

THE PRINCIPAL CONTRACTOR IS TO BASE THE TENDER ON THE ARCHITECTURAL DRAWINGS LISTED TOGETHER WITH THE FOLLOWING DOCUMENTS / INFORMATION:-

1. OCTA FIRE RISK APPRAISAL FOR EXTERNAL WALLS (FRAEW) REF: OF00178
VERSION 01 DATED: 25/02/2025

THE PRINCIPAL CONTRACTOR IS TO PROVIDE FULL SPEC & WARRANTY FOR ALL WORKS. ALL MATERIALS TO HAVE REQUISITE TEST CERTIFICATION AND OR ASSESSMENTS - ALL TO BE AGREED WITH THE CLIENT'S TEAM NAMELY:
PROJECT MANAGER
ARCHITECT
FIRE ENGINEER
BUILDING CONTROL/NHBC GUIDANCE
CLIENT INSURERS.

ALL PRIOR TO COMPLETING DESIGN, SUPPLY AND FIX.

ALL ASPECTS OF THE FACADE NOT HIGHLIGHTED IN THE WALL BUILD UP LEGEND - AFL PROPOSED PHOTOGRAPHIC ELEVATION DRAWINGS, ARE OMITTED FROM THE SCOPE OF WORKS AS PER OCTA EXTERNAL WALL ASSESSMENT AND THE APPROPRIATE FIRE STOPPING IS IN PLACE.

ALL PROPOSED CAVITY BARRIER DETAILS, SPECIFICATIONS & LOCATIONS TO BE CONFIRMED TO MEET THE DESIGN INTENT CRITERIA BY THE FIRE ENGINEER AS PART OF THE PCSA.

ALL AFL DRAWINGS ARE TO BE PRINTED IN COLOUR.

ALSO REFER TO THE FOLLOWING BS REFS:
BS EN 13823 - FIRE TEST METHOD (SBI TEST)
BS EN ISO 1182 - NON-COMBUSTIBILITY TEST

NOTES
All dimensions and levels 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 AFL Architects Ltd.
DISCLAIMER
When this drawing is issued in CAD, it is an uncontrolled version issued for information only, to enable the recipient to prepare their own documents/drawings for which they are solely responsible.
SOFTWARE INTEROPERABILITY
AFL prepared this drawing using Autodesk REVIT Architecture.
AFL does not accept liability for any loss or degradation of any information held in the drawing resulting from the translation from the original file format to any other file format or from the recipients reading of it in any other programme.

Key
Existing to be retained.
Elements to be removed during works and disposed.
New Works.

Refer to the following AFL drawing nos for scope of work to facade:
Existing Block Plan - 00100
Proposed Floor Plans - 20100 to 20105
Proposed Photographic Elevations - 20200 & 20201
Proposed Elevations - 20202
Proposed Typical Cavity Barrier Photo Elevations - 67200 & 67201
Proposed Cavity Barrier Elevations - 67202
Typical Existing & Proposed Wall Details - 21400 & 21401
Typical Cavity Barrier & Fire Stopping Locations - 67400

All cavity barriers are to be re-designed, located, specified & warranted by the manufacturer. All cavity barriers are to be fitted by an approved installer & in accordance with manufacturers spec / details. All AFL drawings are design intent only to maintain the outer face of the building & are based on site investigation by OCTA, site photos & limited existing drawings supplied by the client. All wall build-ups are to be verified on site by the Principal Contractor during the PCSA.

If no project specific wind load calculations are available, the Principal Contractor should supply appropriate localised wind load calculations in support of their proposals.

P3	30-10-25	SIB	Stage 3 tender issue
P2	17-09-25	SIB	Additional drawings indicated
P1	10-09-25	SIB	First issue

rev no.	rev date	rev by	description
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project
Agecroft House
Cladding Remediation Works
location
34 Copperas Street
Manchester M4 1HQ
Employer

