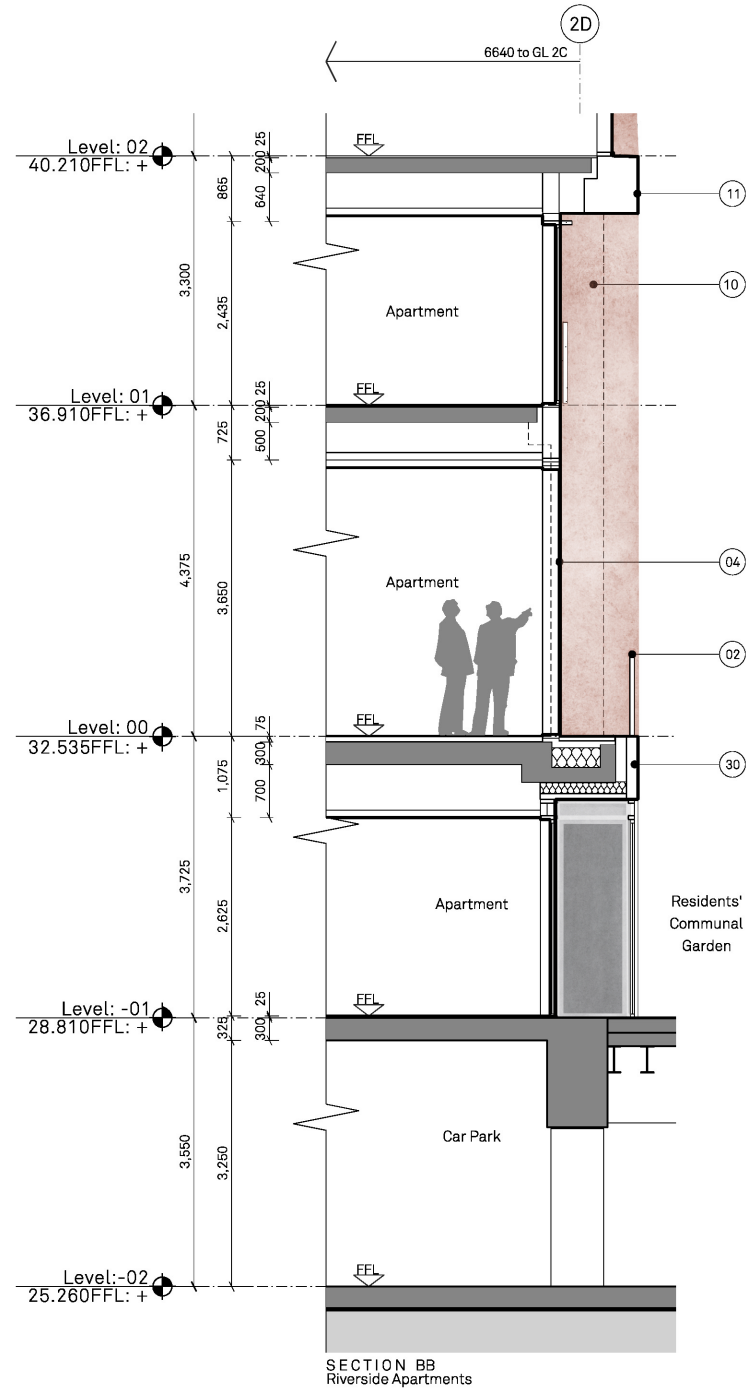
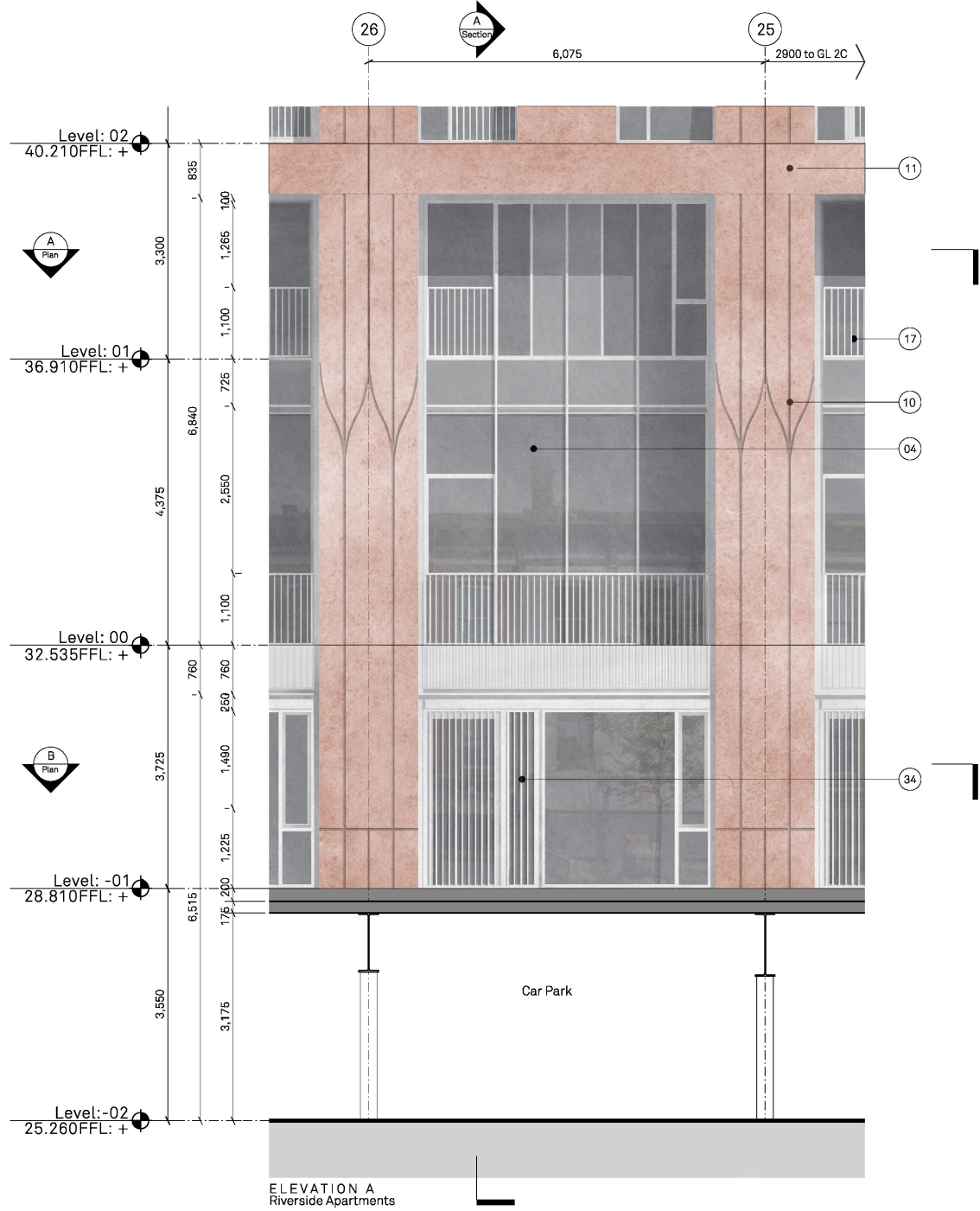


