All combustible materials to cladding to be removed UNO (Unless Noted Otherwise). New cladding systems to achieve min A2 - s1, d0 to BS EN 13501 with all testing data to be made available. DFC confirm that proposed breather membrane is acceptable as B-s1,d0 (EN 13501-1).

New cladding build up dimensions to match existing where possible and maintain existing plane of wall finishes. U Values for existing to be calculated. U Values for proposals to be calculated for approval. Provide also calculations for condensation risk for approval.

See NBS Specifications for further requirements to be achieved.

All flashing replacements to be min 3mm thick (UNO-Unless noted otherwise) with PPC finish to match existing.

Allow for replacement EPDM to all openings - to be Obex Cortex 0500FR Class B ISM Membrane.

NOTE:
Rockpanel boards -
Board depth to suit suppliers minimum. Allow for additional brackets (reduced CRS to pedestrian trafficked areas for additional robustness.

NOTE:
DRAINAGE STRATEGY
Following discussion with Alideck, it has been determined that an appropriate drainage solution for the proposed remediation would allow for free drainage of floors 1-3 - however this would require the introduction of a falls in the walkway (1in80) to the perimeter.

Alideck have discussed the possibility of full RWP installation drainage - to be connected to the existing below ground drainage - for the top 2 floors (which form the respective top floor of Blocks A/C - as these will carry the majority of rainfall. All Drainage strategy TBC

INSIDE
INTERNAL AREA NOT INSPECTED

OUTSIDE

VARIES

Approx 3m to U/S deck

Min 50% of height from top of balustrade to U/S of soffit to be open to air

Approx 1150mm AFFL

approx 150mm

ELECTRICAL/DATA CONTAINMENT

Contractor to allow for the installation of fire rated downstands in any area of the walkway that exceeds 1.8m width - Full site survey required to determine extents - Specialist design - Layout to be approved by Fire Engineer and BCB. Fire Eng to confirm requirement for CFD analysis. All in accordance with See DFC notes below.
CONTRACTOR TO SUBMIT PROPOSALS.

Existing timber handrail replaced with galvanised steel handrail designed to meet sizing requirements of AD Part M - Handrail to terminate at min 1100mm above FFL of deck in accordance with AD Part K

Existing timber finish (combustible) replaced with Alideck replacement system (A2-s1,d0) installed in accordance with manufacturers' details.

Including:
Alideck Senior balcony decking board - incorporating Alideck senior drain age channel on Alideck Low joist system - depth to suit existing threshold levels of apartments.

Contractor to allow for Existing timber and mesh balustrading to be replaced with imperforate balustrade. Refer to NBS spec. Fire Engineer to confirm requirement.

Contractor to review existing subframe to ensure existing balustrade complies with loading requirements.

AliDeck Senior Wide Access Gutter Channel - Coordinated to suit recess access between blocks and balustrade support upstands. Installed in accordance with manufacturers' details.

AliDeck Senior Wide Access Gutter Channel Installed in accordance with manufacturers' details.

NOTE: Existing containment position to be reconfigured & coordinated with balcony drainage onsite - all penetrations to fire protection to be sealed to ensure imperforate layer is maintained - **Size shown indicatively. Alideck to confirm access from above.**

System installed on top of Promat - Vermiculux-S A1 non combustible calcium silicate board (or equal and approved) fire rated, (promat to confirm use in semi-exposed position) - to provide minimum of 30mins fire protection (integrity and insulation) to floor deck. All penetrations to board (RWPs/Emergency external lights) to be suitably fire sealed to the approval of BCB.

PROMAT BOARD POSITION

All existing steel support structure to be painted in intumescent paint to provide min 30mins fire protection - to specialist details. External grade paint to be specified by specialist. Contractor to allow for full steel survey so that intumescent paint requirements can be determined by section size requirements for application.

FFL - TO MATCH EXISTING THRESHOLD LEVELS OF ENTRANCE DOORS TO APARTMENTS - Approx 100mm above TOS - Installer to confirm

BCB to confirm any limitations on rainscreen vent in this location.

Intersection of different fire protection methodologies to be rationalised with specialist providers. Intumescent expansion near facade to be considered. CONTRACTOR TO SUBMIT PROPOSALS.

Siderise RH25 (60 / 60 - Orange) Open State cavity barrier (mech fixed) with intumescent strip installed in accordance with manufacturers' details.
Consult with Siderise re: dressing barriers around steel

Assumed steel connection with thermal isolator (notional)

Existing steel box lintel (notional size)

Fire stopping/sealant to any break in promat board

Cable feeds to lighting etc fire stopped at penetrations.

NOTE: Soffit cavity - BCB to confirm whether additional barriers are required to break up cavity (for ADB compliance)

Proposed RWP to connect to below ground drainage - Contractor to allow for connection into existing drainage system at GF level - Connected into existing below ground drainage - TBC - Allow for making good any existing hard landscaping surfaces disturbed by installation - All disturbed ground and levels to be replaced as existing.
NOTE: RWP POSITIONS TO BE COORDINATED WITH WALKWAY AREAS FREE FROM STEEL & CONTAINMENT RUNS.
CONSIDER FREE DRAINAGE THROUGHOUT - BCB AND DECK SUPPLIER TO CONFIRM RUN OFF ALLOWANCE & LOCATION. **CONTRACTOR TO SUBMIT PROPOSALS.**

Proposed Wall build-ups as detailed elsewhere
NOTE: EXISTING WALLS ADJACENT THE WALKWAY VARY IN TERMS OF FINISH

Proposed Aliclad flow soffit system - installed in accordance with manufacturers' details.