Dooleys Construction Consultants
3000 Aviator Way
Manchester Business Park
Manchester
M22 5TG

client
Agecroft Investment Co Ltd
14-32 Hewitt Street
Manchester
M15 4GB

AFL Architects
1st Floor
St Georges House
56 Peter Street
Manchester M2 3NQ
t: +44(0)161 236 6263
f: +44(0)161 236 6484
w: www.afl-architects.com
e: mail@afl-uk.com
twitter.com/AFLArchitects
key plan



drawing title
Typical Existing & Proposed
Wall Details
Scope of Works
PCSA

AFL job number	scale @ A1	drawn	SIB	checked	GR
254108	1:5	rev date	30-10-25		

dwg purpose	status	rev
Stage 3 Tender	S4	P3

bim project origin zone level type role 5-digit no.
AH-AFL-XX-XX-DR-A-21401

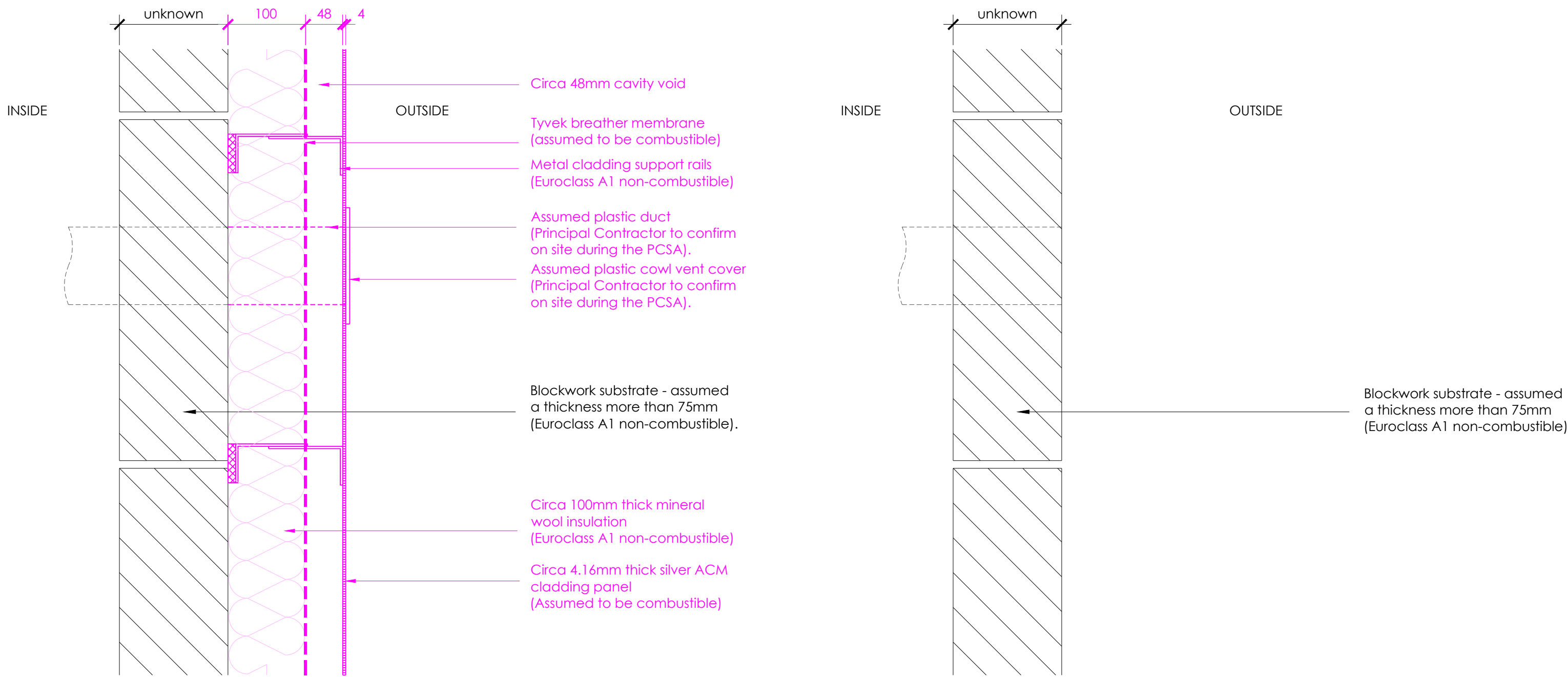
Service Penetrations

All service penetrations require inspection by the Principal Contractor & to achieve the same fire rating as the structure. Service penetrations will need to be considered for the whole wall up to the internal linings (where applicable).

All vents/penetrations including rwp's through the remediated external wall are to be non-combustible & fire stopped.

Duct to be checked & replaced if found to be combustible or fitted with Rytons A1 fire rated duct kit.

