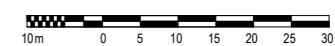


Notes:
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KEY TOWNHOUSES			
Building 1	B1	Townhouse 01	TH01
		Townhouse 02	TH02
		Townhouse 03	TH03
Building 2	B2	Townhouse 04	TH04
		Townhouse 05	TH05
		Townhouse 06	TH06

Rev.	Date	Description	By
T01	29/04/24	First Issue	AS



PROJECT 3
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Westgate House
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 Altrincham
 WA14 2EX

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 mail@project3architects.com
 www.project3architects.com

Project:
Former Bowdon Hotel, Langham Road, Bowdon

Title:
Site Plan

Status:
STAGE 04

Drawing Number:
0786-P3A-XX-XX-DR-A-00001

Scale @ ISO A1:
1 : 500

Revision:
T01

Site Plan
 1 : 500

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Health And Safety Residual Risks:
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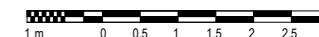
- Confined site with logistics in delivery. Construction plan required.
- Confined site, dust and noise to close adjacent owners. Construction plan required.
- Manoeuvring. Risk to operatives and public. Construction plan required.
- Storage for new material and its use.
- Storage for waste materials / skips and vehicular disruption.
- Overhead telecommunication cables.
- Working from height.
- Scaffolding.
- Safe removal or relocation of materials.
- Coordination of overall works on site.

Drawing References:

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- (00) Site Information
 - (04) GA Plans, Sections & Elevations
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 - (12) Fire Strategy & Building Regulations
 - (19) External Envelope - Stone
 - (20) External Envelope - Masonry
 - (21) Internal Partitions
 - (22) Internal Glazed Screens
 - (23) Floor Types
 - (24) Stair Details
 - (25) Ceiling Plans
 - (27) Roof
 - (29) External railings, balustrades
 - (30) External Doors, Schedule
 - (31) Windows & Rooflights, Schedule
 - (32) Internal Doors, Schedule
 - (40) Accommodation Schedule, Areas Above Ground Services
- (tbc) Access and Maintenance Strategy (tbc)
 (tbc) Designers Risk Assessment (tbc)

T04	31.05.24	For Tender	JG
T03	22.05.24	For Information	AS
T02	03.05.24	For Information WIP	AS
T01	15.02.24	First Issue - DRAFT	ws
Rev.	Date:	Description:	By:



Materials Legend:

01	Brick - stretcher course: Bowdon White, clay facing, natural colour mortar, 215x102.5x65 mm	10	Windows/Doors: Conservation range by Mumford and Wood, engineered pine, toughened glass, double glazed (fixed or openable), frame RAL 9001 (off-white, cream)
02	Brick - soldier course: Bowdon White, clay facing, natural colour mortar, 215x102.5x65 mm	11	Windows - sash windows: Conservation range by Mumford and Wood, engineered pine, toughened glass, double glazed (fixed or top openable), frame RAL 9001 (off-white, cream)
03	Brick - dentil course: Bowdon White, clay facing, natural colour mortar, 215x102.5x65 mm (tbc)	12	Rainwater goods: Traditional cast aluminium socketed circular downpipe by Guttercrest, 63mm, RAL 9001 (off-white, cream)
04	Stone - walls: Peakmoor Buff Sandstone, natural stone, minimum module 225(h)x450(w) mm	13	Rooflight: Conservation range by TBC, aluminium frame, colour grey to match roof tiling, double glazed (openable or fixed TBC)
05	Stone - window surrounds and cills: Peakmoor Buff Sandstone, natural stone	14	Metal railing: Linear bar railing system, aluminium flat bar, B50 post surface mount by BA Systems, galvanized and PPC, colour TBC
06	Stone - canopies: Peakmoor Buff Sandstone, smooth	15*	Windows, some soffits (to match existing), bargeboards, fascias and RWP goods: RAL 9001
07	Slate - roof: Natural slate tile by Siga, Siga 13S 500x250mm		
08	Slate - ridge tile: clay capped tile by Marley, grey to match roof slate tile		
09	Door - main entrance: Conservation range by Mumford and Wood, solid oak, natural varnished, vertical panelled		

East Elevation
 1 : 50

PROJECT 3
 architects

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 44 Hale Road
 Altrincham
 WA14 2EX
 0161 233 0575
 mail@project3architects.com
 www.project3architects.com

Project:
Former Bowdon Hotel, Langham Road, Bowdon
 Title:
Building 2 - Proposed GA Elevation West Elevation (Langham Rd)
 Status: Scale @ ISO A1:
STAGE 04 1 : 50

Drawing Number: Revision:
0786-P3A-B2-XX-DR-A-04201 T04

Notes:
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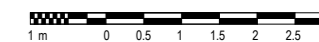
Health And Safety Residual Risks:
 For full hazard identification refer to Designers Risk Assessment (DRA) document.

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- Confined site, dust and noise to close adjacent owners. Construction plan required.
- Manoeuvring. Risk to operatives and public. Construction plan required.
- Storage for new material and its use.
- Storage for waste materials / skips and vehicular disruption.
- Overhead telecommunication cables.
- Space for adequate welfare facilities.
- Working from height.
- Scaffolding.
- Safe removal or relocation of materials.
- Coordination of overall works on site.

Drawing References:
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 - (30) External Doors, Schedule
 - (31) Windows & Rooflights, Schedule
 - (32) Internal Doors, Schedule
 - (40) Accommodation Schedule, Areas
 - (52) Above Ground Services
- (tbc) Access and Maintenance Strategy (tbc)
 (tbc) Designers Risk Assessment (tbc)

Rev.	Date:	Description:	By:
T04	31.05.24	For Tender	JG
T03	22.05.24	For Information	AS
T02	03.05.24	For Information WIP	AS
T01	15.02.24	First Issue - DRAFT	ws



Materials Legend:

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07 Slate - roof: Natural slate tile by Siga, Siga 13S 500x250mm	
08 Slate - ridge tile: clay capped tile by Marley, grey to match roof slate tile	
09 Door - main entrance: Conservation range by Mumford and Wood, solid oak, natural varnished, vertical panelled	

Key:

- Insulated mineral wool firestop cavity barrier to achieve FR 60EI, party walls
- Insulated mineral wool fire cavity barrier to achieve FR 30EI, all around openings
- Insulated mineral wool cavity closer NFR, only at roof level away from party walls

NB: For details refer to 12-series information.

