Remove existing cladding, all insulation, all timbers and all other combustibles. Remove from site for recycling (if possible) or disposal.

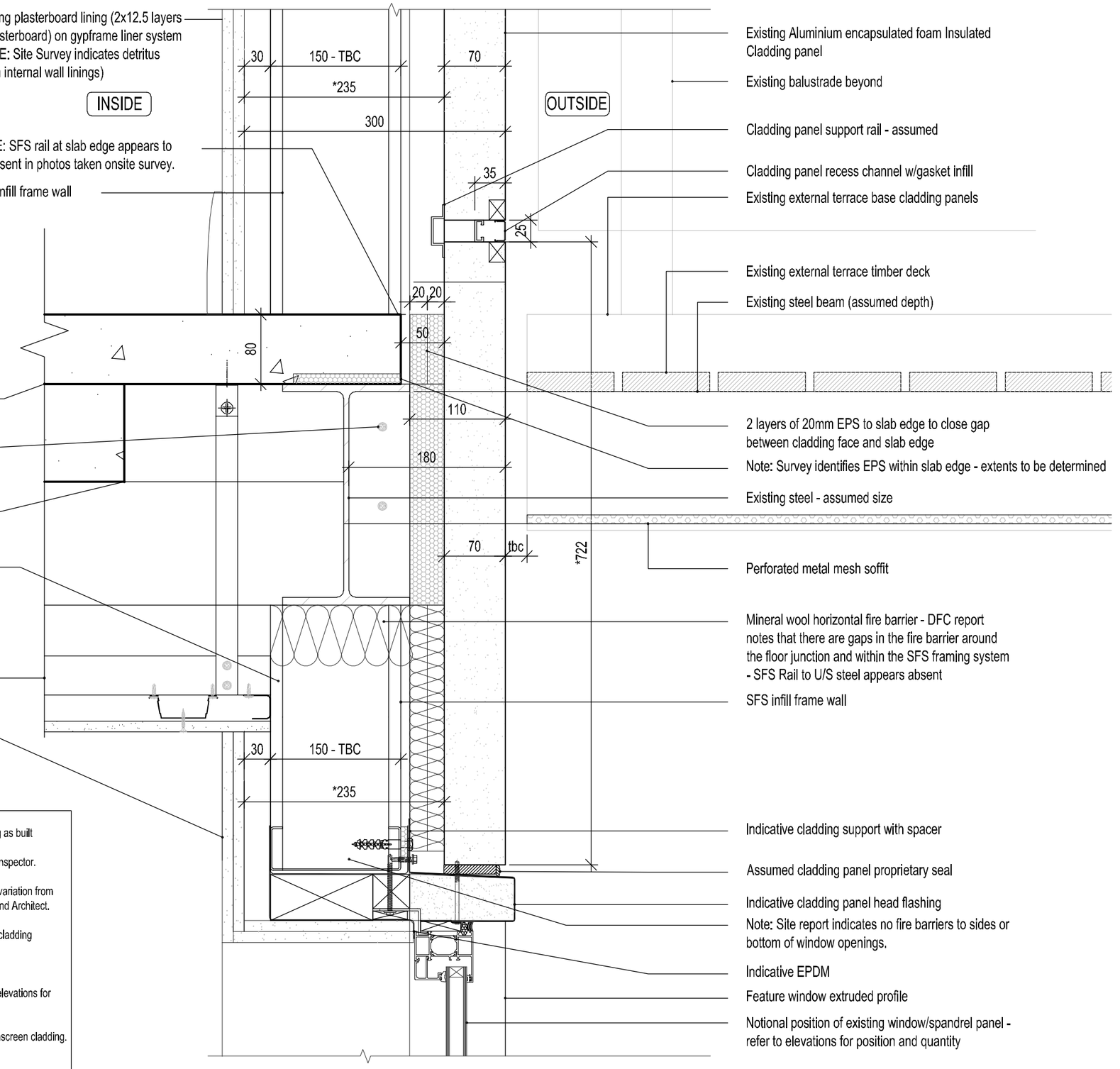
All details assume that existing combustibles will be removed from the perimeters of openings.