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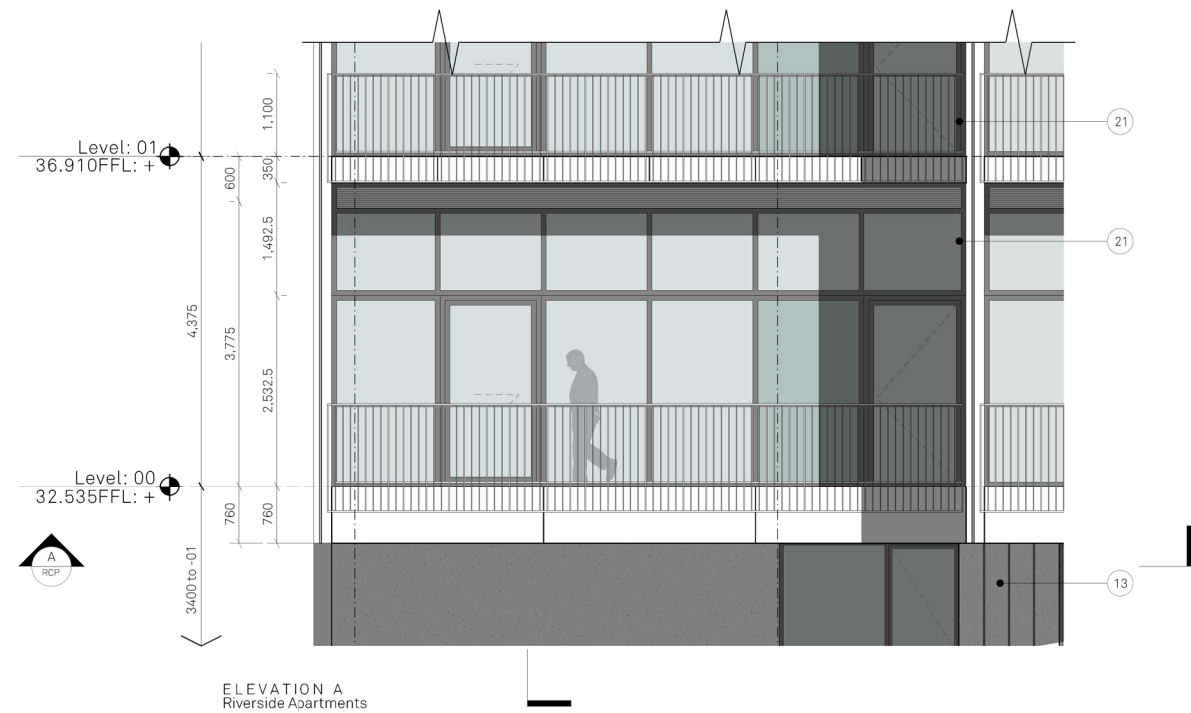
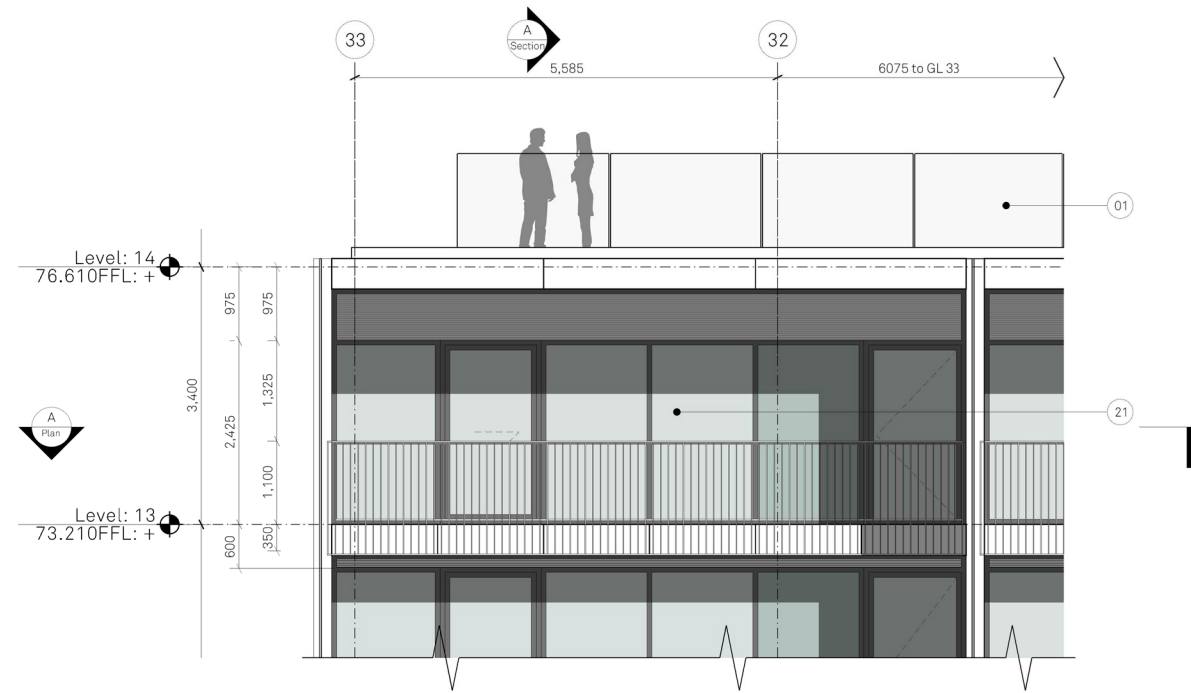
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|---|--|--|--|---|---|--|--|--|
| 01 Glazed Balustrade | 05 Metallic Silver Unitised Capped Curtain Wall System | 09 Polished & Patterned Precast Concrete Shingle Panels with Acid Etched Reveals | 12 Acid Etch Patterned Concrete Precast Lintel | 16 Anodised Aluminium clip-on balcony with balustrade | 20 Metallic Stick Curtain Walling/ Glazed corner | 23 Acid Etched Precast Concrete Panel | 27 Painted Blockwork Wall | 31 Landscape deck with riverside parking |
| 02 Anodised PPC Metal Balustrade | 06 SG Curtain Wall System | 10 Polished & Patterned Precast Column with Acid Etched Reveals | 13 Acid Etch Patterned Precast Panel | 17 Metallic PPC Metal Juliet Balustrade Integrated with 05 | 21 Unitised Curtain Walling with Integrated Sliding Doors, Back Painted Glass and Prefabricated Balcony, with Soffit provision for Slot Vent. Metallic PPC. | 24 Deep Acid Etched Precast Concrete Panel | 28 Feature wall with Integrated Lighting | 32 Patterned Ceramic Frit Glass Spandrel |
| 03 Anodised Aluminium Soffit Panel | 07 Metallic Silver Unitised Capped Curtain Wall Parapet | 11 Polished Precast Concrete Lintel | 14 Precast Concrete Lintel | 18 Glazed Corner Unit | 22 Anodised aluminium soffit with integrated slot vents | 25 Anodised PPC Metal Rainscreen Cladding | 29 Metallic PPC Metal Fins with Green Wall | 33 Glazed in Slot Vent |
| 04 Anodised Capped Curtain Wall System with Profiled Bladed Cap | 08 Polished Precast Concrete Shingle Panels with Acid Etched Reveals | | 15 Polished Precast Coping | 19 Anodised Aluminium Rainscreen Cassette Feature Column Cladding | | 26 Ventilation Louvres | 30 Anodised PPC Rainscreen | 34 Anodised Capped Curtain Wall System with integrated lowered doorset |