NB:

01. Floor finishes materials not shown. To Novo specification and details. Shown levels do not include for floor finishes materials.
02. Partressing locations TBC by Novo.
03. Piles, beam/block indicative only: Refer to HBL for full details.
04. Timber structure indicative only: To specialist's detail design, by ETS or similar approved.
05. Allow for deflection heads / head restraints to all partitions/glazed screens etc as relevant. To manufacturer's requirements.
06. Arched openings TBA with Novo & to be coordinated with HBL.
07. Roof structure indicative only to specialist detailed design.

Notes:

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10. If in doubt, ask.

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2. Confined site, dust and noise to close adjacent owners. Construction plan required.
3. Manoeuvring. Risk to operatives and public. Construction plan required.
4. Storage for new material and its use.
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6. Overhead telecommunication cables.
7. Space for adequate welfare facilities.
8. Working from height.
9. Scaffolding.
10. Safe removal or relocation of materials.
11. Coordination of overall works on site.

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- (25) Ceiling Plans
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- (31) Windows & Rooflights, Schedule
- (32) Internal Doors, Schedule
- (40) Accommodation Schedule, Areas
- (52) Above Ground Services

(tbc) Access and Maintenance Strategy (tbc)
(tbc) Designers Risk Assessment (tbc)

T05	31.05.24	For Tender	JG
T04	22.05.24	For Information	AS
T03	03.05.24	For Information WIP	AS
T02	19.04.24	Information	AS
T01	15.02.24	First Issue - DRAFT	ws
Rev.	Date:	Description:	By:



PROJECT 3 architects

Westgate House
44 Hale Road
Altrincham
WA14 2EX

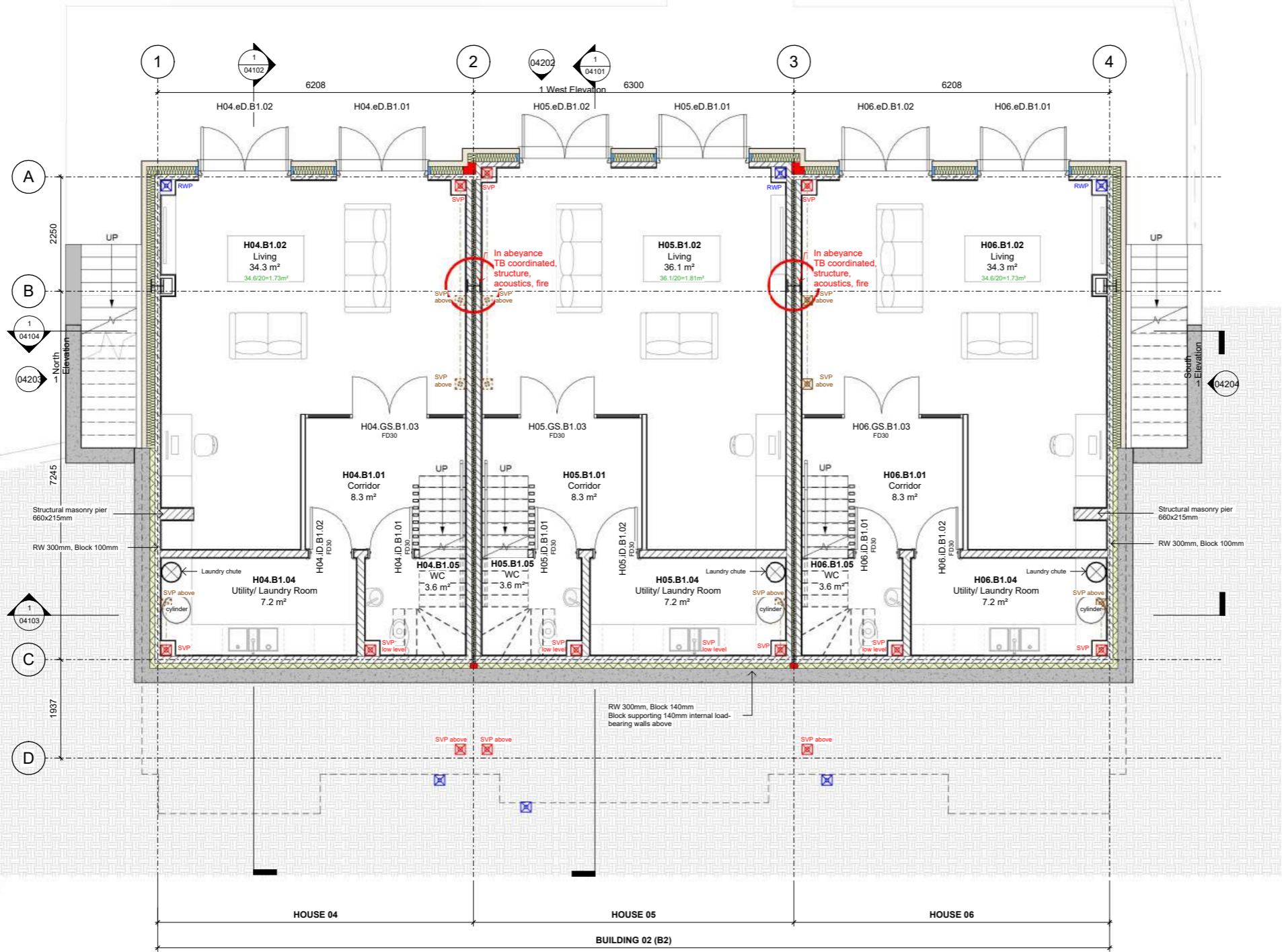
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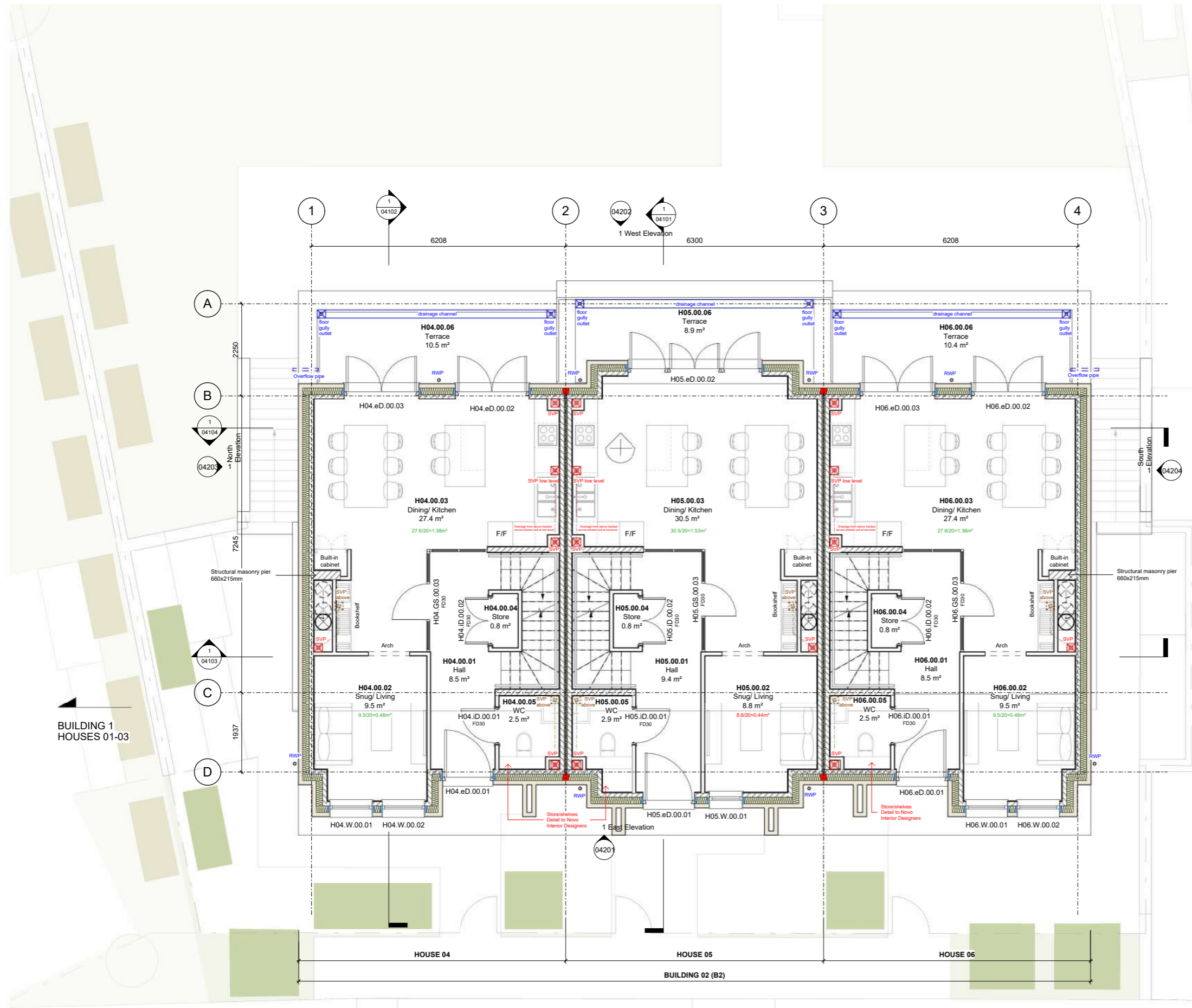
Project:
Former Bowdon Hotel, Langham
Road, Bowdon