Ducts to be sealed with Nullifire FS702 fire resistant acrylic sealant. or similar approved intumescent sealant where required.

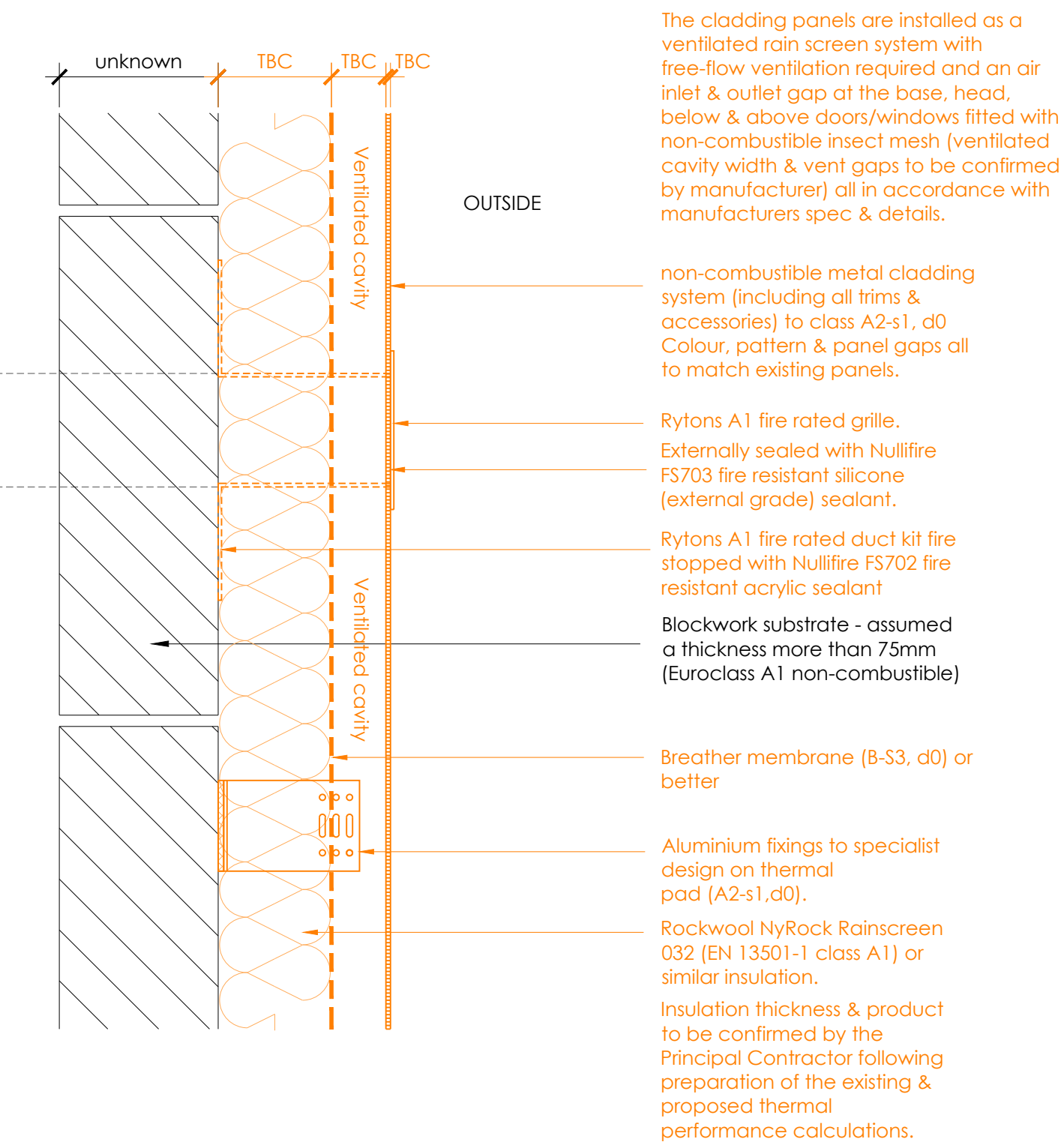


Detail based on limited site investigation by OCTA Fire

EWT4 - SILVER ACM CLADDING PANELS - SERVICE PENETRATIONS

1 Existing Detail
1/5

2 Stripped Detail
1/5



3 Proposed Detail
1/5