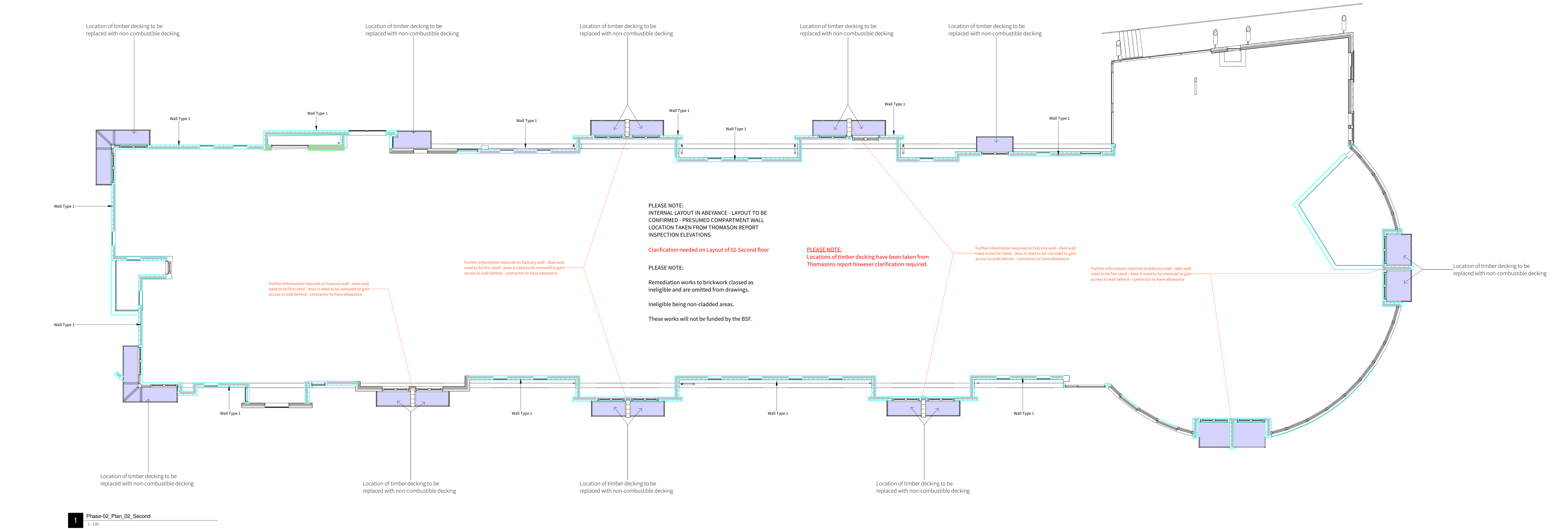
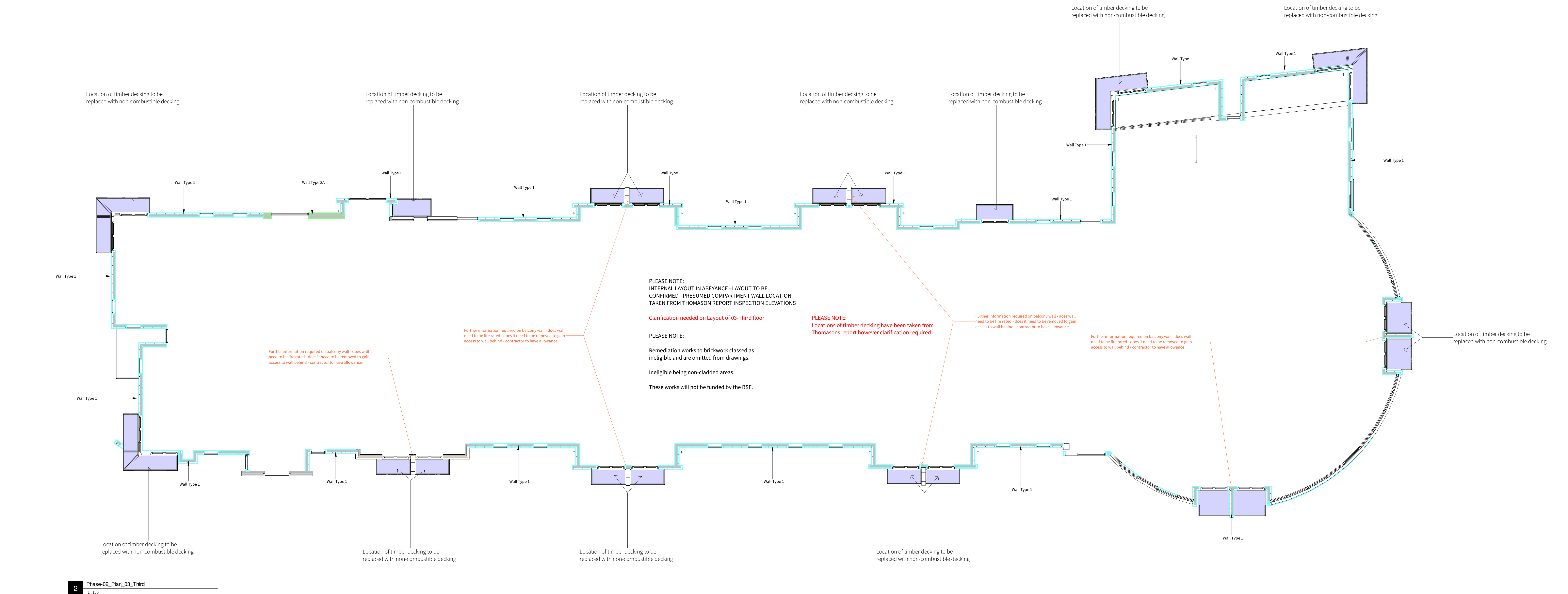