EPDM in accordance with manufacturer's proposals and to suit existing windows and openings. EPDM to be of limited combustibility and approved by the fire consultant.

NOTE: Proposed design maintains existing cladding line. However, key dimensions are to be checked onsite to confirm that rainscreen cladding can be adequately installed.

Position of existing balustrade and penetrations to cladding (i.e. CHS terrace supports) will necessitate modification to existing cladding junction design - with new cladding panel junctions to suit. Amendments to appearance to be confirmed with Planner.

Proposed Rainscreen cladding to be installed strictly in accordance with manufacturer's details.



Existing plasterboard lining (2x12.5 layers of plasterboard) on gypframe liner system (NOTE: Site Survey indicates detritus within internal wall linings)

NOTE: SFS rail at slab edge appears to be absent in photos taken onsite survey.

SFS infill frame wall

Concrete slab (Site survey confirms approx 80mm depth) - Notional B&B support

Note: Survey identifies bolts to steel connections are loose. Contractor to review onsite

Assumed steel beam supporting B&B upper floor structure

NOTE: Site survey indicates ceiling void is open to external wall cavity. Site photography also demonstrates that horizontal barriers to party walls are incomplete above ceilings.

Existing ceiling hangar system (assumed depth) with plasterboard ceiling finish

Existing plasterboard lining (2x12.5 layers of plasterboard) on gypframe liner system (NOTE: Site Survey indicates detritus within internal wall linings)

Existing Aluminium encapsulated foam Insulated Cladding panel

Existing balustrade beyond

Cladding panel support rail - assumed

Cladding panel recess channel w/gasket infill

Existing external terrace base cladding panels

Existing external terrace timber deck

Existing steel beam (assumed depth)

2 layers of 20mm EPS to slab edge to close gap between cladding face and slab edge

Note: Survey identifies EPS within slab edge - extents to be determined

Existing steel - assumed size

Perforated metal mesh soffit

Mineral wool horizontal fire barrier - DFC report notes that there are gaps in the fire barrier around the floor junction and within the SFS framing system - SFS Rail to U/S steel appears absent

SFS infill frame wall

Indicative cladding support with spacer

Assumed cladding panel proprietary seal

Indicative cladding panel head flashing

Note: Site report indicates no fire barriers to sides or bottom of window openings.

Indicative EPDM

Feature window extruded profile

Notional position of existing window/spandrel panel - refer to elevations for position and quantity

NOTE
Drawing has been produced with limited information due to existing as built drawings being unavailable. Existing assemblies may vary on site.
Drawings and contents are subject to the approval of the Building Inspector.

Details are meant to achieve a close match to the existing. Where variation from this occurs do not proceed until approval by the Project Manager and Architect.

Final arrangements of rails / support systems to be undertaken by cladding supplier.
Fixing patterns to rivets to match existing.

External cladding boards replacements to be confirmed - Refer to elevations for locations.

Contractor to ensure minimum vented cavity is provided to any rainscreen cladding.

Drawing to be read in conjunction with NBS.

All Dimensions to be checked on-site prior to installation of any cavity barriers.

Cavity closer (Siderise or equal and approved) to be installed around windows and compartmentation all in accordance with manufacturers' details.

All fire barriers subject to written approval of Building inspector and Fire Engineer.

EXISTING

Typical Window Head / Slab Edge Section - Existing Aluminium Cladding Panel

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

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	Dm	Chk
A	01.03.23	Preliminary Issue	RV	SE

Project Name: Stonebridge House, Manchester			North
Client: Thomasons UK			
Drawing Title: Typical Window Head / Slab Edge Section Detail - Existing Aluminium Cladding Panel			Client Job No: Client No
			DMWR Job No: 3993
Drawing Reference: 3993 DR 210			Revision: A
Drawn Date: 01.03.2023	Scale: 1:5@A3		Drawn By: RV
Drawing Status: DRAFT			Checked By: SE

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