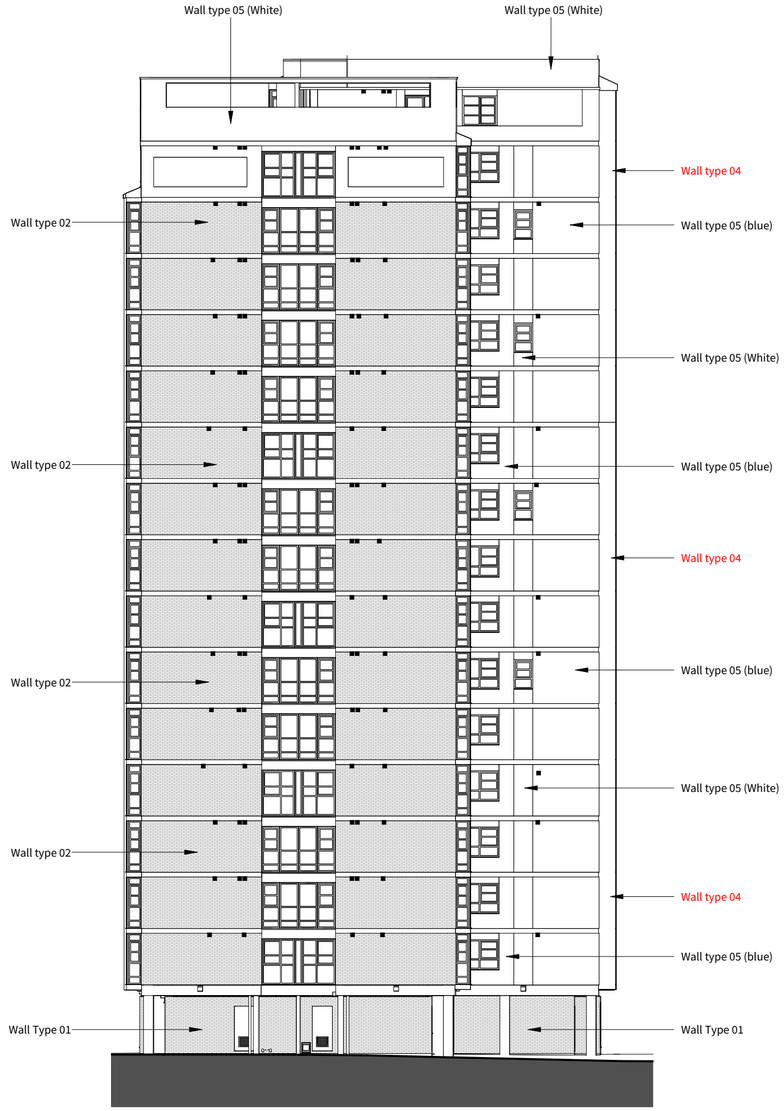
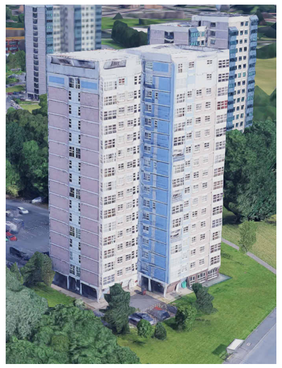
3 Existing_Elevation-North

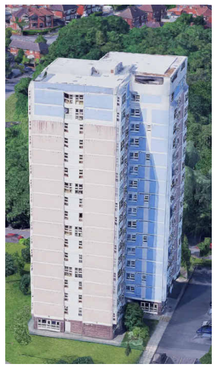
1 : 200

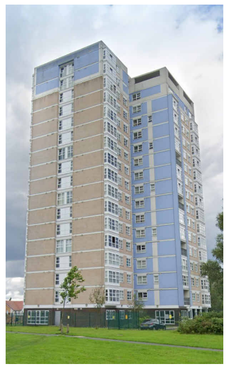


4 Existing_Elevation-East

1 : 200







0m 4m 8m 12m 16m

Drawing Scale 1:200 @ A2

GENERAL NOTES

1. Drawings are based on survey data (provided by Formby Surveys Ltd) and may not accurately represent what is physically present on site
2. Do not scale from this drawing. All dimensions are to be verified on site before proceeding with the work.
3. All dimensions are in millimetres unless noted otherwise.
4. All survey information provided by Formby surveys are undertaken in accordance with the RICS specification for 'Survey of land, Buildings & Utility services at scales of 1:500 and larger' & accuracies and tolerances are in line with this document.
5. All drawings will need a full review by BCO/ BSR, Specialist Cladding Subcontractor, Fire Engineer, Contractor, Client, Planning, Insurers and for EWS-01 Forms.
6. Existing wall build-ups and junctions are to be verified on site. All U-Values and proposed insulation thicknesses are to be re-evaluated once exact existing wall build ups have been verified following demolition works. Room layouts are to be verified through site walkaround.

PLEASE NOTE

Information shown is as accurate as possible with the record information provided - No as-built floor plans have been provided (floor plans to be confirmed).
Existing wall build-ups and junctions are to be verified on site. All U-Values and proposed insulation thicknesses are to be re-evaluated once exact existing wall build ups in all areas have been verified following removal works at each phase. Room layouts are to be verified through site walkaround and during woks.

External wall system & Scope of works

The below wall types as per External wall fire risk appraisal (FRAEW) & scope of works require remediation

Wall Type 03 - UPVC Infil Panels (windows to the stair and corridors)
Wall Type 04 - Rendered EPS

The below wall types have not been recommended for remdiation and outside of scope of works

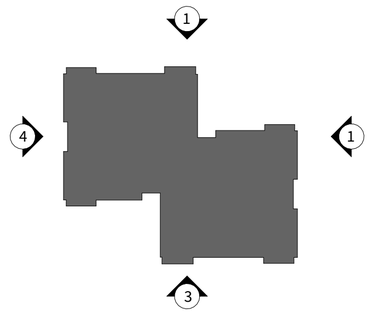
Wall Type 01 - Brickwork (Red)
Wall Type 02 - Brickwork (Brown)
Wall Type 05 - Rendered Brickwork

In accordance with ARTEC FIRE 'EXTERNAL WALL FIRE RISK APPRAISAL (FRAEW) dated 10th Janurary 2025 - Rev 02

Based on the outcome of the FEAEW assessment, it is artec Fire's opinion, the following recommendations should be taken to reduce the risk to an acceptable level:

1. Remove and replace the UPVC infulled panels around the windows of the stairs and corridors with no-combustible or class A2-s1, d0 materials and provide fire stoppings between the infilled panels and the slab edge within the corridor
2. Restrict the storage of any combustible material around and adjacent to the building elevations, particular in front of entrance to the door, to ensure that the storage should be atleast 1.8m from the door entrance and/or building elevation
3. Remove and replace the EPS sytem on every second floor level with non-combustible or class A2-s1,d0 material. Where there are any cavities in the system, ensure any cavities in the remediated wall system are provided with adequate cavity barrier provision in accordance with approved document B volume 1 (2022)

The above remediation option is the preferred option



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: FRESHFIELDS		Status: PRELIMINARY	
Location: Spindletree Avenue, Manchester, M6 7HQ		Scale: As indicated	Date: 24/03/2024
Drawing title: Existing_Elevations_Sheets 02	Job Number: 20-060	Drawing Number: FA-DR-03-201	Revision: P2

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