Title:
Building 2 - Proposed GA Plan
Lower Ground Floor

Status: STAGE 04 Scale @ ISO A1: 1 : 50

Drawing Number: 0786-P3A-B2-XX-DR-A-04001 Revision: T05





Key:

- Insulated mineral wool firestop cavity barrier to achieve FR 60EI, party walls
- Insulated mineral wool fire cavity barrier to achieve FR 30EI, all around openings
- Insulated mineral wool cavity closer NFR, only at roof level away from party walls

NB: For details refer to 12-series information.

NB:

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02. Patterning locations TBC by Novo. Piles, beam/block indicative only. Refer to HBL for full details.
03. Timber structure indicative only. To specialist's detail design, by ETS or similar approved.
04. Arched openings TBA with Novo & to be coordinated with HBL.
05. Allow for deflection heads / head restraints to all partitions/glazed screens etc as relevant. To manufacturer's requirements
06. For underfloor heating locations and types refer to Novo's specification and MEP information.
07. Roof structure indicative only to specialist detailed design.

Notes:

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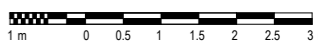
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- (29) External railings, balustrades
- (30) External Doors, Schedule
- (31) Windows & Rooflights, Schedule
- (32) Internal Doors, Schedule
- (40) Accommodation Schedule, Areas Above Ground Services

Rev.	Date:	Description:	By:
T06	31.05.24	For Tender	JG
T05	22.05.24	For Information	AS
T04	03.05.24	For Information WIP	AS
T03	19.04.24	Information	AS
T02	08.04.24	Kitchens	AS
T01	15.02.24	First Issue - DRAFT	ws



PROJECT3
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Altrincham
WA14 2EX
0161 233 0575
mail@project3architects.com
www.project3architects.com

Project:
Former Bowdon Hotel, Langham
Road, Bowdon
Title:
Building 2 - Proposed GA Plan
Ground Floor
Status: Scale @ ISO A1:
1 : 50
Drawing Number: Revision:
0786-P3A-B2-XX-DR-A-04002 T06

Key:

- Insulated mineral wool firestop cavity barrier to achieve FR 60EI, party walls
- Insulated mineral wool fire cavity barrier to achieve FR 30EI, all around openings
- Insulated mineral wool cavity closer NFR, only at roof level away from party walls

NB: For details refer to 12-series information.