0m2m4m6m8m

Drawing Scale 1:100 @ A0

GENERAL NOTES

1. Contractor must ensure that all work on site is carried out in a safe & satisfactory manner, in accordance with Health & Safety At Work Act 1974, COSHH Regulations 2002 & requirements of C.D.M.

2. Structural Design shown in abeyance

3. Mechanical & Electrical shown in abeyance

4. All dimensions shown are to wall structure (Block/Stud) unless otherwise stated.

5. Building quantities based off survey information provided by Forbury Surveys

6. Building information based off Thomasons survey reports and drawings.

REPLACEMENT FACADE SPECIFICATION NOTES

Refer to drawing '20-042-FA-DR-04-001_Wall-Type-1_Construction Remediation'.

Wall-Type-1 - RENDER

Elis:

The render is to have a reaction to fire classification of A2 or better in accordance with BS EN 13501-1:2018

Finish:

To match existing Finish/colour

To be installed strictly in accordance with the manufacturer's recommendations.

Proposed insulation system to Wall-Type-1

Allow for the supply and installation of 'stone wool' mineral wool' external wall insulation.

To be installed strictly in accordance with the manufacturer's recommendations.

Thickness:

100mm. To achieve minimum U-Value in accordance with U-Values as per Table 4 of Approved Document Part L2B.

Elis:

Rated Euroclass A2 or better when assessed to EN 13501-1 using test data from reaction-to-fire tests

Schedule_Wall-Type-1_As-Existing

Type Mark	Description	Total Length	Total Area
Wall Type 1	Render	368.61 m	5917.6 m ²

Refer to drawing '20-042-FA-DR-04-002_Wall-Type-2_Construction Remediation'.

Wall-Type-2 - SPANDREL (FURTHER INFO. REQUIRED)

Elis:

The spandrel is to have a reaction to fire classification of A2 or better in accordance with BS EN 13501-1:2018

Finish:

To match existing Finish/colour - locations to be confirmed on site

To be installed strictly in accordance with the manufacturer's recommendations.

Proposed insulation system to Wall-Type-2 (Further Info. Required)

Allow for the supply and installation of 'stone wool' mineral wool' external wall insulation.

To be installed strictly in accordance with the manufacturer's recommendations.

Thickness:

To achieve minimum U-Value in accordance with U-Values as per Table 4 of Approved Document Part L2B.

Elis:

Rated Euroclass A2 or better when assessed to EN 13501-1 using test data from reaction-to-fire tests

Schedule_Wall Type 2 (Spandrel)

Colour	Description	Area	Count
Spandrel panel - Further info. required	Spandrel panel - Further info. required	456.22 m ²	158

Refer to drawing '20-042-FA-DR-04-003_Wall-Type-3_Construction Remediation'.

