

Reference: WG.06		
Location: Reception (GF.05)		
South elevation, ground floor		
<p>1778 brick opening</p> <p>eq</p> <p>U/C</p> <p>2798 top of sill to u/s soffit</p> <p>3190 ceiling height</p> <p>outer panel</p> <p>FFL</p> <p>392</p> <p>Elevation</p> <p>Inside</p> <p>Plan view</p> <p>Outside</p> <p>1778 brick opening</p>		
Window type: Thermally broken double-glazed thin profile aluminium sections.		
Arrangement : Sliding windows.		
Clear opening:1778mm wide x 2798mm high		
Frame Size: Semi-recessed		
Head detail: TBC	Sill detail: TBC	Jamb detail: TBC
U value: Minimum system value 1.4 W/m²K		
Glazing: G.TYPE.02		
Trickle vents : Not required		
Internal Finish: PPC , colour TBC		
External Finish: PPC , colour TBC		
Hardware: Proprietary handles and keyed locks.		
Notes: Stone sill, stone head and stone reveals.		

Reference: WG.08 and WF.13 Location: Utility Room (GF.07) & Ensuite 1 (FF.10) North elevation, ground & first floors		
<p>Window type: Thermally broken double-glazed thin profile aluminium sections.</p>		
<p>Arrangement : Side-hung casement windows, aluminium lookalike panels between.</p>		
<p>Clear opening: 600mm wide x 5250mm high</p>		
<p>Frame Size: Semi-recessed</p>		
Head detail: TBC	Sill detail: TBC	Jamb detail: TBC
<p>U value: Minimum system value 1.4 W/m²K</p>		
<p>Glazing: G.TYPE.01, etched</p>		
<p>Trickle vents : Not required</p>		
<p>Internal Finish: PPC , colour TBC</p>		
<p>External Finish: PPC , colour TBC</p>		
<p>Hardware: Proprietary handles and keyed locks.</p>		
<p>Notes: Stone sill, brick head and brick reveals.</p>		

Reference: WG.09		
Location: Kitchen (GF.06)		
North elevation, ground floor		
<p>1188 brick opening</p> <p>748 440 CL</p> <p>U/C</p> <p>outer panel</p> <p>2302 top of sill to u/s soffit</p> <p>2740 ceiling height</p> <p>438</p> <p>FFL</p> <p>Elevation</p> <p>Plan view</p> <p>1188 brick opening</p> <p>Outside</p>		
Window type: Thermally broken double-glazed thin profile aluminium sections.		
Arrangement : Sliding windows.		
Clear opening:1188mm wide x 2302mm high		
Frame Size: Semi-recessed		
Head detail: TBC	Sill detail: TBC	Jamb detail: TBC
U value: Minimum system value 1.4 W/m²K		
Glazing: G.TYPE.01		
Trickle vents : Not required		
Internal Finish: PPC , colour TBC		
External Finish: PPC , colour TBC		
Hardware: Proprietary handles and keyed locks.		
Notes: Stone sill, brick head and brick reveals.		

Reference: WG.10		
Location: Kitchen (GF.06)		
North elevation, ground floor		
Window type: Thermally broken double-glazed thin profile aluminium sections.		
Arrangement : Sliding windows.		
Clear opening:1188mm wide x 2302mm high		
Frame Size: Semi-recessed		
Head detail: TBC	Sill detail: TBC	Jamb detail: TBC
U value: Minimum system value 1.4 W/m²K		
Glazing: G.TYPE.01		
Trickle vents : Not required		
Internal Finish: PPC , colour TBC		
External Finish: PPC , colour TBC		
Hardware: Proprietary handles and keyed locks.		
Notes: Stone sill, brick head and brick reveals.		

WINDOW / DOOR PERFORMANCE SPECIFICATION

MINIMUM CERTIFIED / TESTED CRITERIA:
Combined thermally-broken aluminium-framed and double-glazed window thermal transmittance U-value to be at least 1.4w/m2K or better.
Combined thermally-broken aluminium-framed and double-glazed door thermal transmittance U-value to be at least 1.4w/m2K or better.
Combined timber casement door and aluminium-frames thermal transmittance U-value to be at least 1.6w/m2K or better.
Combined thermally-broken framed and unframed double-glazed rooflight thermal transmittance U-value to be at least 1.3w/m2K or better.

