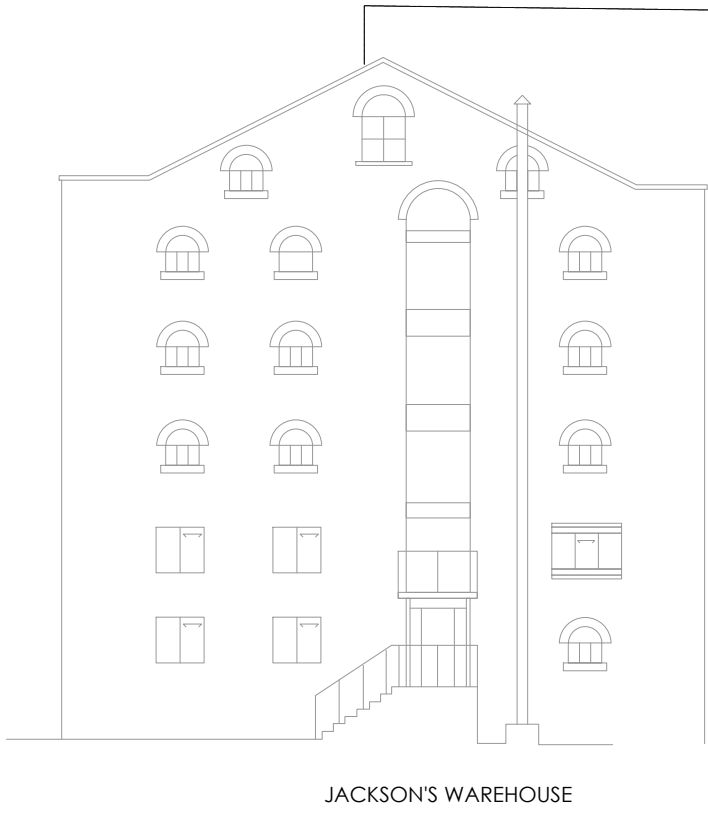
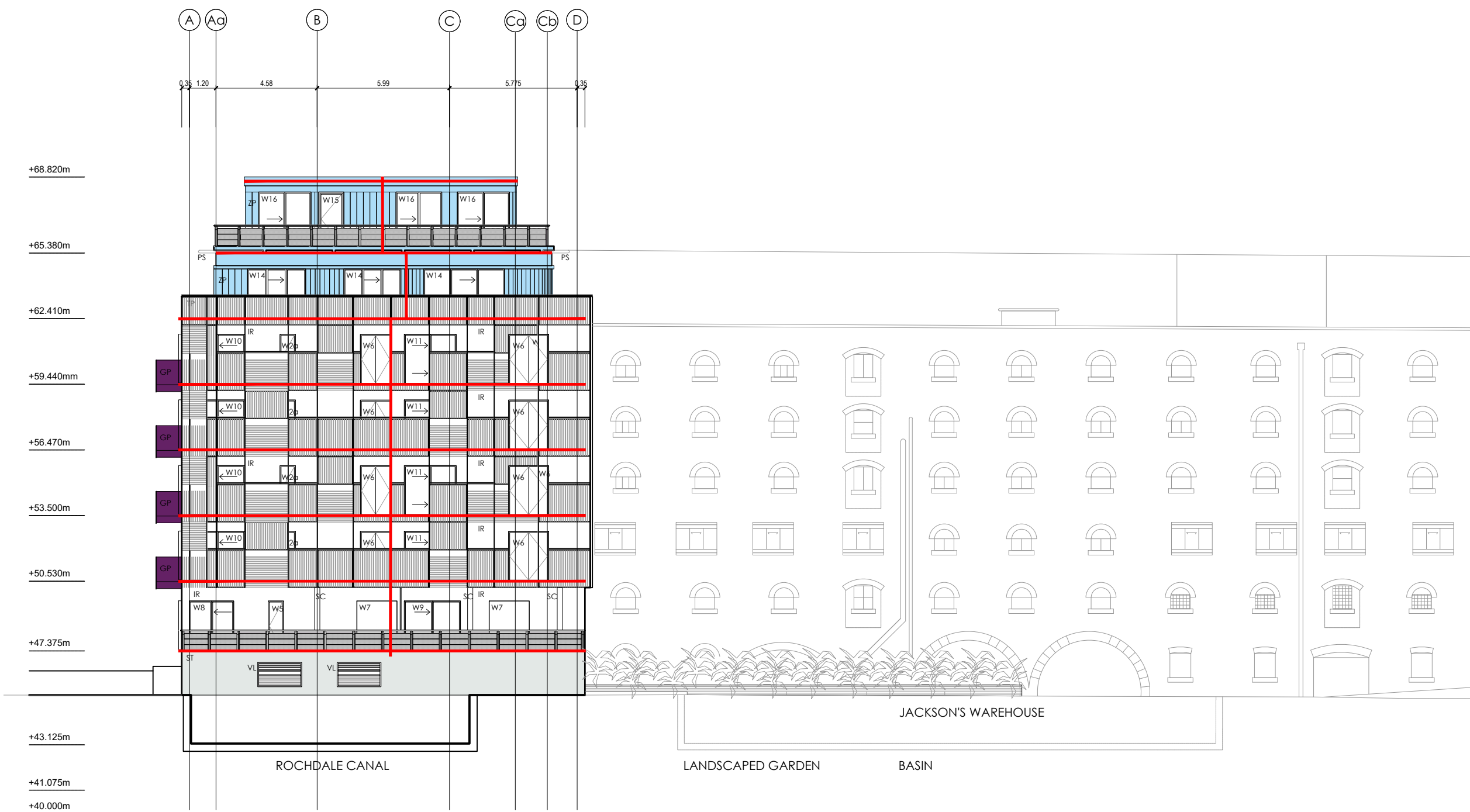