Project Name:		Title:		Scale:	
Renaissance		Residential Building - Block 2		1:50@ A1	
Drawn:		Checked:		Status:	
RW		FM		Planning	
Details:		22.10.21		Planning Issue	

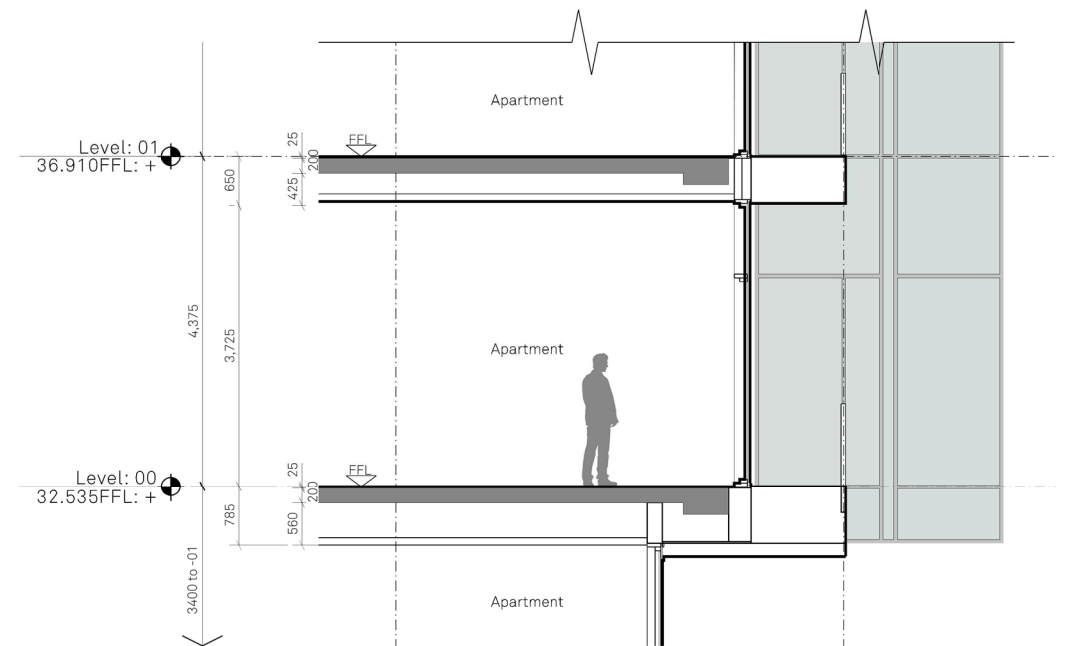
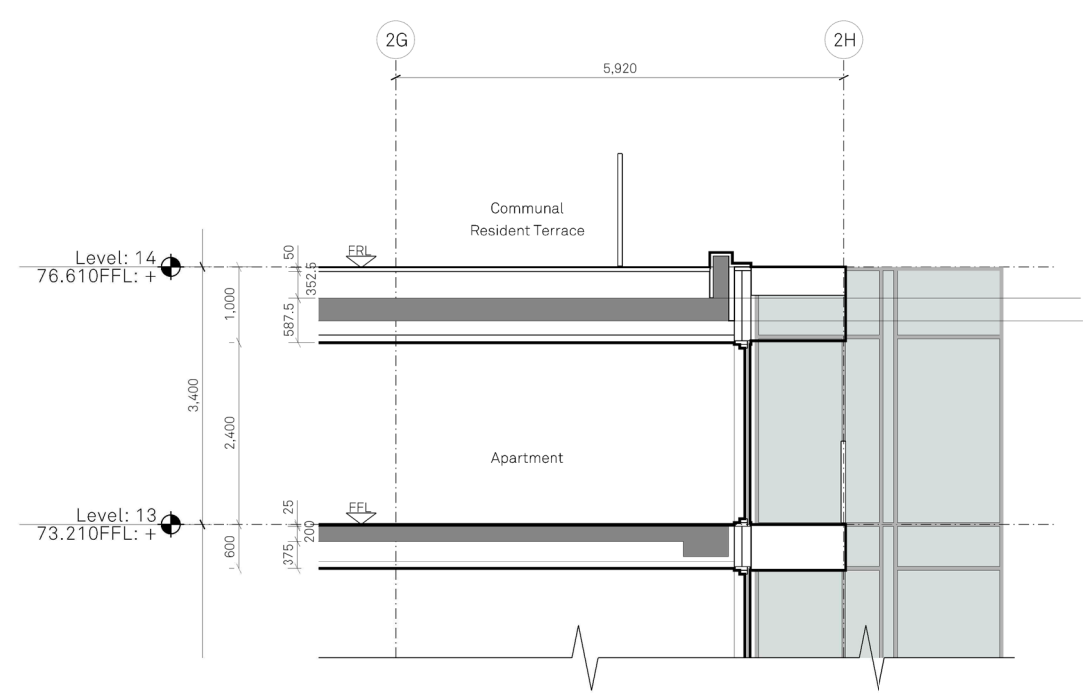
Jon Matthews Architects

4th Floor, Centurion House, 129 Deansgate, Manchester, M3 3WR 0161 974 3690

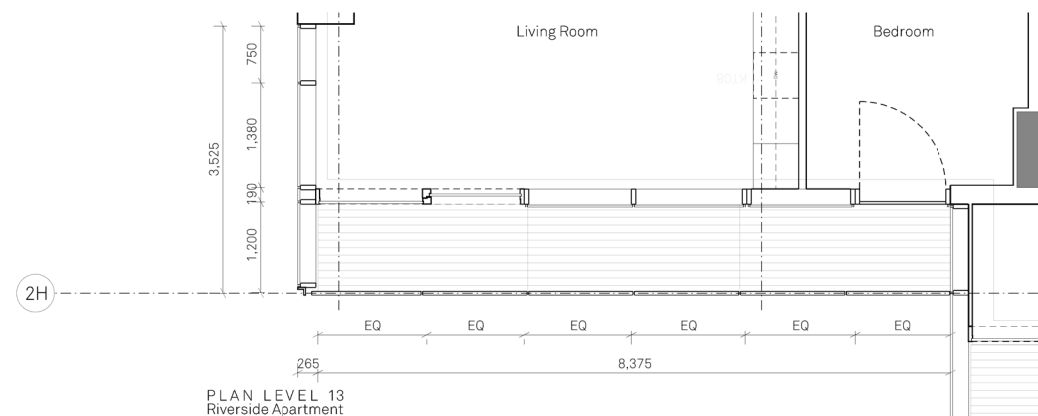
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ELEVATION A
Riverside Apartments



SECTION A
Riverside Apartments



PLAN LEVEL 13
Riverside Apartment



MATERIALITY KEY:

