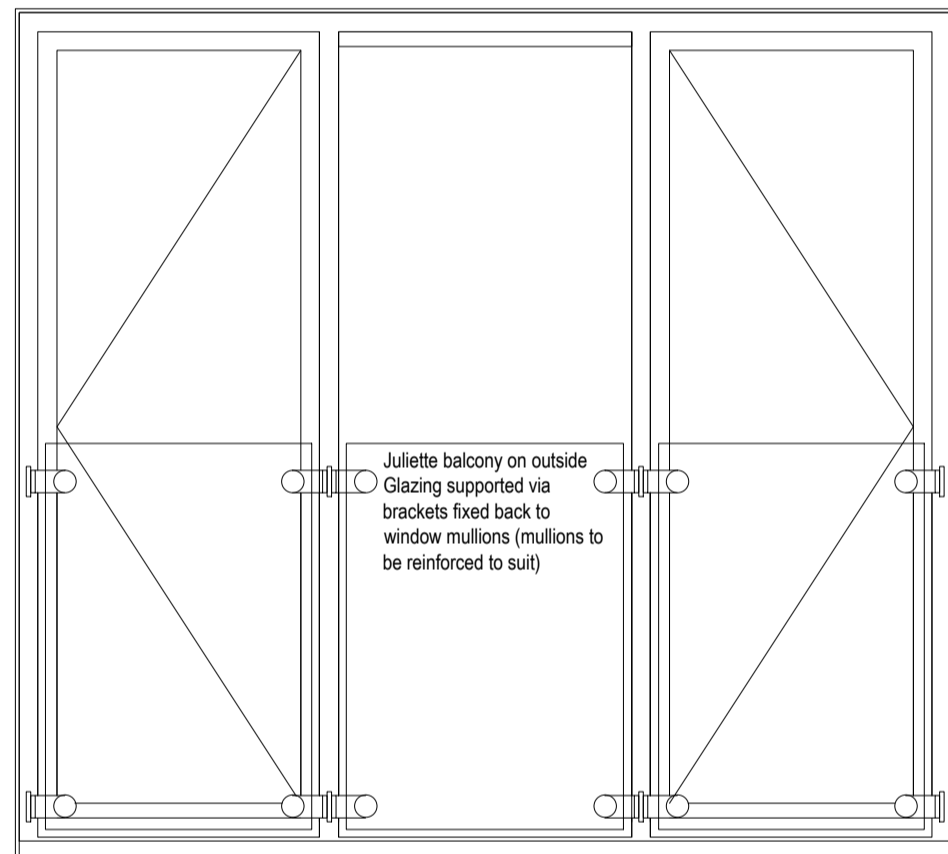
Apartment 2.3 Bedroom 1
Trickle vent - minimum 9000mm²
Opening light - minimum 0.3m²



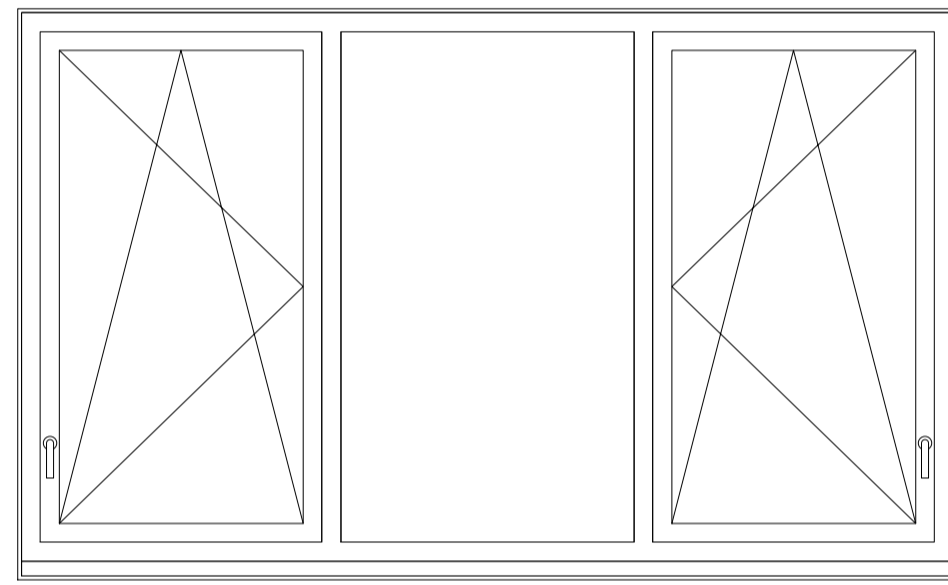
Apartment 2.3 Bedroom 1
Trickle vent - minimum 9000mm²
Opening light - minimum 0.3m²



Apartment 2.3 Lounge
Trickle vent - minimum 9000mm²
Opening light - minimum 0.50m²



Apartment 2.3 Lounge
Trickle vent - minimum 20000mm²
Opening light - minimum 1.70m²



Apartment 2.1 Bedroom 1 / Apartment 2.2 Bedroom 2
Whole house ventilation system

No.	Date	Description	Drawn/Checked by

CLIENT

Sussex House Developments

PROJECT

264-270 Finchley Road,
Finchley, NW3

TITLE

Window Details
Sheet 3

DRAWING STATUS

For comment

DRAWN	DRJ	CHECKED	AM
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SCALE 1:20 @ A1

DATE April 2016

WCEC architects

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JOB NO.	DRAWING NO.	REV
15-470	A(31)-13	A