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All dimensions to be checked on site before the commencement of any work or manufacturing drawings. This drawing is to be read in conjunction with the specification when existing. Use figured dimensions only, do not scale from this drawing.

General Notes

All Tibbatts Design Ltd drawings to be read in conjunction with other Architectural, Structural/Civil Engineering, Mechanical & Electrical Consultants and all other specialist Contractor/Supplier drawings for the External Envelope. Fixed areas and associated works. The Principal Contractor or his appointed Specialist Sub Contractors are to familiarise themselves, where appropriate, with the site and measure all areas affecting their works. All dimensions and levels to be checked on site by Contractor prior to the commencement of work or the manufacture of any off site components or artifacts. Where dimensions are shown these are subject to final verification by the Contractor or appointed Sub Contractor. Any dimensional discrepancies or non-availability of selected materials must be notified immediately in writing to the appropriate Designer. All dimensions to be recorded in millimetres unless specifically stated otherwise. All works are to be carried out by recommended competent installation Contractors to Manufacturers instructions/recommendations. All materials & workmanship are to comply with British Standards and I.E.C. codes current at the commencement of the works. Contractor is to ensure that all the works are in compliance with BS, B.C., Building Control, Fire Authority and all other Statutory requirements where applicable.

Standard Notes applicable to development

- Building Regulations
- The Regulations Act
- BS6200 Suspended Ceiling installations
- BS6200 Glazing

Finishes to be robust and good quality throughout. Structural Design/calculations to be prepared by approved appointed Specialist Consultant. Mechanical/Electrical services Design/calculations to be prepared by approved appointed Specialist Consultant. Surface spread of flame rating to all internal finishes - walls/ceilings to comply to BS476. Laminated SSP to be class O finish on class O self substrate. Fire characteristics for furniture, fabrics & floor finishes to be submitted independently for approval. Upholstered seating to be fireproofed to BS552 Part 2 (1992). Filling, where applicable, should be in combination modified heat resistant foam and all usage should be marked on appropriate items. Door/slot sets to comply with specified fire resistances. All fire resistant doors to be defined and tested to show compliance with BS476 Part 2 (1987) and other relevant parts of BS476. Door fire protection (roomseparators) shall comply with the requirements of BS476 and be fully certified. Safety glass and manifestation - glazing to be toughened/laminated and kile marked in accordance with current relevant BS.

Design Safety Guidelines

Timber to be certified as being from a sustainable source. All materials/finishes to be robust, easily cleaned & maintained. No more fibrous materials to be used. Corrosion/decay to be avoided in materials which can emit toxic or irritants under general usage. Refrigerants and CFCs depleting materials including those containing CFCs are to be avoided. Timber is to be treated to minimize insect attack, loss of structural strength from saprot, fire, insect, vermin or moisture. Treatment is to be fully compliant with non poisonous & health affecting requirements. All paints and solvents should wherever possible be workshop applied. Water based products should be specified if applicable.



