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.

For cavity barriers location refer to Proposed Elevations

All combustible materials to cladding to be removed. New cladding systems to achieve A2 - s1, d0 to BS EN 13501 with all testing data to be made available.

New cladding build up dimensions to match existing where possible and maintain existing plane of wall finishes. U Values & Condensation Risk proposals to be calculated by others for approval.

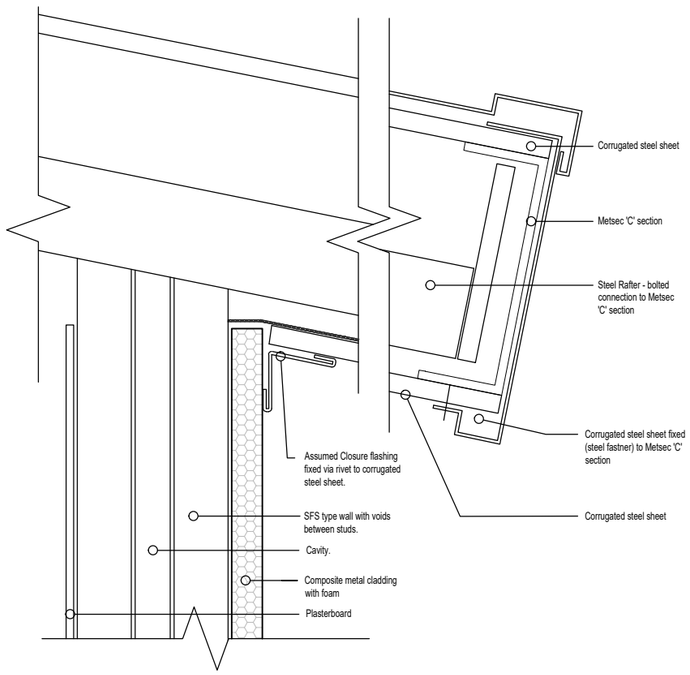
See NBS Specifications for further details.

VCL to be provided if not in place. Contractor to investigate and advise.

EPDM's to be replaced to form weather sealing membrane around window frames.

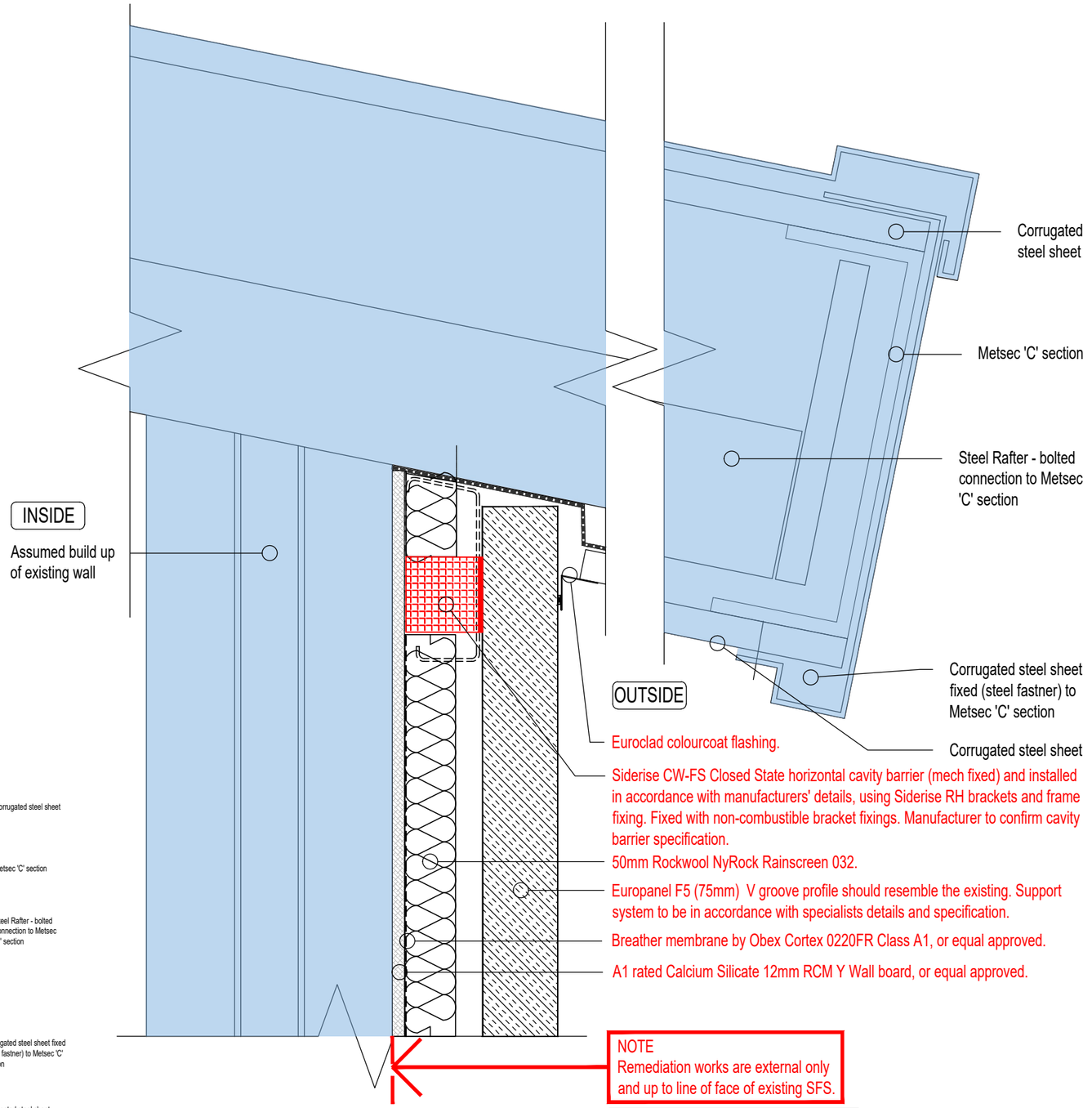
All fixings and support elements are shown indicatively. Cladding supports are notional only and to be developed and designed by appointed facade supplier to accommodate existing cladding planes.

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



EXISTING - Typical Junction Eaves - Cladding - Scale 1:10

Existing building ASSUMED INFORMATION TBC on site



NOTE
Remediation works are external only and up to line of face of existing SFS.

Text Key

Please note: Red text - identifies action for proposed remediation

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
1:10	mm	100	300
1:20	mm	200	600
1:50	mm	500	1500

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 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
C	20.10.23	Updated with NBS specification.	JP	PB
B	16.10.23	Design team comments incorporated. Tender Issue	JP	PB
A	20.09.23	Preliminary Issue	MP	PB

Project Name: Lincoln Gate, Manchester	North
Client: THOMASONS	
Drawing Title: Typical Junction Eaves - Cladding	Client Job No: 9058
	DMWR Job No: 3739
Drawing Reference: 3739-DMWR-DR- 311	Revision: C
Drawn Date: Sept 2023 / Scale: 1:5@A3	Drawn By: MP
Drawing Status: DESIGN INTENT - TENDER	Checked By: PB

DMWR Architects

First Floor
16-18 Hatton Garden
London EC1 N 8AT

020 7870 3779
mail@dmwr.co.uk
www.dmwr.co.uk

Fourth Floor
41 Spring Gardens
Manchester M2 2BG

0161 413 4656
mail@dmwr.co.uk
www.dmwr.co.uk