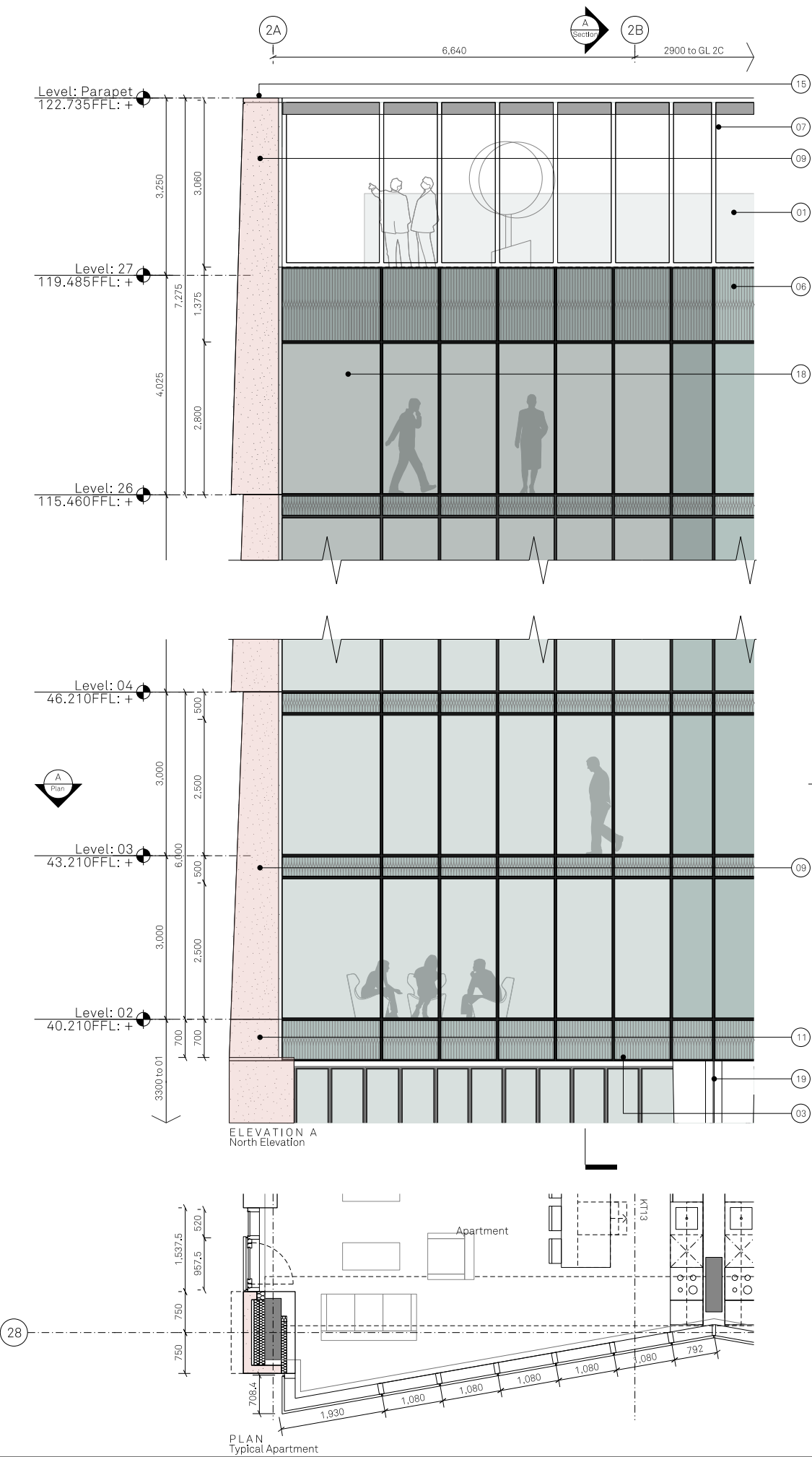
- | | | | | | | | | |
|---|--|--|---|--|---|--|---|--|
| 01 Glazed Balustrade | 05 Metallic Silver Unitised Capped Curtain Wall System | 09 Polished & Patterned Precast Concrete Shingle Panels with Acid Etched Reveals | 12 Acid Etch Patterned Concrete Precast Lintel | 16 Anodised Aluminium clip-on balcony with balustrade | 20 Metallic Stick Curtain Walling/ Glazed corner | 23 Acid Etched Precast Concrete Panel | 27 Painted Blockwork Wall | 31 Landscape deck with riverside parking |
| 02 Anodised PPC Metal Balustrade | 06 SG Curtain Wall System | 10 Polished & Patterned Precast Column with Acid Etched Reveals | 13 Acid Etch Patterned Precast Panel | 17 Metallic PPC Metal Juliet Balustrade Integrated with 05 | 21 Unitised Curtain Walling with Integrated Sliding Doors, Back Painted Glass and Prefabricated Balcony, with Soffit provision for Slot Vent, Metallic PPC. | 24 Deep Acid Etched Precast Concrete Panel | 28 Feature wall with Integrated Lighting | 32 Patterned Ceramic Frit Glass Spandrel |
| 03 Anodised Aluminium Soffit Panel | 07 Metallic Silver Unitised Capped Curtain Wall Parapet | 11 Polished Precast Concrete Lintel | 14 Precast Concrete Lintel | 18 Glazed Corner Unit | 22 Anodised aluminium soffit with integrated slot vents | 25 Anodised PPC Metal Rainscreen Cladding | 29 Metallic PPC Metal Fins with Green Wall | 33 Glazed in Slot Vent |
| 04 Anodised Capped Curtain Wall System with Profiled Bladed Cap | 08 Polished Precast Concrete Shingle Panels with Acid Etched Reveals | 15 Polished Precast Coping | 19 Anodised Aluminium Rainscreen Cassette Feature Column Cladding | 26 Ventilation Louvres | | 30 Anodised PPC Rainscreen | 34 Anodised Capped Curtain Wall System with integrated louvered doorset | |

Project Name:	Renaissance	Title:	Residential Building - Block 2	Scale:	1:50@ A1
Drawn:	Checked:	Status:	Bay Study 05	Project:	150
RW	FM	Planning		Drawing No:	B2_10_4204
Details:	-	22.10.21	Planning Issue	Rev:	-

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MATERIALITY KEY:

- | | | | | | | | |
|---|--|--|---|---|--|--|--|
| 01 Glazed Balustrade | 05 Metallic Silver Unitised Capped Curtain Wall System | 09 Polished & Patterned Precast Concrete Shingle Panels with Acid Etched Reveals | 12 Deep Acid Etch & Patterned Concrete Precast Lintel | 16 Metallic PPC Aluminium clip-on balcony with balustrade | 20 Metallic Stick Curtain Walling/ Glazed corner | 23 Acid Etched Precast Concrete Panel | 27 Painted Blockwork Wall |
| 02 Metallic PPC Metal Balustrade | 06 SG Curtain Wall System | 10 Polished & Patterned Precast Column with Acid Etched Reveals | 13 Deep Acid Etch & Patterned Precast Panel | 17 Metallic PPC Metal Juliet Balustrade Integrated with 05 | 21 Unitised Curtain Walling with Integrated Sliding Doors, Back Painted Glass and Prefabricated Balcony, with Soffit provision for Slot Vent, Metallic PPC | 24 Deep Acid Etched Precast Concrete Panel | 28 Feature wall with Integrated Lighting |
| 03 Anodised Aluminium Soffit Panel | 07 Metallic Silver Unitised Capped Curtain Wall Parapet | 11 Polished Precast Concrete Lintel | 14 Deep Acid Etched Precast Concrete Panel | 18 Glazed Corner Unit | 22 Anodised aluminium soffit with integrated slot vents | 25 Anodised PPC Metal Rainscreen Cladding | 29 Metallic PPC Metal Fins |
| 04 Anodised Capped Curtain Wall System with Profiled Bladed Cap | 08 Polished Precast Concrete Shingle Panels with Acid Etched Reveals | 15 Polished Precast Coping | 19 Anodised Aluminium Rainscreen Cassette Feature Column Cladding | 19 Anodised Aluminium Rainscreen Cassette Feature Column Cladding | 22 Anodised aluminium soffit with integrated slot vents | 26 Ventilation Louvres | 30 Metallic PPC Rainscreen |