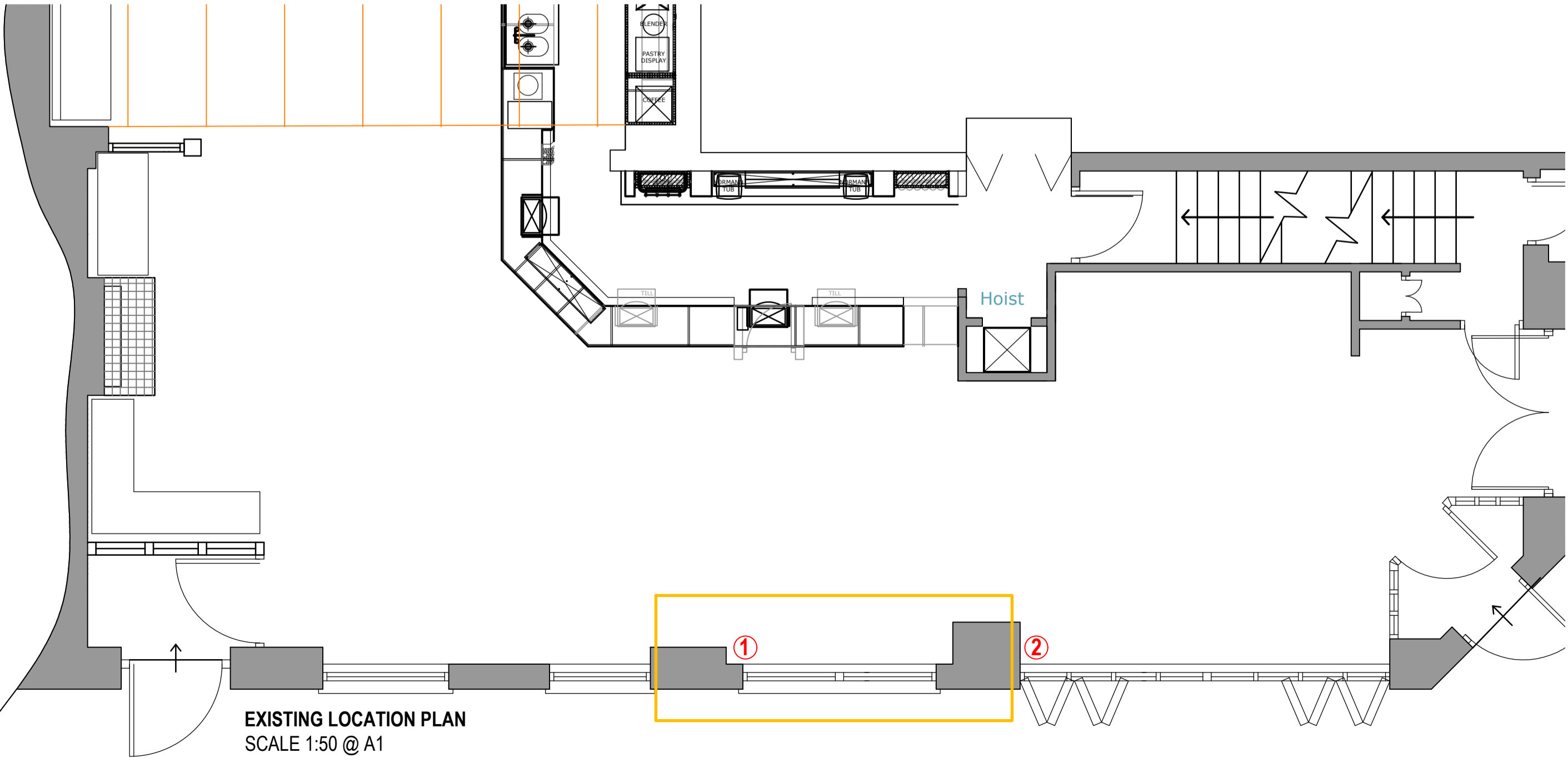
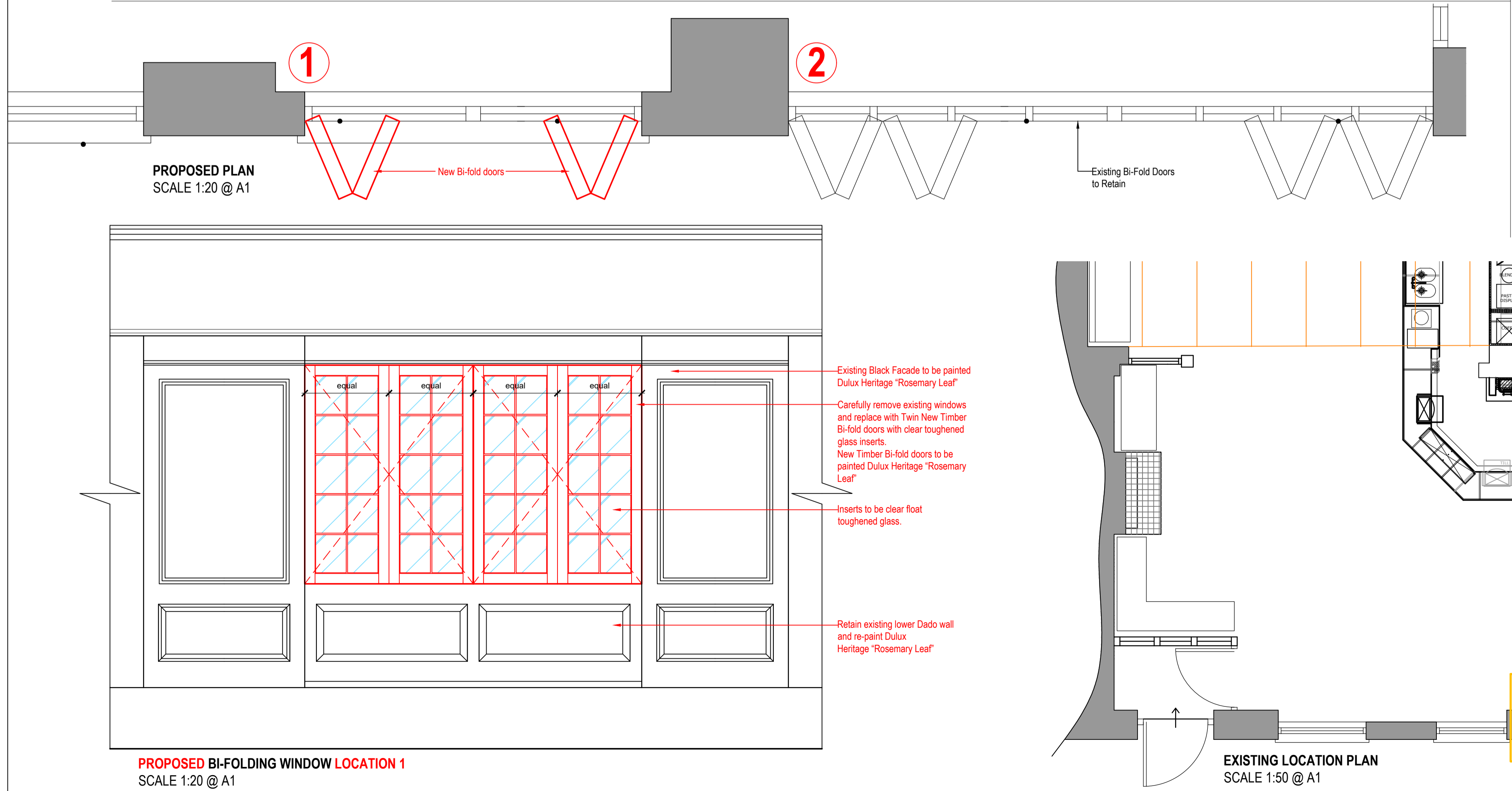
EXISTING BI-FOLDING DOORS - CLOSED - LOCATION 2
SCALE 1:20 @ A1



EXISTING BI-FOLDING DOORS - OPEN - LOCATION 2
SCALE 1:20 @ A1



EXISTING NON-OPENABLE WINDOW PHOTO - LOCATION 1
SCALE NTS @ A1



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Client
Mitchells & Butler

Job Title
**Crown & Anchor
137 Drummond St
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Drawing Title
Bi-folding Window Elevation

Date
27/07/18

Scale
1:20 @ A1

Drawn by
LM

Job No.
2031

Revisions	Description	Date
A	Amend drawing - rls	18/08/18

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2031 - 102 (A)