

GENERAL NOTES

This drawing is to be read in conjunction with all Design Consultant's drawings, reports and specifications including:

- Structural Engineer
- Fire Engineer
- Acoustician
- Landscape Architect
- Heritage Architect
- Heritage Statement
- Relevant Method Statement
- Specification

-All dimensions are in millimetres unless noted otherwise
- Extents and dimensions indicative and to be checked on site by contractor team. Any discrepancies to be brought to the architects attention.
-Although every effort has been taken to check survey/site information used on this drawing, Jon Matthews Architects are not responsible for its accuracy. All setting out is to be confirmed on site prior to works.
-Door leaf width indicative; to be confirmed following site investigation.
-Extent of repair/conservation work to existing door and surrounding stonework to be agreed on site following safe access provision, cleaning and further investigations.
- All missing stonework to be replaced like-for-like
- All proprietary products to be used in accordance with the manufacturers specification and details
- All temporary works are to be designed and installed by the contractor
- All subject to contractors method statement inclusive of heritage aspects
-All subject to coordination with Heritage Architect

Existing view of internal elevation



Ground Floor



Basement

EXISTING DRAWINGS NOTES & KEY

To be read in conjunction with drawings:
142-JMA-B1-00-DR-A-023000
142-JMA-B1-SW-DR-A-043000
142-JMA-B1-XX-DR-A-053000

Material Key:
1. Original Granite Door Surround
2. Original Polished Granite Steps
3. Polished Granite Step - original feature with top step possible reclaimed granite with obvious repair to front edge of the tread / nosing
4. Original Timber Door
5. Door Frame - heritage status and condition TBC
6. Original Metal Detailing / window
7. Granite Signage zone - later addition to facade
8. Existing Masonary support to granite steps
9. Boarding to original glass opening (possible asbestos - to be surveyed)
10. Board to back of door (assumed holding door leafs together, securing them in place and preventing opening)

Notes:
-Based on latest available information. Subject to change following further site investigation.
-Limited access currently available to inner leaf of door and door frame. Pending further site investigation and survey. Condition of interior of door to be assessed including any original ironmongery.
-Heritage status and condition of step closest to timber door to be confirmed. Stone joint in the centre of the step and the difference in stone materiality and construction method compared to remaining two steps may indicate it is a later addition.
-Photos below depict result of intrusive investigation on site. Due to limited visibility and extent of survey works all assumptions of existing condition are in abeyance

Photos of 1980s infill / investigation works with original late 19th century door behind:



ALTERATIONS DRAWINGS NOTES & KEY

To be read in conjunction with drawings:
142-JMA-B1-00-DR-A-023100
142-JMA-B1-SW-DR-A-043100
142-JMA-B1-XX-DR-A-053100

Material Key:
 Fabric to be carefully removed, stored on site and reused
 Fabric to be repaired
 TBC Fabric condition and heritage status to be evaluated and either repaired/reused or removed (including door frame)
 Fabric to be carefully removed
 Existing timber door to be cleaned, refinished, extended and reinstated

All work to be executed in conjunction with relevant method statement for all requirements.
All works subject to agreement with MCC and relevant method statements.

Fabric Repair General Notes:
1. Existing stonework to be cleaned using methods that will not cause damage to the historic building fabric. Granite surround fabric to be retained and indent repairs to original jamb reveals to be made good to match existing fabric.
2. Carefully remove and store existing stone steps without causing unnecessary damage to retained structures and fabric. Step stonework to be repaired (including any prior damage and fractures compromising the integrity of the stonework) and stored in order to be repurposed to serve as proposed level threshold to reinstated opening. Internal threshold to be carefully prepared for the installation of steps at reduced level including removing necessary sections and installing new base for existing granite steps. Existing steps to be installed at new reduced flat level in line with paving.
3. TBC Evaluate condition of third step.
4. Original door to be carefully removed by hand, transported to secure location and stored during construction works. The original door frame and doors will be extended to match the new opening and reinstated. Timber door to be refinished and fitted in line with appropriate high quality ironmongery.
5.Timber repair to door fabric (including damaged caused by original ironmongery).
6. Existing metalwork to be cleaned and new glass to be fitted at opening at the top of existing door.
7.Carefully repair damage (holes) along upper portion of stonework using resin and infills to match historic building fabric.
-Contractor to ensure that any areas of the building which are in the vicinity of the works are to be protected at all times from any form of damage as a result of the works including moisture, impact, abrasion or damage resulting from a change in environmental or climatic conditions.
-Refer to property manager/structural engineer's information for methodology of securing opening while door is being repaired.
-All making good in materials to match.

PROPOSED DRAWINGS NOTES & KEY

To be read in conjunction with drawings:
142-JMA-B1-00-DR-A-023200
142-JMA-B1-SW-DR-A-043200
142-JMA-B1-XX-DR-A-053200

Material Key:
1. ALT-311 Original Granite stone surround, cleaned and repaired
2. Infill of voids in stone surround resulting from the removal of existing stone step and the drop in level to create a level threshold. Material to match existing fabric. Existing damage and cracking of stonework to be repaired and infilled using method resulting in closest match to existing fabric (see below proposed stone samples to match existing stone)
3. ALT-301 Level threshold achieved by reusing stone previously forming entrance. Stone to be repaired and refinished in order to repair visible cracking in fabric, rebbeded to lower level and create a level threshold to building.
4. ALT-601 Extension of existing timber door and door frame. Material used for door extension to match existing door fabric. Finish of door to be agreed with MCC.
5. Repaired/reinstated door frame
6.New Glass reinstated in door opening, behind detail metalwork - TBC - Confirm with MCC
7. New ironmongery - TBC
-Timber dooor finish TBC, to be discussed with Heritage Consultant and MCC prior to work taking place
-Door knobs/key holes/latches etc. positions TBC. To be fitted in positions that meet relavent building regulations and standards.

WIP Stone Samples:



HAZARDS KEY

CONSTRUCTION - It is considered that the proposed works are within the scope of a competent Contractor. Design risk register to be developed/consulted prior to commencement of construction on site. Up do date surveys to be consulted prior to work (including Asbestos, Utility, Fabric condition etc)
Key:

-  Indicates potential hazard
1. Potential asbestos within existing building fabric (including board used to seal original opening at the head of listed door).
2.Public pedestrian route
3.Work to existing building including external wall - potential for damage of listed building structure or collapse of wall/floor

Key: To be read in conjunction with: (02) Series, (04) Series, (05) Series <u>DESIGN INTENT ONLY</u>	North:	Project: 50 Fountain Street		Title: General Notes Spring Gardens Entrance		Jon Matthews Architects Union, 2-10 Albert Square, Manchester, M2 6LW 0161 974 3690
		Status: S3	Scale: NTS	Date: 02/05/25	Drawing No: 142-JMA-XX-XX-FN-A-000010 Rev: P03	

Copyright of this drawing is vested in Jon Matthews Architects and it must not be copied or reproduced without written consent. Figured dimensions only are to be taken from this drawing. Do not scale from this drawing. For full company disclosure please visit www.jonmatthewsarchitects.com