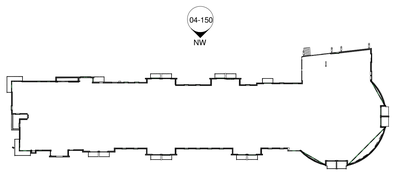


NW North-West Elevation PHASE 1
1 : 100



1 Key-Plan_Elevation_North-West PHASE 1
1 : 500

PLEASE NOTE:
INTERNAL LAYOUT IN ABEYANCE - LAYOUT TO BE CONFIRMED - PRESUMED COMPARTMENT WALL LOCATION TAKEN FROM THOMASON REPORT INSPECTION ELEVATIONS

Clarification needed on Layout of 01-First floor (Presumed car parking)

PLEASE NOTE:

Remediation works to brickwork classed as ineligible and are omitted from drawings.

Ineligible being non-cladded areas.

These works will not be funded by the BSF.

PLEASE NOTE:
Further information required on wall type 2 & 4 (spandrel panels)
Locations of wall type 2 have been approximated from Thomasons report however clarification required. Location and quantities of wall type 4 in abeyance.

0m 2m 4m 6m 8m
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 quanities based off survey information provided by Formby Surveys
6. Building information based off Thomasons survey reports and drawings.

PROPOSED RENDER INSULATION SPECIFICATION

Refer to drawing '20-062-FA-DR-04-001_Wall Type 1 Construction Remediation'.

Allow for the supply and installation of 'Rockwool' - 'Stone wool insulation ' external wall insulation to be installed in accordance with 'Wetherby render systems'.

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

Thickness: 80mm (Depending on render thickness and existing building line)

Fire: Rated Euroclass A1 when assessed to EN 13501-1 using test data from reaction-to-fire tests

PROPOSED RENDER CAVITY BARRIER/ FIRESTOP SPECIFICATION.

PLEASE NOTE:
Where full fill insulated render is being used - cavity barriers may not be required. Cavity Barriers are required where there is a cavity found - without an intrusive survey, it is unknown if cavity barriers will be required in existing structure - Currently barriers and fire stops are shown in all cases where required for costing purposes and until confirmed on site.

Allow for the supply and installation of 'Rockwool' - Cavity Barriers to be installed horizontally at each floor level, vertically on the lines of internal part walls and around all openings within the facade. All in accordance with Approved Document Part B - Diagram 8.1.

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

Horizontal & Vertical Barriers: 'Rockwool' - SP FIRESTOP System SP120.

ROCKWOOL SP Firestop System comprises of both the SP Firestop Slab and SP Firestop fixing brackets. The SP Firestop Slab is a medium density stone wool slab.

SP Firestop System has been tested and assessed to BS 476: Part 20. It has also been tested to BS EN 1366-4: 2006 and classified to BS EN 13501-2.

Achieves Euroclass A1 in accordance with BS EN 13501-1.

Thickness: TBC following opening up works.
Sizes to be confirmed by manufacturer/ specialist

Fire: Achieves up to 120 minutes.

Ancillaries: SP Firestop Fixing Brackets and Pigtail Screws

PROPOSED RAINSCREEN INSULATION SPECIFICATION

Refer to drawing '20-062-FA-DR-04-003_Wall Type 3 Construction Remediation'.

Allow for the supply and installation of 'Rockwool' - 'RAINSCREEN DUO SLAB ' external wall insulation to be installed between the 'helping hand' rails.

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

RAINSCREEN DUO SLAB has been examined by the British Board of Agrément (BBA) and granted Certificate 17/5402 for use in Ventilated Rainscreen Cladding Systems on both domestic and non-domestic buildings.

Thickness: 50-100mm (min. ventailed cavity required)

Fire: Rated Euroclass A1 when assessed to EN 13501-1 using test data from reaction-to-fire tests

PROPOSED RAINSCREEN CAVITY BARRIER/ FIRE STOP SPECIFICATION

Allow for the supply and installation of 'Rockwool' - Cavity Barriers to be installed horizontally at each floor level, vertically on the lines of internal part walls and around all openings within the facade. All in accordance with Approved Document Part B - Diagram 8.1.

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

Horizontal Barriers: 'Rockwool' - SP FIRESTOP OSCB 120.

Consisting of an advanced intumescent strip fixed to high density non-combustible ROCKWOOL insulation, SP Firestop OSCB is designed to form an open-state cavity barrier within the building facade.

Fully tested to ASFP TGD 19.