GLAZING:
Performance of double-glazed units combined with frames to achieve the U-values, stated above. Thickness of glass to suit size of frame and wind loadings, external panel to be at least 6.8mm toughened glass (to comply with Part Q of the building regulations) 6.0mm toughened glass internally with 16mm cavity. All glass to be clear unless otherwise stated.
G.TYPE 01 - toughened double-glazed sealed unit, warm edge spacer bars (colour to match colour of frame), Argon gas-filled cavity, ClimaGuard A+ low-emissivity soft coating (by Guardian or equivalent and approved). To North and East elevations.
G.TYPE 02 - as G.TYPE 01 above except it is to have SunGuard SN70/41 solar protection coating (by Guardian or equivalent and approved). To South and West elevations.
G.TYPE 03 - walk-on toughened double-glazed sealed unit, warm edge spacer bar (colour to match colour of frame), Argon gas-filled cavity, with self-cleaning coating. To rooflights.

IRONMONGERY:
Handles, hinges, locks etc, as standard by supplier, options and finishes to be presented to Architect for approval. All doors and windows to be key lockable.

FINISH:
Metallic polyester powder coated (PPC) internally and externally, unless otherwise stated, colour to be same both sides, colour TBC.

CLEAR OPENING IS:
Face-to-face of internal finished reveal and brick-to-brick external reveal, excluding cills. Sizes shown on drawings are approximate and are to suit co-ordinating sizes of bricks, bricks are non-standard sizes and TBC.

FRAME WEATHER-SEALING / AIR-TIGHTNESS:
To be weather-sealed all around, onto building grounds, use 20mm wide Compriband 600 foam seal breathable tape, onto external face, black, seal back 5mm, depth to suit, by Tremco Illbruck or equivalent.
Intermediate void filled with silicone sprayfoam full height and width.
Internal face, seal all around with air tight self adhesive foil faced tape, width to suit, by Tremco Illbruck or equivalent. Mastic (colour TBC) to be applied at junction with frame and external finish, by main contractor.

BUILDING REGULATIONS AND STANDARDS
To be in compliance with all relevant standards.
To be in compliance with the relevant Building Regulations, including:
Document K (Protection from falling, collision and impact),
Document L1a (Conservation of fuel and power in new dwellings),
Document N (Glazing - safety in relation to impact, opening and cleaning),
Document Q (Security - Dwellings).

NOTES:
1. Elevation drawings are viewed from outside.
2. Window and door sizes to be checked and surveyed on site by supplier prior to manufacture.
3. Suppliers' fabrication drawings to be submitted to Architect for comment prior to manufacture.
4. Assumed tolerances are 10mm at each head, cill & jamb unless otherwise advised by supplier.
5. Surrounds & grounds to be level, true, flush, by main contractor.
6. Cavity closers & vertical DPC's installed by main contractor in accordance with construction details and good practice.
7. To be securely fixed using proprietary galvanized straps / plates.
8. To be weather-sealed all around between frame and casements.
9. Door and windows that are supplied by supplier are to be installed by supplier, including arranging cranes where necessary, in co-ordination with main contractor.
10. Trickle vents not required as house will have ventilation system.
11. All units (including the glass) are to have at least 10 year warranties.
12. All external brick opening reveals to be full-brick depth (brick size 228mm).

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<div><div><div><div>purpose of issue</div><div>TENDER</div></div></div></div>		<div><div><div><div>rev</div><div>notes</div><div>date</div><div>by</div><div>checked</div></div><div><div>scale 1:50 & 1:100 @ A3</div><div>date 18.10.16</div></div><div><div>* for construction do not scale from this drawing. * check all dimensions on site.</div><div><div>drawn by PW</div><div>checked .</div></div></div></div><div><div><div>project ref.</div><div>FRG</div></div><div><div>drawing no.</div><div>FRG-811</div></div><div><div>revision</div><div>A</div></div></div></div>