Project Name:	Renaissance	Title:	Residential Building - Block 2 1:50@ A1	Scale:	
Drawn:	RW	Checked:	FM	Status:	Planning
Project:	150	Drawing No:	B2_10_4202	Rev:	-
Details:	- 22.10.21	Planning Issue			

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3.0 Sample Panel

Quality of finishes

- All finishes and surfaces shall match the accepted sample.
- Finished samples to be submitted to the design team for acceptance prior to manufacturing.
- Discard and replace or correct any units that do not appear identical to the accepted samples.
- Panels may be rejected for the following reasons:
 - Exceeding specified installation tolerances;
 - Any damage during construction

Inspection

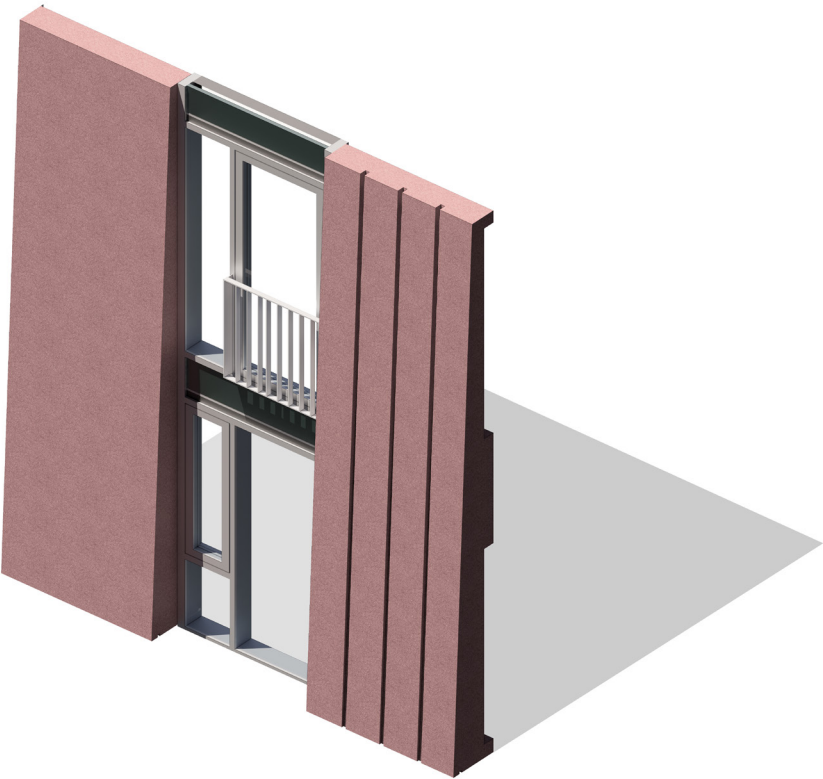
All completed units to be carefully inspected and checked for match with accepted sample(s) or control unit(s) and for compliance with the Architectural Specification before dispatch to Site.

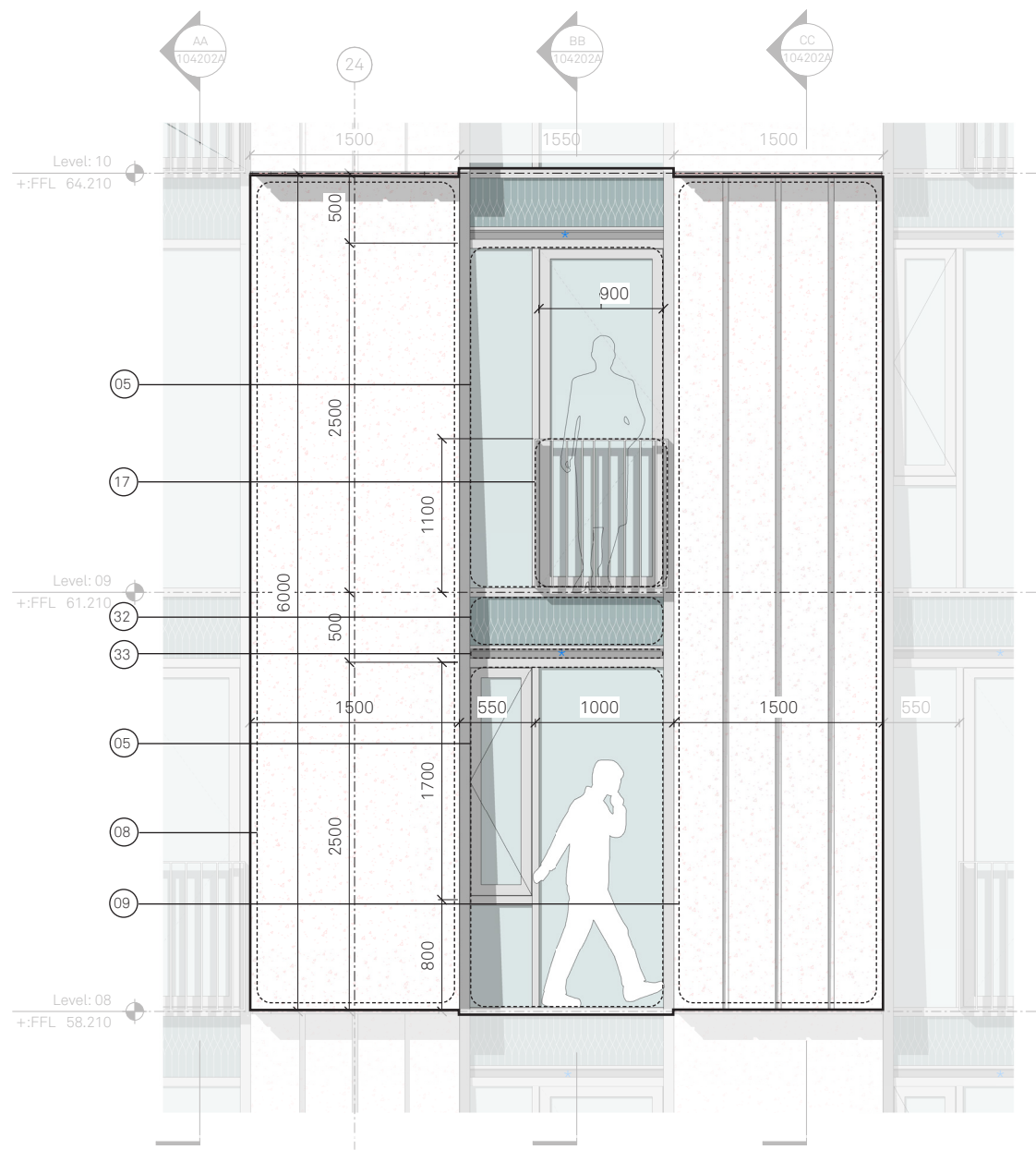
Programme

As per Planning Condition 3 ‘a programme for the production of the full sized sample panels’ the project team will endeavour to have the Visual Mock Up Panel as shown in adjacent drawings available for viewing by Q4 2024, subject to manufacturer’s lead-in times.