Thickness: - TBC following opening up works. (SP Firestop OSCB **MUST** be specified atleast 5mm thicker than the total thickness of Rainscreen duo slab)
Sizes to be confirmed by manufacturer/ specialist

Fire: Achieves up to 120 minutes, with a maximum open cavity of 25mm and maximum overall void of 600mm.

Ancillaries: SP Firestop OSCB Fixing Brackets and Pigtail Screws

Vertical Barriers: 'Rockwool' - SP FIRESTOP System SP120.

ROCKWOOL SP Firestop System comprises of both the SP Firestop Slab and SP Firestop fixing brackets. The SP Firestop Slab is a medium density stone wool slab.

SP Firestop System has been tested and assessed to BS 476: Part 20. It has also been tested to BS EN 1366-4: 2006 and classified to BS EN 13501-2.

Achieves Euroclass A1 in accordance with BS EN 13501-1.

Thickness: - TBC following opening up works.
Sizes to be confirmed by manufacturer/ specialist

Fire: Achieves up to 120 minutes.

Ancillaries: SP Firestop Fixing Brackets and Pigtail Screws

CAVITY BARRIER QUANTITIES NOTES

PLEASE NOTE

Cavity barrier/ fire stop quanitities does not include for all openings such as vents/ boiler flues and soffits etc, due to lack of survey information.
Contractor to have allowance for the additional unknown areas. Locations to be confirmed on site.

SCHEDULE QUANTITIES NOTES

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

PROPOSED METAL FRAME (SFS) WALL INSULATION SPECIFICATION

Allow for the supply and installation of 'Rockwool' - Steel frame slab Wall Insulation in walls where there is no insulation

Currently, void is not full filled in Wall type 1 due to meeting required u-value with insulation thickness. Where compartment wall and floor are found, full fill void with A1 rated insulation or with cavity barrier

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

Thickness: Min.100mm. To achieve minimum overall U-Value.

Fire: Rated Euroclass A1 when assessed to EN 13501-1 using test data from reaction-to-fire tests

Schedule_External Insulation

Colour	Description	Total Area
	A1 Rated mineral wool insulation behind Rainscreen cladding alternative	1798.1 m²
	A1 Rated mineral wool insulation behind render	5607.1 m²
		7405.2 m²

Schedule_Opening-Cavity Closers

Colour	Description	Total Length
	Fire Rated Cavity closer to perimeter of openings within rainscreen	2013.15 m
	Fire Rated Cavity closer to perimeter of openings within render	3950.99 m
		5964.14 m

Schedule_Vertical and Horizontal Cavity Barriers

Colour	Manufacturer	Model	Description	Total Length
	Rockwool	SP Firestop OSCB 120	Installed Horizontal in Render at floor compartments	2900.79 m
	Rockwool	SP Firestop OSCB 120	Installed Horizontal in Rendered wall to close cavity	254.85 m
	Rockwool	SP Firestop OSCB 120	Installed horizontally in rainscreen at floor compartments	479.1 m
	Rockwool	SP Firestop OSCB 120	Installed horizontally in rainscreen to close cavity	260.36 m
	Rockwool	SP120 FIRESTOP SLAB	Installed Vertical in Rendered at wall compartments	784.89 m
	Rockwool	SP120 FIRESTOP SLAB	Installed Vertically in rainscreen at compartments walls	242.71 m

Schedule_Metal frame (SFS) insulation

Colour	Description	Total Area
	A1 Rated mineral wool insulation between Metal frame (SFS) studs in rendered walls	5607.1 m²
		5607.1 m²

PLEASE NOTE:
The above quantity is a approx. calculation taken from the total area of the wall type 1 insulation and is to be used as a estimate for costing purposes.

Schedule_Wall Type 2 (Spandrel)

Colour	Description	Area	Count
	Spandrel panel - Further info. required	456.22 m²	558
Grand total: 558		456.22 m²	558

PLEASE NOTE:
Further information required on wall type 2 (spandrel panels) Locations of wall type 2 have been approximated from Thomasons report however clarification required.

Four Architects Limited (11613893)
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	Status: PRELIMINARY
Location: MANCHESTER	Scale: As indicated; Date: 25/06/2021
Drawing title: Phase-01_Elevations_Sheet-01	Job Number: 20-063; Drawing Number: FA-DR-04-150; Revision: P1

Four Architects
113 Portland Street, Manchester, M1 6DW
Tel. 01614707069 Email. info@fourarchitects.co.uk