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.

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

CP board installation to be reviewed by fire barrier supplier to ensure compliant with any testing certification.

NOTE
Drawing has been produced with limited photographic 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 barrier (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.

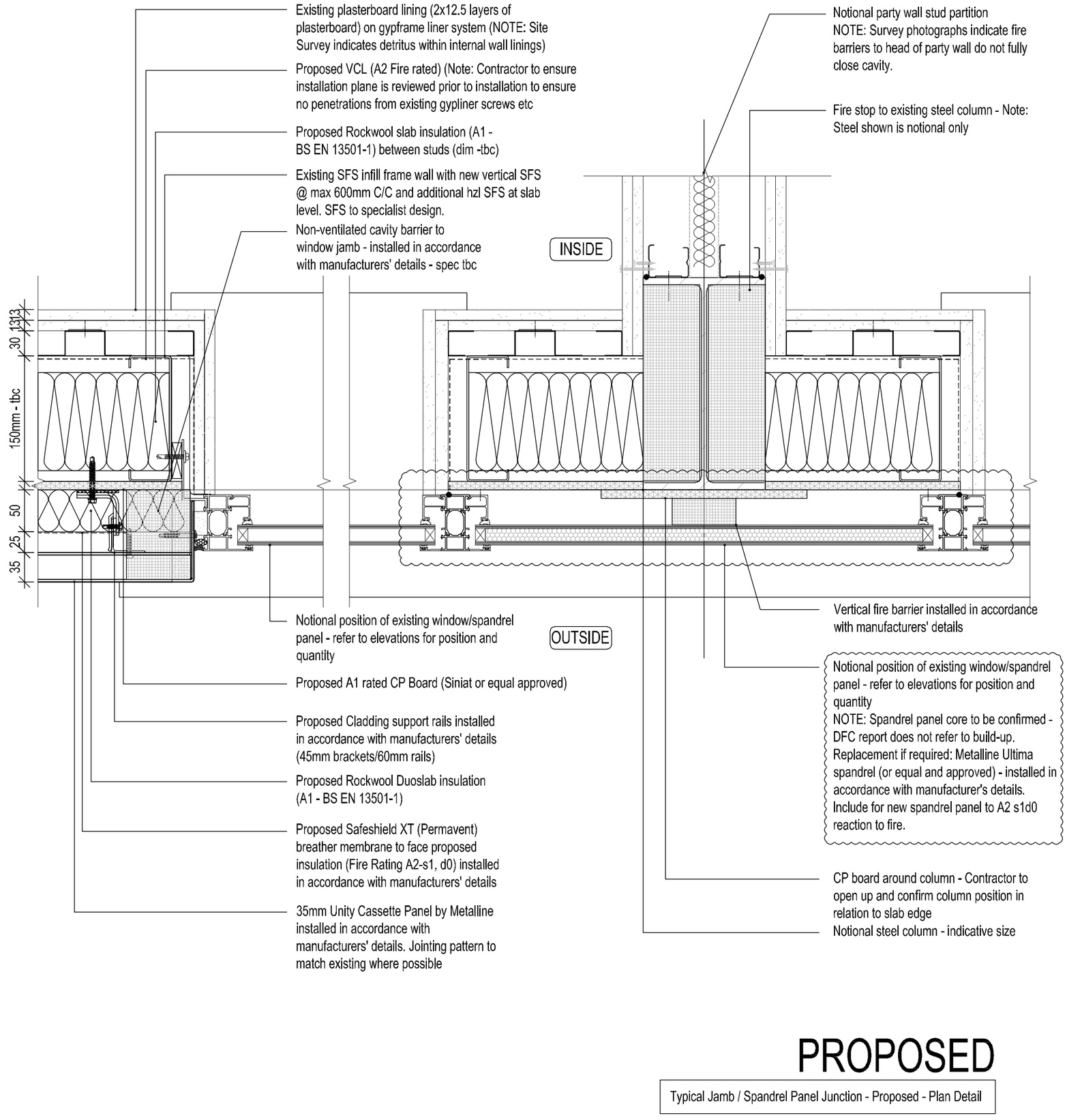
New SFS items to be designed by Contractor. All new SFS and new loadings via insulation and sheathing to be assessed by the Structural Engineer.

Completed works to achieve an Option A2 on the EWS1 form following completion of works. This requires:

1. Removal and replacement of all combustible materials, with products achieving Class A2-s1,d0 or Class A1. Any proposed exemptions (e.g. alternative product not available on the market) must be passed on to the Fire Consultant for review and agreement.

2. The remediation/installation of cavity barriers to openings and at the junction of compartment walls and floors, as well as to close off the top and bottom of cavities, to achieve 30 minutes integrity and 15 minutes insulation (tested from both sides separately). Barriers around openings such as windows and service penetrations can alternatively be achieved with imperforate steel with a thickness of not less than 0.5mm. Note that the approving authorities may require a higher performance standard to these requirements. 'Closed state' barriers are to be classified in accordance with BS EN 1363-1 or BS 476-20. 'Open state' barriers are to include an intumescent strip that achieves the same performance as the entire barrier, when tested to ASFP TGD 19, This test method specifies a procedure for determining the fire resistance of 'open state' cavity barriers when subjected to the standard fire exposure conditions and performance criteria stipulated in BS EN 1363-1. Cavity barriers are to be installed as per the manufacturer's requirements, including any limitations associated with the void thickness, spacing between intumescent strip and inside face of the cladding, and required fixings. This is to ensure that full product certification of the barriers can be achieved.

3. Junctions where a fire resisting wall or floor meets the external wall construction must be fire stopped to the same standard as that wall or floor.



PROPOSED

Typical Jamb / Spandrel Panel Junction - Proposed - Plan Detail

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 Jamb Detail - Proposed - Window Jamb/Spandrel Panel across Party Wall	Client Job No: Client No
	DMWR Job No: 3993
Drawing Reference: 3993 DR 224	Revision: A
Drawn Date: 01.03.2023 / Scale: 1:5@A3	Drawn By: RV
Drawing Status: DRAFT	Checked By: SE

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

Contact DMWR for more information