Notes:

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06. For underfloor heating locations and types refer to Novo's specification and MEP information.
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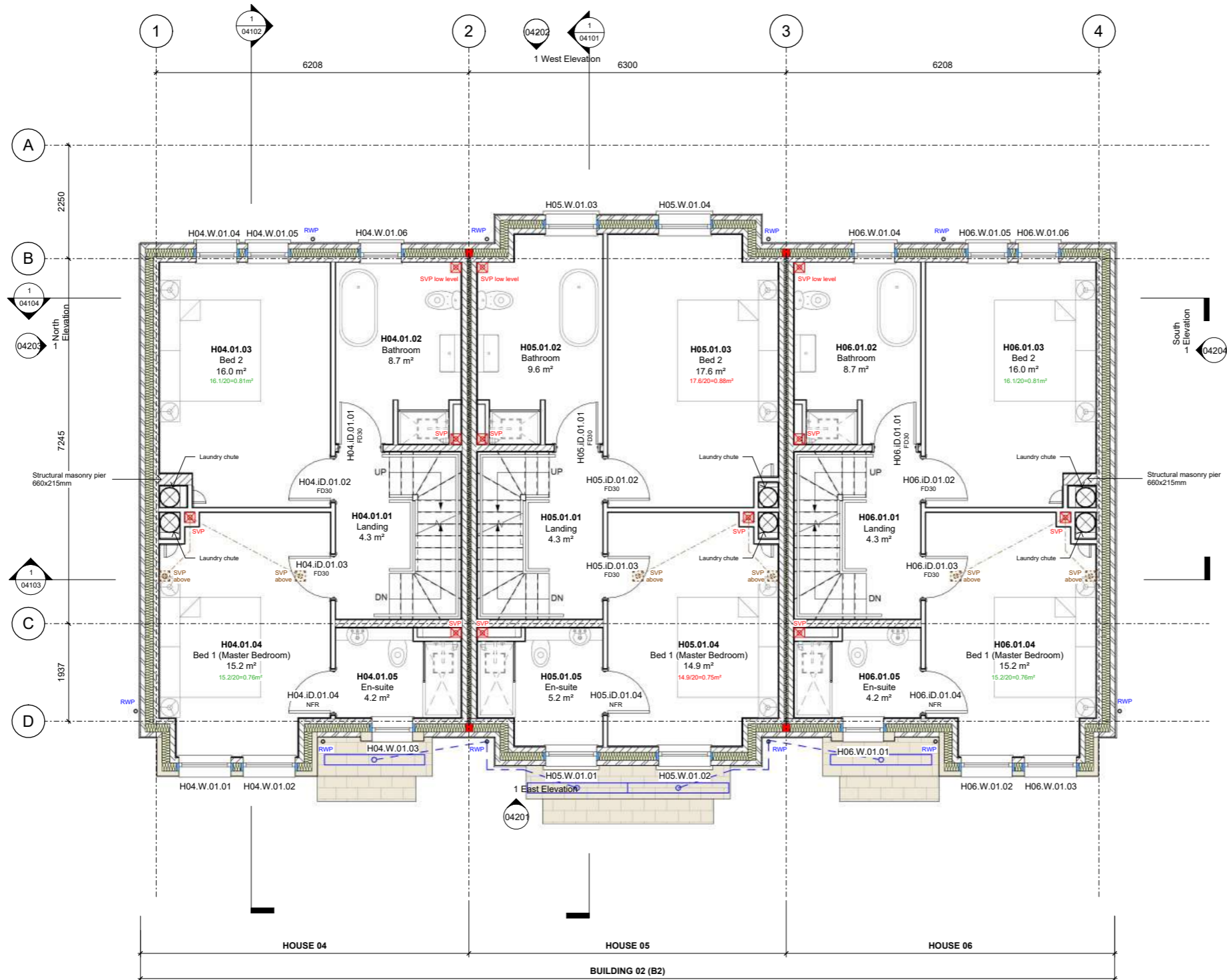
Drawing References:

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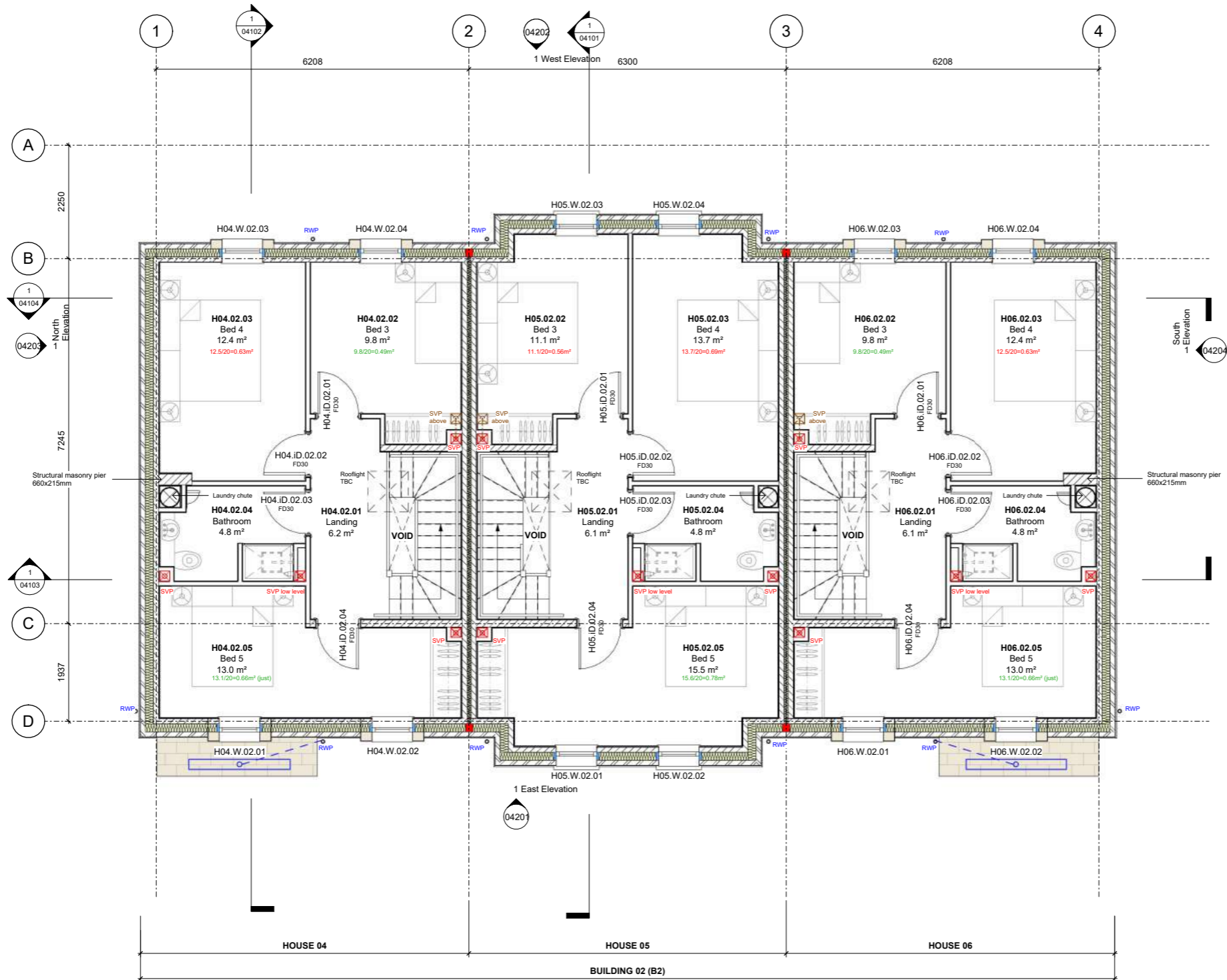
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(tbc) Access and Maintenance Strategy (tbc)
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T05	31.05.24	For Tender	JG
T04	22.05.24	For Information	AS
T03	03.05.24	For Information WIP	AS
T02	19.04.24	Information	AS
T01	15.02.24	First Issue - DRAFT	ws
Rev.	Date:	Description:	By:



