



NOTES

TO BE READ IN CONJUNCTION WITH JBA SPECIFICATION

ALL METALWORK PERTAINING TO SHOPFRONTS REFER TO SHOPFRONT PACKAGE

TO BE READ IN CONJUNCTION WITH ALL ASSOCIATED SCHEDULES OF WORKS, SPECIFICATIONS, SHAS DOCUMENTATION, STRUCTURAL ENGINEERS DOCUMENTATION, AND M&E ENGINEERS

ALL PROPOSALS ARE SUBJECT TO CONDITION SURVEY AND DETAILED MEASURED SURVEY OF THE EXISTING BUILDING

ALL EXISTING AND PROPOSED DETAILS AND INTERFACES ARE ASSUMED, AND SUBJECT TO SITE SURVEY AND INVESTIGATIONS. REFER TO PROPOSED CGIS TO UNDERSTAND DESIGN INTENT

EXISTING METALWORK

- EX-MW-01 GROUND FLOOR SHOP FRONT METALWORK
- EX-MW-02 GROUND FLOOR ARCADE ENTRANCE METALWORK
- EX-MW-03 CORNER SPANDREL PANEL
- EX-MW-04 6TH FLOOR BALUSTADE METALWORK
- EX-MW-05 MARKET STREET CLOCK
- EX-MW-06 BRIDGEWATER PLACE SPANDREL PANEL

EXISTING METALWORK TO BE SURVEYED, EITHER TAKEN DOWN AND LEFT IN SITU (TBC SUBJECT TO SITE REVIEW AND SURVEY), OR REMOVED AND REPLACED WITH NEW METALWORK (TBC SUBJECT TO CONDITION SURVEY). REMOVE ALL EXISTING PAINT FINISHES BACK TO ORIGINAL SURFACES. NEW PAINT FINISH COLOUR (TBC SUBJECT TO SURVEY, GENERALLY DESIGN INTENT IS LIGHT BROWN TONE, TO MATCH FROM SPANDREL PANELS TO RWP ELEVATION. COLOUR TO BE WHITE TONE TO COMPLEMENT ADJACENT EXISTING ELEVATION

SPECIALIST SIG INPUT NEEDED TO CONFIRM REMOVAL, REPAIR, CLEANING AND REINSTATEMENT STRATEGY

PROPOSED METALWORK

- PR-MW-01 NEW CUPOLA FLAG POLE
- PR-MW-02 ACCESS AND MAINTENANCE METALWORK
- PR-MW-03 FEATURE CLOCK/LANTERN
- PR-MW-04 RWP GOODS, REPLACE EXISTING WITH NEW LIKE FOR LIKE

RYLANDS' ALUMINIUM BACK LIT SIGNAGE. PVC FINISH TO MATCH ADJACENT WINDOWS. LETTERING OFFSET FROM EXISTING STONE FACADE. FINISHES AND ELECTRICAL CONTAINMENT SET WITHIN LETTERING PROFILES. NO VISIBLE FINING TO OUTWARD EXTERNAL SURFACES

UNIT 7 ALUMINIUM BACK LIT SIGNAGE. PVC FINISH. LETTERING OFFSET FROM EXISTING STONE FACADE. FINISHES AND ELECTRICAL CONTAINMENT SET WITHIN LETTERING PROFILES. NO VISIBLE FINING TO OUTWARD EXTERNAL SURFACES

PROPOSED SIGNAGE

- PR-SI-01
- PR-SI-02

RYLANDS' ALUMINIUM BACK LIT SIGNAGE. PVC FINISH. LETTERING OFFSET FROM EXISTING STONE FACADE. FINISHES AND ELECTRICAL CONTAINMENT SET WITHIN LETTERING PROFILES. NO VISIBLE FINING TO OUTWARD EXTERNAL SURFACES

UNIT 7 ALUMINIUM BACK LIT SIGNAGE. PVC FINISH. LETTERING OFFSET FROM EXISTING STONE FACADE. FINISHES AND ELECTRICAL CONTAINMENT SET WITHIN LETTERING PROFILES. NO VISIBLE FINING TO OUTWARD EXTERNAL SURFACES

NOTES

DO NOT SCALE FROM THIS DRAWING

the contractor shall check and verify all dimensions on site and report any discrepancies in writing to Jeffrey Bell Architects before proceeding with the work

FOR ELECTRONIC DATA ISSUE

electronic data / drawings are issued as 'read only' and should not be interpreted for measurement. All dimensions and levels should be read only from those values stated in text on the drawing

0 1 2 3 4 5 10

PROJECT: RYLANDS BUILDING, MANCHESTER

CLIENT: CD9 PROPERTIES (MANCHESTER) LTD

TITLE: PROPOSED ELEVATION C (NORTH) METALWORK

SCALE: 1:100@A0

JOB No: 1526

DWG No: AL92J003

DATE: MAR 2023

REV: A

ISSUE FOR: CONTRACT DOCUMENT

ER REVIEW 20240823

JEFFREY BELL ARCHITECTS

Jeffrey Bell Architects
3 Colindale Avenue
London NW9 1DS

+44 (0)181 228 0851
e: studio@jeffreypbellarchitects.co.uk