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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 contractors responsibility to ensure full compliance with the Building Regulations. Do not scale from this drawing, use figured dimensions only. It is the contractors 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

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
- 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 PAS011certification.
- Have minimum BFRC energy ratings as required to meet CfSH 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
- 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, LifeTime 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,
- Suitable protection to glazed units to be provided to prevent damage from works on site.
- Glazing Inner Leaf: 6.4mm clear laminate low
- 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

A 23/11/16 Generally updated to suit revised planning submission DRJ/DRJ

Sussex House Developments

PROJECT

specialist information.

264-270 Finchley Road, Finchley, NW3

TITLE
Window Details

Sheet 1

DRAWING STATUS
Planning

 DRAWN
 DRJ
 CHECKED
 AM

 SCALE
 1:20 @ A1

 DATE
 April 2016

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