02 Second Floor
1 : 50



Key:

- Insulated mineral wool firestop cavity barrier to achieve FR 60EI, party walls
- Insulated mineral wool fire cavity barrier to achieve FR 30EI, all around openings
- Insulated mineral wool cavity closer NFR, only at roof level away from party walls

NB: For details refer to 12-series information.

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T05	31.05.24	For Tender	JG
T04	22.05.24	For Information	AS
T03	03.05.24	For Information WIP	AS
T02	19.04.24	Information	AS
T01	15.02.24	First Issue - DRAFT	ws
Rev.	Date:	Description:	By:



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Project:
Former Bowdon Hotel, Langham
Road, Bowdon
Title:
Building 2 - Proposed GA Plan
Second Floor
Status: STAGE 04
Scale @ ISO A1:
1 : 50
Drawing Number: 0786-P3A-B2-XX-DR-A-04004
Revision: T05

NOVO TO CONFIRM
 - ROOFLIGHTS (PLANNING RISK)
 - RWPs in red

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 For full hazard identification refer to Designers Risk Assessment (DRA) document.

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- Confined site, dust and noise to close adjacent owners. Construction plan required.
- Manoeuvring. Risk to operatives and public. Construction plan required.
- Storage for new material and its use.
- Storage for waste materials / skips and vehicular disruption.
- Overhead telecommunication cables.
- Space for adequate welfare facilities.
- Working from height.
- Scaffolding.
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- Coordination of overall works on site.

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- (29) External railings, balustrades
- (30) External Doors, Schedule
- (31) Windows & Rooflights, Schedule
- (32) Internal Doors, Schedule
- (40) Accommodation Schedule, Areas
- (52) Above Ground Services

(tbc) Access and Maintenance Strategy (TBC)
 (tbc) Designers Risk Assessment (TBC)

T04	31/05/24	For Tender	JG
T03	22/05/24	For Information	AS
T02	03/05/24	For Information WIP	AS
T01	15/02/24	First Issue - DRAFT	AS
Rev.	Date:	Description:	By:



Materials Legend:

01	Brick - stretcher course: Bowdon White, clay facing, natural colour mortar, 215x102.5x65 mm	10	Windows/Doors: Conservation range by Mumford and Wood, engineered pine, toughened glass, double glazed (fixed or openable), frame RAL 9001 (off-white, cream)
02	Brick - soldier course: Bowdon White, clay facing, natural colour mortar, 215x102.5x65 mm	11	Windows - sash windows: Conservation range by Mumford and Wood, engineered pine, toughened glass, double glazed (fixed or top openable), frame RAL 9001 (off-white, cream)
03	Brick - dentil course: Bowdon White, clay facing, natural colour mortar, 215x102.5x65 mm (tbc)	12	Rainwater goods: Traditional cast aluminium socketed circular downpipe by Guttercrest, 63mm, RAL 9001 (off-white, cream)
04	Stone - walls: Peakmoor Buff Sandstone, natural stone, minimum module 225(h)x450(w) mm	13	Rooflight: Conservation range by TBC, aluminium frame, colour grey to match roof tiling, double glazed (openable or fixed TBC)
05	Stone - Window/Door surrounds and cills: Peakmoor Buff Sandstone, natural stone	14	Metal railing: Linear bar railing system, aluminium flat bar, B50 post surface mount by BA Systems, galvanized and PPC, colour TBC
06	Stone - canopies: Peakmoor Buff Sandstone, smooth	15*	Windows, some soffits (to match existing), bargeboards, fascias and RWP goods: RAL 9001
07	Slate - roof: Natural slate tile by Siga, Siga 13S 500x250mm		
08	Slate - ridge tile: clay capped tile by Marley, grey to match roof slate tile		
09	Door - main entrance: Conservation range by Mumford and Wood, solid oak, natural varnished, vertical panelled		

West Elevation
 1 : 50

PROJECT 3
 architects

Westgate House
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 Altrincham
 WA14 2EX

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 www.project3architects.com

Project:
Former Bowdon Hotel, Langham Road, Bowdon
 Title:
Building 1 - Proposed GA Elevation West Elevation (Langham Rd)
 Status: Scale @ ISO A1:
STAGE 04 1 : 50

Drawing Number: Revision:
 0786-P3A-B1-XX-DR-A-04201 T04

NOVO TO CONFIRM
- ROOFLIGHTS (PLANNING RISK)

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Health And Safety Residual Risks:
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- Manoeuvring. Risk to operatives and public. Construction plan required.
- Storage for new material and its use.
- Storage for waste materials / skips and vehicular disruption.
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- Safe removal or relocation of materials.
- Coordination of overall works on site.