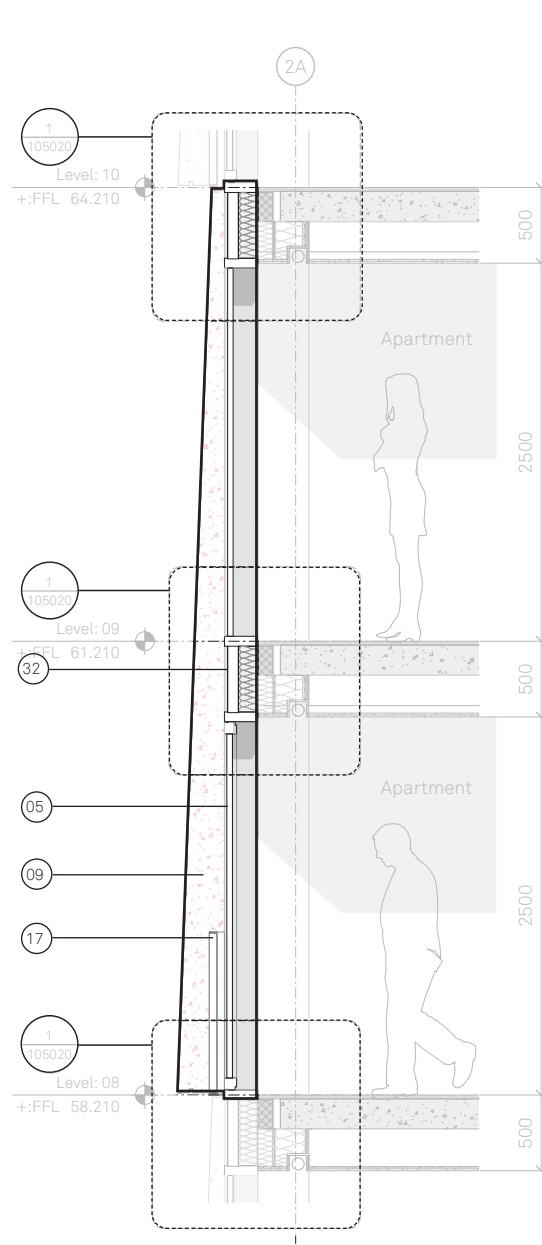
Precast Panel & Curtain Wall System

The inlay pattern to the precast & fritting to the curtain wall glazing to be confirmed and subject to MCC approval.