JACKSON'S WAREHOUSE

West Elevation
Scale 1:200 @ A1



South Elevation
Scale 1:200 @ A1



Proposed South & West Elevations
Scale 1:200 @ A1

NOTES

- All dimensions and levels are to be checked on site.
- Any discrepancies are to be reported to the architect before any work commences.
- This drawing shall not be scaled to ascertain any dimensions. Work to figured dimensions only.
- This drawing shall not be reproduced without express written permission from AEW.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavors. AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.
- All works are to be undertaken in accordance with Building Regulations and the latest British Standards.
- All proprietary materials and products are to be used strictly in accordance with the manufacturers recommendations.

CDM 2015

Client notified of duties: 28/10/20

Principal Designer: Rider Levett Bucknall

Unless noted below, all known hazards have been highlighted on the drawing:

Materials Key:

- Existing feature stonework to lower level to be replaced only where necessary with similar stone to allow insertion of new support system.
- Existing brickwork inc ties, foam insulation and ancon support system, cavity barriers, d.p.c's to be carefully taken down and removed from site - refer to detail drawing 0100 series. All to be replaced with new ancon support system, new bricks, wall tie restraints, new rockwool duo slab insulation, new 12mm thick Y-wall sheathing board and sills filled with insulocor flex slab. To be pointed with mortar, colour and joint type to match existing. New wall ties to be installed where required to structural engineer's details. Build in 10mm wide vertical movement joints as existing locations. Refer to AEW drawings for brick details.
- New direct fix A2 rated render system fixed to SFS frame on new A1 rated sheathing board. Refer to AEW drawings for render details.
- New non-combustible Class A2 metal feature trellis (to match existing in size and profile). Refer to AEW drawings for trellis details.
- Zinc cladding system to be retained to upper floors only. Cladding required to 2nd stair cores for cavity barrier insertion only. All to be replaced with matching cladding.
- Existing balconies to be reinstated following completion of the works.
- Within Zinc Cladding: Tenmat NVFB vertically and VFB open state horizontally.
- NOTE: All 'Early Wall/Party Floor Lines' and around openings and to interfaces with changing cladding materials to be installed and verified by Contractor plus at no less than 20m vertical centres in any case.
- Position of compartment wall lines to rendered elevations indicated.
- NOTE: All 'Early Wall/Party Floor Lines' to be verified by Contractor.
- To Brickwork: Proposed Tenmat NVFB 80mm cavity barrier to be installed to manufacturers details and recommendation and site personnel. Inc vapour mechanically fixed non combustible dpc and cavity trays.
- NOTE: All 'Early Wall/Party Floor Lines' to be verified by Contractor.
- NOTE:

Please refer to drawing 0120 for details on works to orient windows.