Wall-Type-3 - METAL COMPOSITE ALTERNATIVE - TBC

TBC:

Vitrified non-combustible cassette cladding (or similar)

Elis:

The cladding is to have a reaction to fire classification of A2 or better in accordance with BS EN 13501-1:2018

Finish:

To match existing Cladding Finish - locations to be confirmed on site

To be installed strictly in accordance with the manufacturer's recommendations.

Proposed insulation system to Wall-Type-3

Allow for the supply and installation of 'Rockwool' external wall insulation to be installed between the main support rails.

To be installed strictly in accordance with the manufacturer's recommendations.

Thickness:

TBC following opening up works. To achieve minimum U-Value in accordance with U-Values as per Table 4 of Approved Document Part L2B.

Elis:

Rated Euroclass A2 or better when assessed to EN 13501-1 using test data from reaction-to-fire tests

Schedule_Wall-Type-3_As-Existing

Type Mark	Description	Total Area
Wall Type 3A	Metal Composite Cladding - Grey	1016.9 m ²
Wall Type 3B	Metal Composite Cladding - Blue/Green	794.7 m ²

Refer to drawing '20-042-FA-DR-04-004_Wall-Type-4_Construction Remediation'.

Wall-Type-4 - GLAZED SPANDREL (FURTHER INFO. REQUIRED)

Elis:

The spandrel is to have a reaction to fire classification of A2 or better in accordance with BS EN 13501-1:2018

Finish:

To match existing Finish/colour - locations to be confirmed on site

To be installed strictly in accordance with the manufacturer's recommendations.

Proposed insulation system to Wall-Type-4 (Further Info. Required)

Allow for the supply and installation of 'stone wool' mineral wool' external wall insulation.

To be installed strictly in accordance with the manufacturer's recommendations.

Thickness:

To achieve minimum U-Value in accordance with U-Values as per Table 4 of Approved Document Part L2B.

Elis:

Rated Euroclass A2 or better when assessed to EN 13501-1 using test data from reaction-to-fire tests

CLADDING FLASHING NOTES

PLEASE NOTE

Proposed Cladding systems to include for all trims, flashing and associated works. Contractor to insure all items are priced for.

SCHEDULE QUANTITIES NOTES

Please note that the quantities shown in these schedules are for costings only and any use of them are at the contractor's own risk. They should not supersede the contractor's own quantity surveying methods.

BALCONIES / WALKWAY NOTES

Replacing balconies where they are adjacent to render or cladding will be required, contractor to have an allowance. Schedule below should be taken as an approximate, due to no survey being undertaken. It is unknown how much timber decking is used. This area finding exercise has been prepared on the basis of limited information and represents estimated quantities for outline budgeting purposes. In this respect the quantities given will be subject to review and adjustment pending the undertaking of further investigation works, the development of design proposals and liaising with specialist contractors.

Schedule_Decking

Hatch	Manufacture	Description	Total Area
		Timber cladding	877.31 m ²

PROPOSED DECKING SPECIFICATION

Proposed Aluminium Class A2 s1,d0 or better decking with built in drainage to suit existing.

Manufacturer:

Enviroworld (info@enviroworld.com)

Model:

Hyperion Decking USR Aqua-Channel with gaps every 150mm

Details to be developed with specialist input.

Four Architects Limited (1161388)

Note:
This drawing is copyright.
Do not scale dimensions from drawings.
All dimensions must be checked on site by contractor or suitable qualified individual.
Contractor to report any discrepancies, errors or omissions prior to commencing work.

Notes:

Project Title:
Jefferson Place

Location:
MANCHESTER

Drawing Title:
Phase-02_Plan_Sheet-02

Drawn:
PRELIMINARY

Appr:
As indicated

Issue:
20-06-2021

Drawn Number:
20-063

Drawing Number:
FA-DR-04-202

Revision:
P1

F

Four
Architects

113 Portland Street, Manchester, M1 6DW
Tel: 0161 777 2621 Email: info@fourarchitects.co.uk