Existing emergency lighting to be reinstated to suit new sofft layout. All penetrations to containment serving lights to be suitably sealed to ensure an imperforate layer is retained between floors.

NOTE: Allow access hatch to allow maintenance of repositioned containment - Spec TBC - Alideck to confirm proprietary system specification. Quantity and position to be coordinated with containment runs.

Proposed Aliclad flow soffit system - installed in accordance with manufacturers' details. Cut and sealed around existing steel - insect mesh to all gaps

Existing feature steel extension (notional depth and profile)

Existing steel CHS support (notional depth and profile)

All existing steel support structure to be painted in intumescent paint to provide min 30mins fire protection - to specialist details. External grade paint to be specified by specialist. Supplier to advise on section size requirements for application.

Existing Cladding plane

All fixings and support elements are shown indicatively. Cladding supports are notional only and to be developed and designed by appointed facade supplier to accommodate existing cladding planes.

DMWR are not responsible for the design and setting out of specialist facade elements.

Text Key

Please note: Red text - identifies action for proposed remediation

0 100 200 300 400 500mm

Existing arrangements - based on limited information and may vary on site. To be confirmed by contractor and reported to Project Manager.

DMWR are not responsible for the accuracy or completeness of the information provided within the Thomasons External Wall Survey report.

Proposed Walkway Detail (Typical) - Section

3767-DR-1000 - Proposed Walkway Detail

NOTE:
EXTERNAL WALKWAYS
EXTRACT FROM: 0876-8946_DN001.6_Citipeak_External Wall Compliance_201030.docx 30 January 2020
Balconies and Decks should meet the following recommendations from Section 7.3 of BS9991.
- The structure, including the floor, should be protected by 30 min fire-resisting construction (integrity and insulation)
- The walking surfaces should be imperforate (i.e. there should be no holes or perforations in the structure so that users are protected from the effects of hear or smoke from below)
- The sectional profile should be such that any fire plume breaking out of a flat or maisonette is directed outwards and upwards and should be arranged such that smoke does not leak laterally along the soffit. Balconies should be as open as possible to allow for the dispersal of smoke originating in a flat. At least 50% of the vertical section should be open and the area of opening for ventilation should be at least between the top of the balustrade at 1.1m and the soffit to the balcony above.
- The soffit above a balcony or deck having a width of more than 2m should be designed with down-stands placed at 90° to the face of the building (on line of separation between individual flats or maisonettes). Down-stands should project 0.3m to 0.6m below any other beam or down-stand parallel to the face of the building or should be determined by calculation.
- Where the balcony or deck is adjoined to the building wall only at the place where there is an entrance to a flat or maisonette, unless it is a minimum of 1.8m away from the face of the building, it should, in the case of single direction escape routes, be proven by calculation that the escape route is not subjected to hazardous exposure levels or smoke-logging.
- Balconies providing a single direction of escape should be further safeguarded by the following principles

The face of the building (excluding window openings) should provide at least 30 min fire resistance.
- Doors opening onto the balcony should be FD 30s (self-closing fire doors).
- Window openings should not extend below a height of 1.1m above the deck level
- The external balustrade should be imperforate
- Surface materials of the facing wall, balcony soffit and balustrade should be of a Class 0 rating
- The length of balconies should be such that no point in any flat or maisonette is more than 45m from a rising main landing valve or the approach position of a fire appliance (measured along a fire-fighting route of access).

Use Dimensions - DO NOT SCALE
The Contractor is to check all dimensions at all times.
Contractor to check the dimensions & conditions on site before commencing. Subject to professional survey.
All errors and omissions to be reported prior to commencement.
This drawing must be read in conjunction with the relevant specification clauses. This drawing must not be used for purposes other than that for which it is provided. All drawings subject to statutory authority approval.

This Drawing Is Copyright of DMWR Architects LTD

Scale Bar — To be used as guidance only

1:5	mm		50	150	250	
1:10	mm		100	300	500	
1:20	mm		200	600	1000	
1:50	mm		500	1500	2500	

KEYPLAN

NOTES

These drawings have been produced based on limited information supplied to DMWR.
No checks have been undertaken to confirm accuracy of drawings and DMWR does not accept any liability for variations from existing arrangement.
These drawings are not intended for construction purposes, nor are they fully representative of all details and interfaces required. These drawings are intended as design intent for the purposes of obtaining tender only.
The contractor should undertake all necessary site surveys and investigations to ascertain accurate dimensions required for construction purposes and the production of detail manufacturing drawings or any other purpose.
Existing wall build up has been produced with limited information from localised intrusive opening up by others.
The Design Intent 'As Proposed' detail drawings have been produced with manufacturers input and are to be read in conjunction with the specification document for all associated components. These Design Intent drawings and Specification Document are for the purpose of tender. The contractor / sub-contractors are to complete detailed working drawings for construction. Detailed fabrication drawings to be submitted for comments.
In all cases fire barriers/stopping/membranes sealants/ tapes and all other façade materials to be fully certificated for application and to be subject to approval by the Building Inspector and in accordance with guidance from a Fire Engineer.

Manufacturers to provide Fire Test Certification for open state and closed state barrier systems confirming compatibility with overall wall assembly and compliance.

Rev	Date	Revision Description	Drn	Chk
B	03.10.23	Updated in line with feedback from DFC	RV	SE
A	12.09.23	For Information	RV	SE

Project Name	Citipeak, Manchester
Client	Thomasons
Drawing Title	Proposed Walkway Section
Client Job No	
DMWR Job No	3767
Drawing Reference	3767-DR-1000
Revision	B
Drawn Date	12.09.2023
Scale	1:10@A1 @A1
Drawn By	RV
Drawing Status	TENDER
Checked By	SE
North	

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