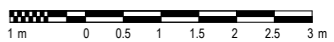
Drawing References:

This drawing is to be read in conjunction with the following drawing series:

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- (04) GA Plans, Sections & Elevations
- (11) Ground Slab / Retaining Wall
- (12) Fire Strategy & Building Regulations
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- (20) External Envelope - Masonry
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- (22) Internal Glazed Screens
- (23) Floor Types
- (24) Stair Details
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- (30) External Doors, Schedule
- (31) Windows & Rooflights, Schedule
- (32) Internal Doors, Schedule
- (40) Accommodation Schedule, Areas
- (52) Above Ground Services

- (tbc) Access and Maintenance Strategy (tbc)
- (tbc) Designers Risk Assessment (tbc)

T04	31/05/24	For Tender	JG
T03	22/05/24	For Information	AS
T02	03/05/24	For Information WIP	AS
T01	15/02/24	First Issue - DRAFT	AS
Rev.	Date:	Description:	By:



Materials Legend:

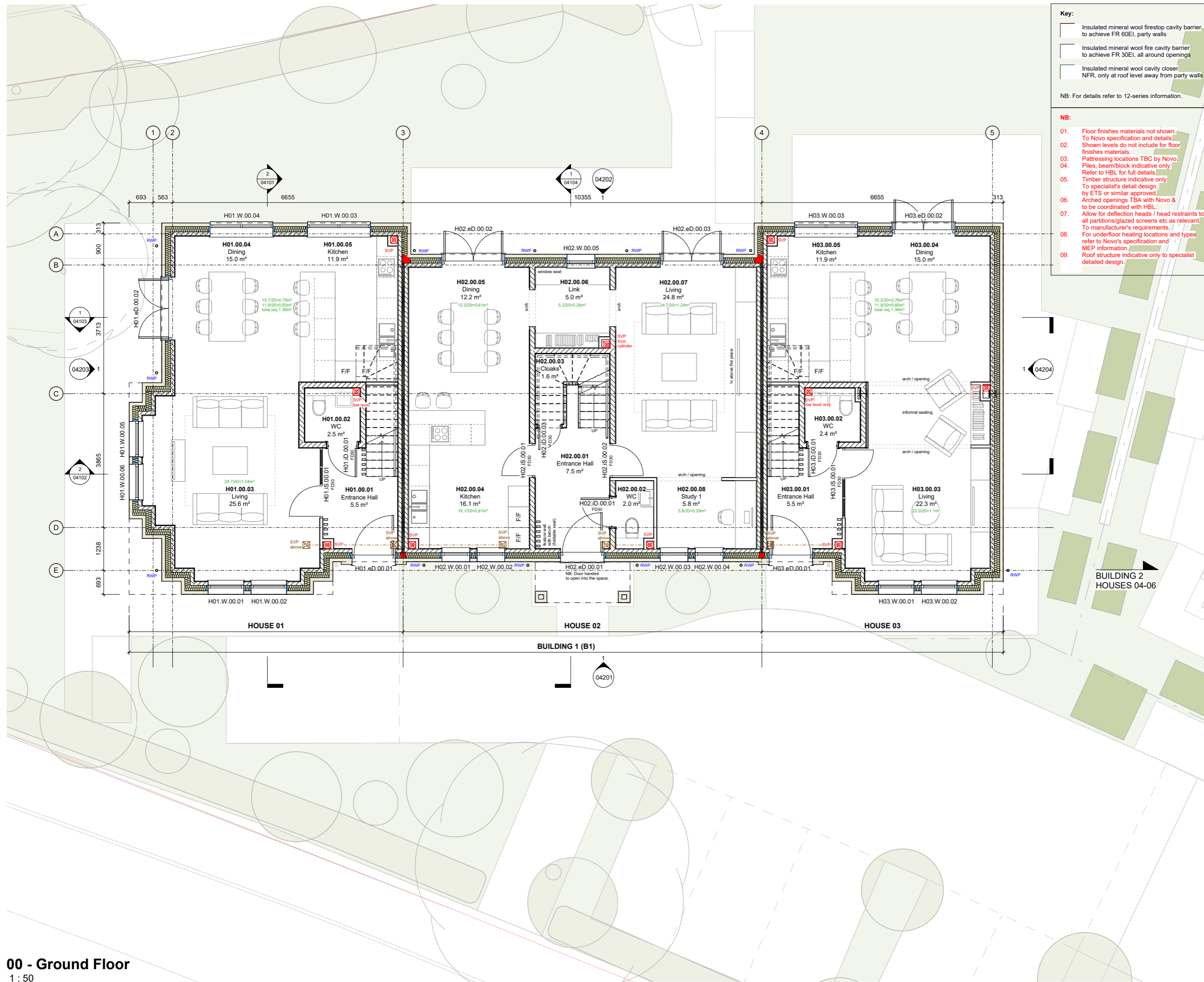
- | | |
|---|--|
| <ul style="list-style-type: none"> 01 Brick - stretcher course: Bowdon White, clay facing, natural colour mortar, 215x102.5x65 mm 02 Brick - soldier course: Bowdon White, clay facing, natural colour mortar, 215x102.5x65 mm 03 Brick - dentil course: Bowdon White, clay facing, natural colour mortar, 215x102.5x65 mm (tbc) 04 Stone - walls: Peakmoor Buff Sandstone, natural stone, minimum module 225(h)x450(w) mm 05 Stone - Window/Door surrounds and cills: Peakmoor Buff Sandstone, natural stone 06 Stone - canopies: Peakmoor Buff Sandstone, smooth 07 Slate - roof: Natural slate tile by Siga, Siga 13S 500x250mm 08 Slate - ridge tile: clay capped tile by Marley, grey to match roof slate tile 09 Door - main entrance: Conservation range by Mumford and Wood, solid oak, natural varnished, vertical panelled | <ul style="list-style-type: none"> 10 Windows/Doors: Conservation range by Mumford and Wood, engineered pine, toughened glass, double glazed (fixed or openable), frame RAL 9001 (off-white, cream) 11 Windows - sash windows: Conservation range by Mumford and Wood, engineered pine, toughened glass, double glazed (fixed or top openable), frame RAL 9001 (off-white, cream) 12 Rainwater goods: Traditional cast aluminium socketed circular downpipe by Guttercrest, 63mm, RAL 9001 (off-white, cream) 13 Rooflight: Conservation range by TBC, aluminium frame, colour grey to match roof tiling, double glazed (openable or fixed TBC) 14 Metal railing: Linear bar railing system, aluminium flat bar, B50 post surface mount by BA Systems, galvanized and PPC, colour TBC 15 windows, some soffits (to match existing), bargeboards, fascias and RWP goods: RAL 9001 |
|---|--|