Structural Engineer to check existing SFS, slabs and advise on remedial work prior to fitting new ancon support system and new brickwork.

Existing fixtures and fittings mounted on the walls to be carefully removed, securely stored and refixed in original locations following the completion of the m-cladding works.

Vents through the external walls to be replaced with appropriately sized new gully vents dust system and grilles etc. To M&E consultants design.

Contractor to allow for temporary removal and reinstatement of street lighting where required.

STRUCTURAL ENGINEER AND/OR ANCON ENGINEER TO FULLY ASSESS, MEASURE AND INVESTIGATE EXPOSED SLABS FOR PROPOSED DESIGN/REMEDIAL AND SUPPLY OF NEW REPLACEMENT ANCON BRICKWORK SHELF SUPPORT SYSTEM.

EXISTING BRICKWORK, TIES, ANCON SUPPORT BRACKETS AND SHELF SUPPORTS, CAVITY FIRE BARRIERS, D.P.C'S, FOAM INSULATION TO BE REMOVED. SEQUENCE OF WORK TO BE CARRIED OUT FROM TOP TO BOTTOM ON BOTH TARIFF STREET AND BREWER STREET. ONE FLOOR AT A TIME DOWN TO PAVEMENT LEVEL.

CONTRACTOR TO CARRY OUT ANY CONCRETE SLAB REPAIRS PRIOR TO FITTING OF CRACK REMEDIATION.

STRUCTURAL ENGINEERS TO ASSESS AND ADVISE ON CONDITION OF EXISTING SFS.

C10 04/04/24 MM DJ

Issued For Planning

C09 05/02/24 MM DJ

Drawings revised for replacement of brickwork

C08 05/02/24 MM DJ

Drawings revised for replacement of brickwork

C07 26/01/24 BA DJ

Modification of Metal Rails direction - end strip of trellis

C06 24/03/23 MM DJ

Horizontal cavity barrier behind parapet capping at 6th floor under balustrade omitted as site opening confirmed a continuous beam approved by B87. Central opaque windows to both stair cores omitted and replaced with zinc cladding.

C05 21/10/22 EO DJ

Vertical cavity barriers updated following design review

C04 31/08/22 MRM DJ

Cavity Barrier specifications updated

C03 31/08/22 MRM DJ

Cavity Barrier's revised

C01 11/03/22 SPF DJ

Issued for Construction

P02 27/11/20 BLB DJ

Issued for Tender

REV Date Drawn by - Checked by -

Status Purpose of Issue

S2 For Construction

drawing stage RIBA Stage 5

client

Rider Levett Bucknall

project

Vantage Quay

3-5 Brewer Street, Manchester

M1 2ED

drawing title

Proposed South & West Elevations

(Sheet 2 of 2)

date 19/11/20 drawn SPF

scale@A1 1:200 checked DJ

Existing building information is based on "Record Drawings" provided by Conran & Partners. This information may not be a true reflection of what was actually built on site and as such Appointed Main Contractors are to undertake their own on site investigations in order to satisfy themselves that the information provided within this document is an accurate representation of the building and to verify wall and floor types construction build up.. It is assumed that the existing internal linings which are to be retained incorporate a vapour control layer.

Conran & Partners drawing reference:
'0512(21)01_South & East Elevations'
'0512(21)02_North & West Elevations'

Revision: - Issue Date: 24/09/04

GENERAL PRINCIPLE OF WORK (METHODOLOGY)