East Elevation
 1 : 50

PROJECT 3
 architects

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Project:
Former Bowdon Hotel, Langham Road, Bowdon
 Title:
Building 1 - Proposed GA Elevation East Elevation (Marlborough Rd)
 Status: Scale @ ISO A1:
STAGE 04 1 : 50
 Drawing Number: Revision:
0786-P3A-B1-XX-DR-A-04202 T04



Key:

- Insulated mineral wool firestop cavity barrier to achieve FR 60EI, party walls
- Insulated mineral wool fire cavity barrier to achieve FR 30EI, all around openings
- Insulated mineral wool cavity closer NFR, only at roof level away from party walls

NB: For details refer to 12-series information.

NB:

- Floor finishes materials not shown. To Novo specification and details. Shown levels do not include for floor finishes materials.
- Patressing locations TBC by Novo. Files, beam/block indicative only. Refer to HBL for full details.
- Timber structure indicative only. To specialist's detail design, by ETS or similar approved, to be coordinated with HBL.
- Arched openings TBA with Novo & to be coordinated with HBL.
- Allow for deflection heads / head restraints to all partitions/glazed screens etc as relevant. To manufacturer's requirements.
- For underfloor heating locations and types refer to Novo's specification and MEP information.
- Roof structure indicative only to specialist detailed design.

Notes:

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Health And Safety Residual Risks:

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- (31) Windows & Rooflights, Schedule
- (32) Internal Doors, Schedule
- (40) Accommodation Schedule, Areas
- (52) Above Ground Services

(tbc) Access and Maintenance Strategy (tbc)
(tbc) Designers Risk Assessment (tbc)

Rev.	Date:	Description:	By:
T06	31/05/24	For Tender	JG
T05	22/05/24	For Information	AS
T04	03/05/24	For Information WIP	AS
T03	19/04/24	Information	AS
T02	08/04/24	Kitchens	AS
T01	15/02/24	First Issue - DRAFT	AS



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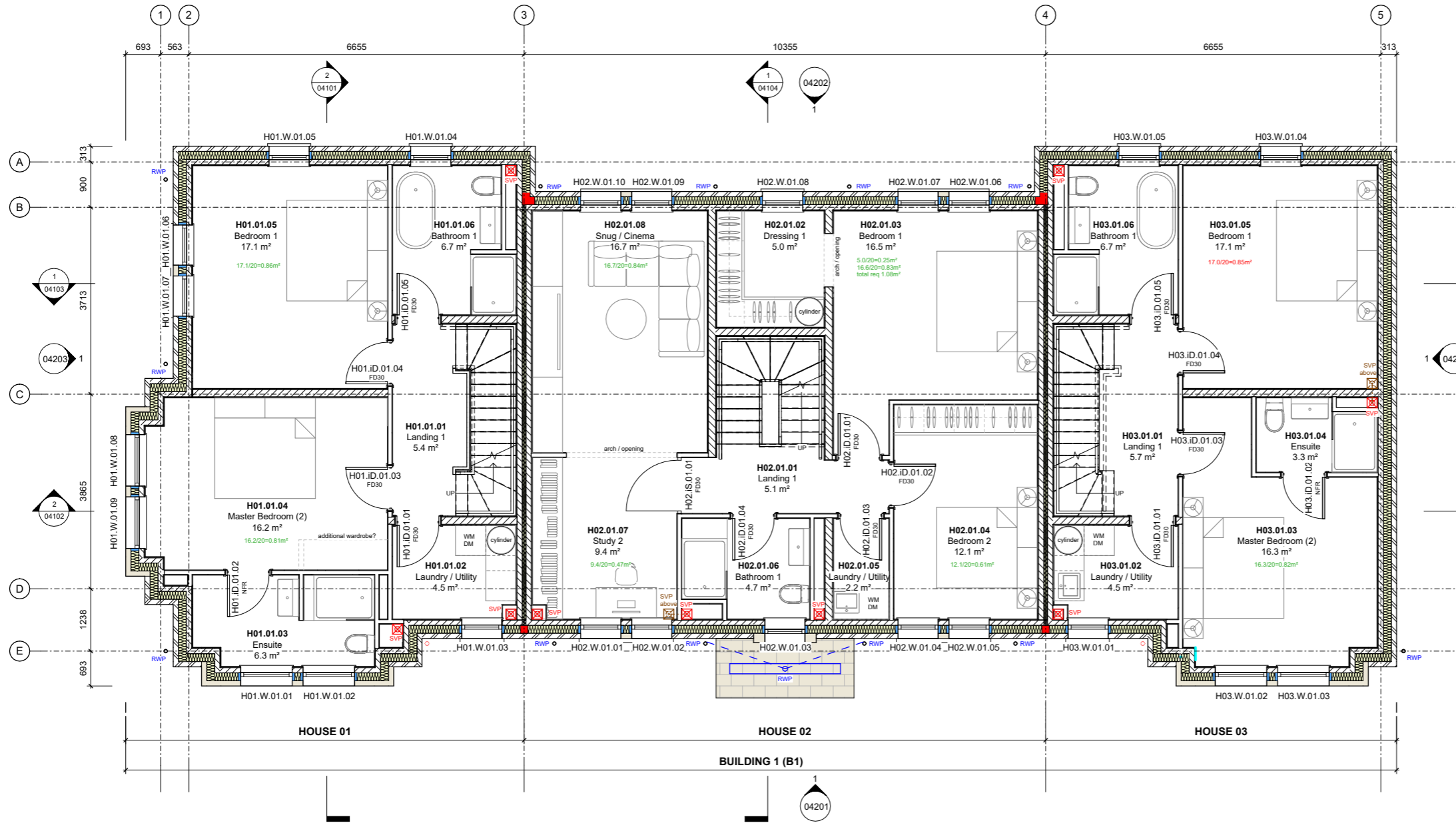
Project:
Former Bowdon Hotel, Langham
Road, Bowdon