to be confirmed and agreed with Main Contractor

- STARTING FROM THE TOP, TAKE DOWN BRICKWORK (INC WALL TIES) TO FULL WIDTH OF BOTH ELEVATIONS (BREWER STREET AND TARIFF STREET) ONE LEVEL AT A TIME (COMPLETING SEALING EXPOSED AREAS AS BELOW AS SOON AS POSSIBLE) UNTIL COMPLETELY REMOVED TO PAVEMENT LEVEL.
- RETAIN EXISTING WINDOWS AND DOORS ETC. CAREFULLY REMOVE CILLS AND SET ASIDE FOR RE-FINISH. ALLOW FIX CLEANING CILLS.
- AT EACH LEVEL REMOVE EXISTING FOAM INSULATION BOARD FROM WITHIN SFS AND REMOVE FROM SITE. PROTECT FROM FIRE ANY EXPOSED FOAM INSULATION BOARDS IF LEFT IN PLACE.
- FULLY FILL EXISTING SFS WITH ROCKWOOL FLEXI SLAB.
- FIX 12MM THICK RCN Y-WALL SHEATHING BOARD TO SFS.
- FIX 30MM THE VERMICULUX S TO ALL COLUMNS ON COMPARTMENT WALL LINES READY TO TAKE VERTICAL CAVITY BARRIERS.
- REMOVE EXISTING ANCON SUPPORT BRACKETS AND SHELF SUPPORTS.
- REMOVE ANCON COMBI DECK ALONG SLAB EDGES TO ALLOW DIRECT FIXING OF CAVITY BARRIERS.
- ANCON ENGINEER TO ASSESS AND INVESTIGATE EXPOSED SLABS FOR PROPOSED DESIGN/REMEDIAL AND SUPPLY OF NEW REPLACEMENT ANCON BRICKWORK SHELF SUPPORT SYSTEM.
- CLANKY TO UNDERTAKE A REVIEW OF DEFECTIVE CONCRETE TO THE SLAB EDGE BENEATH THE ORIEL WINDOWS AND OFFER ADVICE / REMEDIAL PROPOSALS RELATING TO SAME, ALL TO BE AGREED WITH ANCON.
- STRUCTURAL SURVEYOR TO UNDERTAKE A MEASURED SURVEY OF TOP OF SLAB LEVELS, VERTICAL ALIGNMENT OF SLAB EDGES, AND RECORD WHERE THE SLAB IS DISCONTINUOUS / RECESSED. STRUCTURAL SURVEYOR TO ALSO SURVEY THE LEVEL AND HORIZONTAL ALIGNMENT OF DOORWAY SLOTS IN THE CORNER TO ACCEPT THE ANCON T-BOLTS. SURVEY INFORMATION TO BE PROVIDED TO ANCON.
- ANCON TO DESIGN AND DETAIL THEIR PROPRIETARY REPLACEMENT BRICKWORK SUPPORT SYSTEM TO MEET WITH THE SURVEY FINDINGS, ANCON TO AGREE LEVELS OF REPLACEMENT BRICKWORK SUPPORT SYSTEM WITH AEW / CLANKY TO BEST SUIT BRICKWORK COURSING.
- CARRY OUT ANY REMEDIAL WORK TO SLABS ETC.
- FIX OBEK EM 0200F USING G20F ADHESIVE KIT TO ALL PERIMETER OPENINGS TO WINDOWS AND DOORS ALONG COMPARTMENT FLOORS AND WALLS.
- FIX OBEK 0235F BREATHING MEMBRANE WITH OBEK 0825 INSTALLATION KIT.
- FIX TEMPORARY CLEAR FLAME RETARDANT SHEETING TO ALL EXPOSED AREAS.
- SUPPLY AND FIX NEW ANCON BRACKET AND SHELF SUPPORT SYSTEM TO SLAB EDGES.
- SUPPLY AND FIX ALL TENMAT CAVITY FIRE BARRIERS, GAVGARD COVERS TO ALL WINDOW, DOOR, COMPARTMENT FLOOR AND WALLS.
- SUPPLY AND FIX ROCKWOOL DUO SLAB TO SHEATHING BOARD.
- SUPPLY AND FIX ANCON 25/34 RESTRAINT SYSTEM WITH STAND OFF CHANNELS FOR S025 RESTRAINT TIES TO SUIT CAVITY WIDTH.
- REBUILD BRICKWORK FROM GROUND UP, INSTALLING SOFT JOINTS TO UNDERSIDE OF NEW MASONRY SUPPORT ANGLES, BRICKS TO MATCH EXISTING - SUBJECT TO PLANNING APPROVAL.
- REFIX EXISTING P.P.C WINDOW CILL FLASHING. ALLOW FOR NEW GALV ANGLES FOR FINISH, TO REPLACE ANY ROTTEN TIMBERS.
- SEAL AROUND ALL OPENINGS WITH ARBO LOW MODULUS NEUTRAL CURE SILICONE SEAL.

Rev

C10

12143-AEW-XX-ZZ-DR-A-3003

Job No

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