Title:
Building 1 - Proposed GA Plan
Ground Floor Plan

Status: Scale @ ISO A1:
STAGE 04 1 : 50

Drawing Number: Revision:
0786-P3A-B1-XX-DR-A-04001 T06

00 - Ground Floor
1 : 50



Key:

- Insulated mineral wool firestop cavity barrier to achieve FR 60EI, party walls
- Insulated mineral wool fire cavity barrier to achieve FR 30EI, all around openings
- Insulated mineral wool cavity closer NFR, only at roof level away from party walls

NB: For details refer to 12-series information.

NB:

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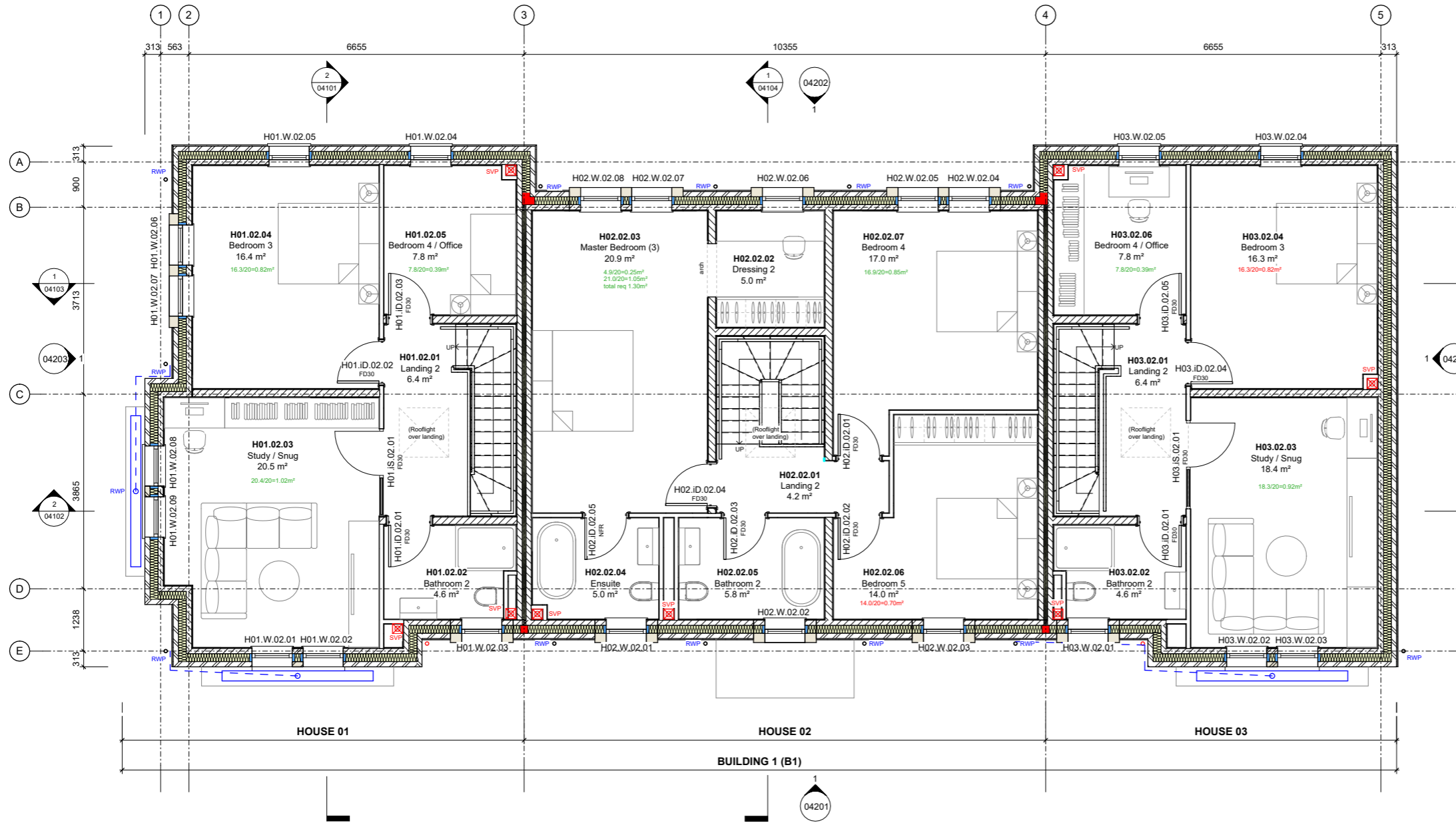
Rev.	Date:	Description:	By:
T05	31/05/24	For Tender	JG
T04	22/05/24	For Information	AS
T03	03/05/24	For Information WIP	AS
T02	19/04/24	Information	AS
T01	15/02/24	First Issue - DRAFT	AS



PROJECT3
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Project:
Former Bowdon Hotel, Langham
Road, Bowdon
Title:
Building 1 - Proposed GA Plan
First Floor Plan
Status: STAGE 04
Scale @ ISO A1: 1 : 50
Drawing Number: 0786-P3A-B1-XX-DR-A-04002
Revision: T05



Key:

- Insulated mineral wool freestop cavity barrier to achieve FR 60EI, party walls
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NB: For details refer to 12-series information.

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T04	31/05/24	For Tender	JG
T03	22/05/24	For Information	AS
T02	03/05/24	For Information WIP	AS
T01	15/02/24	First Issue - DRAFT	AS