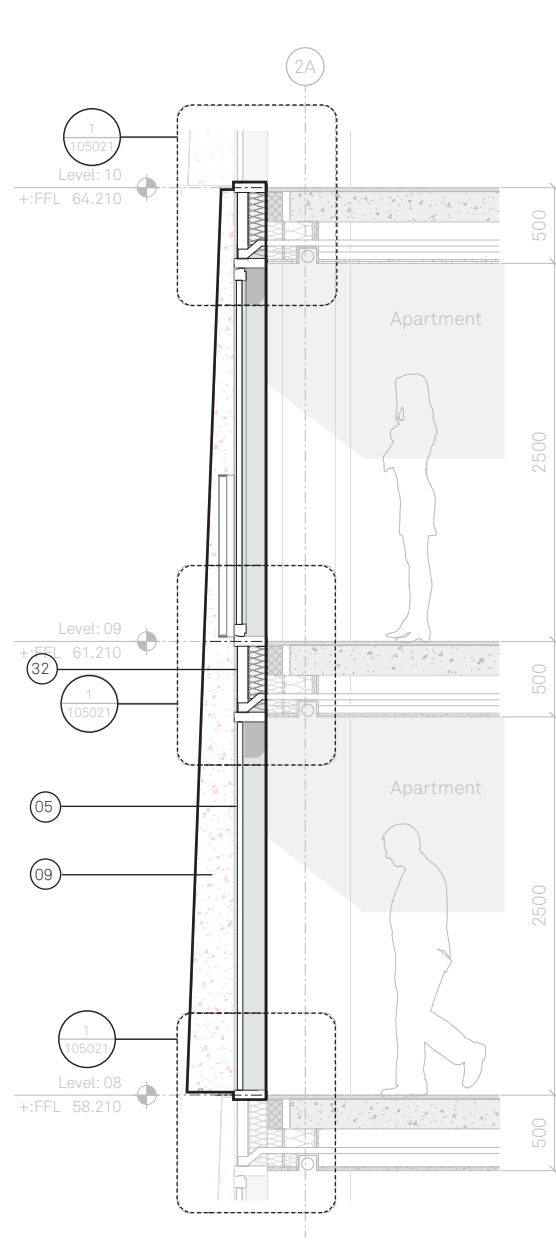




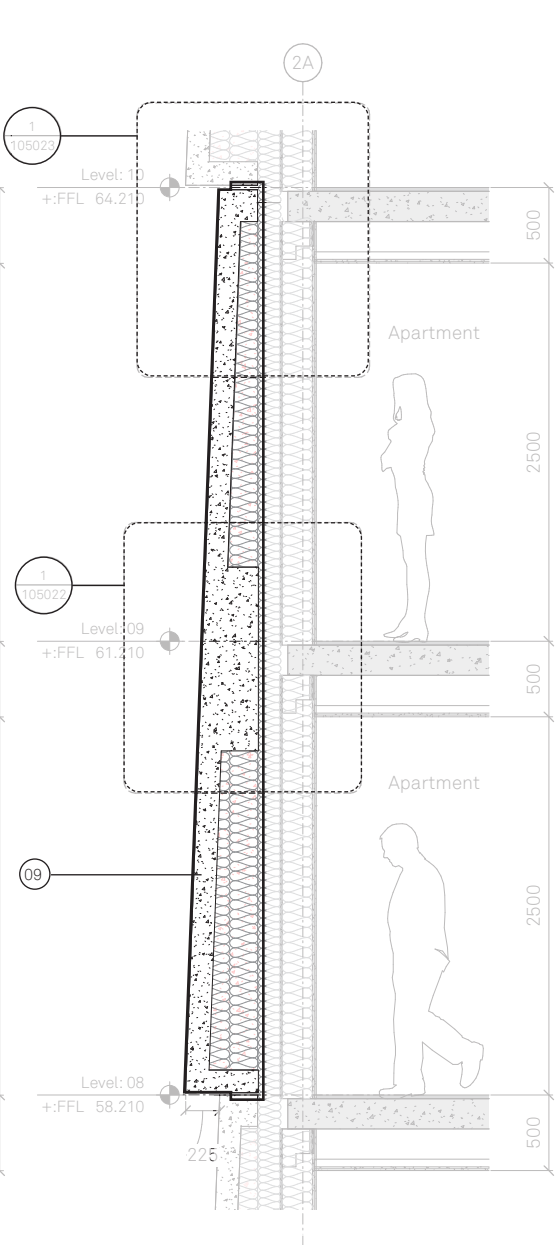
Typical Shingled Elevation
1:25



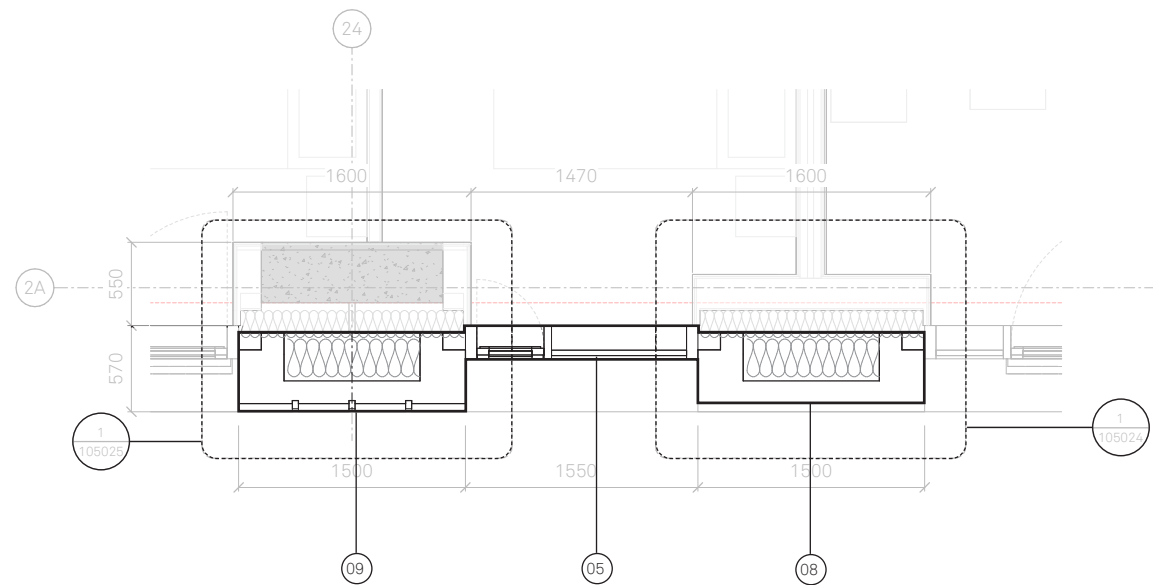
AA Section AA - Section Through Solid Spandrel
1:25



BB Section BB - Section Through Slot Vent Spandrel
1:25



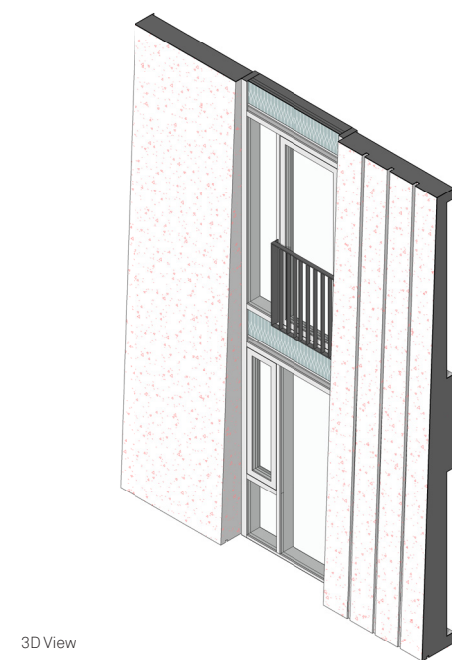
CC Section CC - Section Through Precast
1:25



Typical Plan
1:25

Key:

- 05 Metallic Silver Unitised Capped Curtain Wall System as part of EWS-202A
- 08 Polished Precast Concrete Shingle Panels with Acid Etched Reveals as part of EWS-203B
- 09 Polished & Patterned Precast Concrete Shingle Panels with Acid Etched Reveals as part of EWS-203B
- 17 Metallic PPC Metal Juliet Balustrade Integrated with 05 as part of EWS-202A
- 32 Patterned Ceramic Frit Glass Spandrel as part of EWS-203B
- 33 Glazed in Slot Vent as part of EWS-202A



3D View

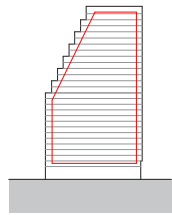
Copyright of this drawing is vested in Jon Matthews Architects and it must not be copied or reproduced without written consent. Digital dimensions only are to be used for this drawing. Do not scale from the drawing.

All Contractors must visit the site and are responsible for testing and checking all dimensions relative to their work. Jon Matthews Architects are to be advised of any variation between drawing and site conditions.

Dimensions shall be in millimetres unless stated. All dimensions shall be rounded up to the nearest millimetre. All dimensions and areas should be read only from those values stated in text, on the drawing.

CHAS/NOTICE: It is considered that the proposed works are within the scope of a competent Contractor and no special precautions have been identified, refer to relevant Party.

Key Plan:



P01 25.01.24
Rev: Date: Details:

Jon Matthews Architects
Unit: 2-10 Albert Square, Manchester, M2 6LW

Project:
Renaissance Site, Deansgate, Manchester

Title:
Residential Building - Block 2
Bay Study - Sample Panel

Scale:
1:25 at A1

Origin Date:
01/24/24

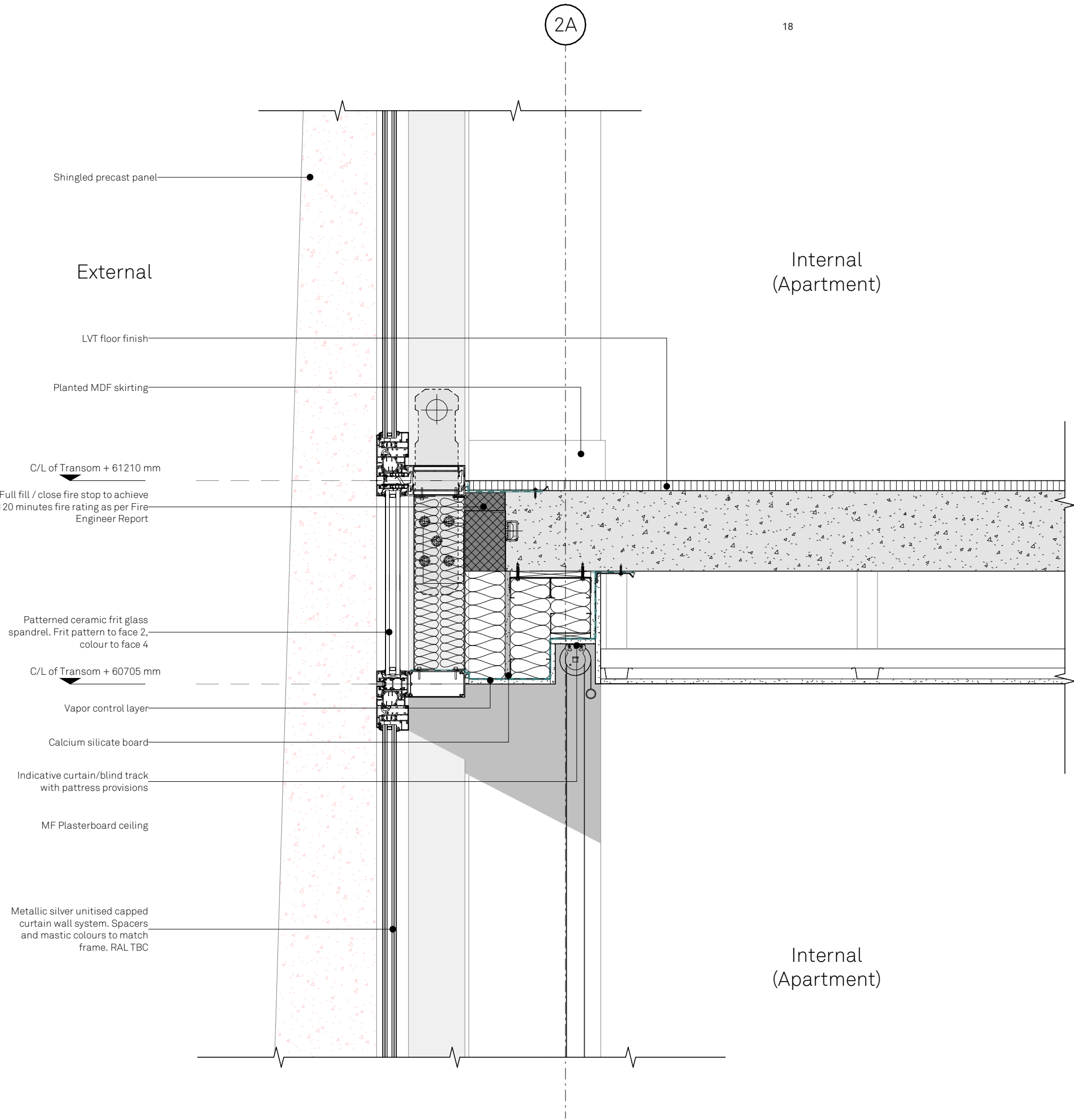
Drawn:
PS

Checked:
CS

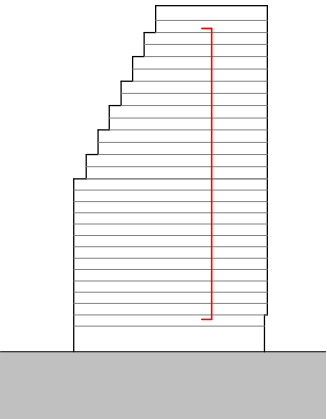
Status:
Planning

Drawing No:
150-JMA-B2-X0-DR-A-1042024

Rev:
P01



Key Plan:



- KEY**
- VCL
 - EPDM
 - Pile Cap Treatment (as per J40 spec)
 - Ground Level Waterproofing (as per J40 spec)
 - Hot Melt (By Others)
 - Protection Mat (By Others)
 - Permeable Membrane (By Others)
 - To be Coordinated/In Abeyance
 - Slab Edge

P01	25.01.24	-
Rev:	Date:	Details:

Jon Matthews Architects

Union, 2-10 Albert Square, Manchester, M2 6LW

Project:

Renaissance Site, Deansgate, Manchester

Title:

Block 2 - Residential Building

Section Detail - EWS202A Typical Spandrel

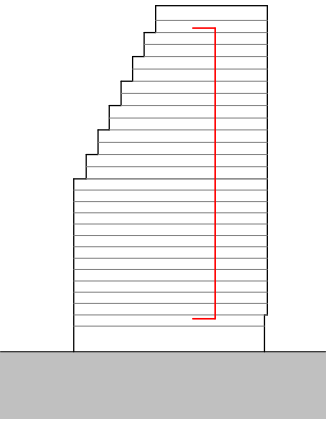
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1:10 @ A3	01/25/24	PS	CS

Status:

Planning

Drawing No:	Rev:
150-JMA-B2-XX-DR-A-105020A	P01

Key Plan:



- KEY**
- VCL
 - EPDM
 - Pile Cap Treatment (as per J40 spec)
 - Ground Level Waterproofing (as per J40 spec)
 - Hot Melt (By Others)
 - Protection Mat (By Others)
 - Permeable Membrane (By Others)
 - To be Coordinated/In Abeyance
 - Slab Edge

P01	25.01.24	-
Rev:	Date:	Details:

Jon Matthews Architects
Union, 2-10 Albert Square, Manchester, M2 6LW

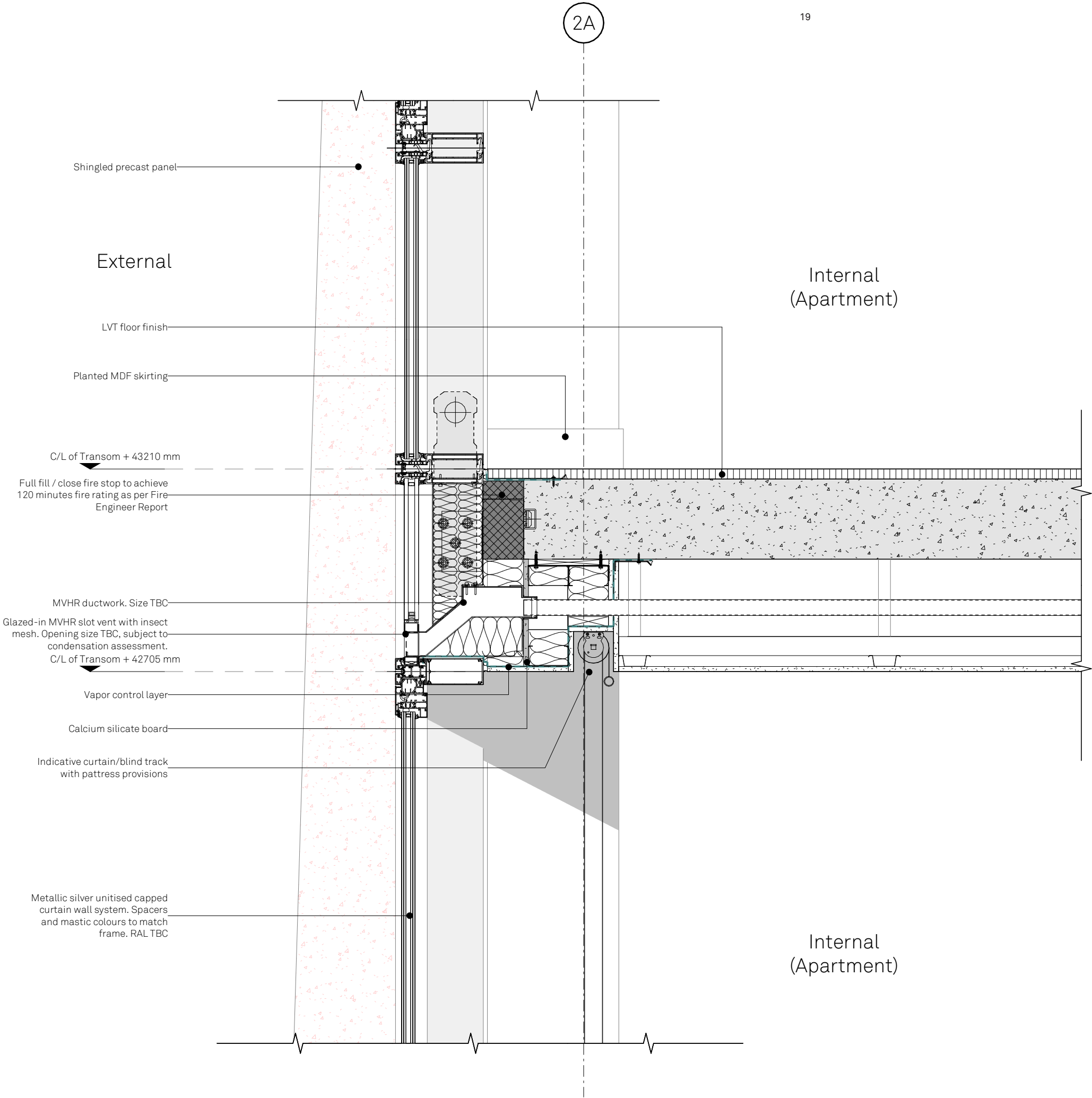
Project:
Renaissance Site, Deansgate, Manchester

Title:
Block 2 - Residential Building
Section Detail - EWS202A Typical Spandrel with Slot Vent

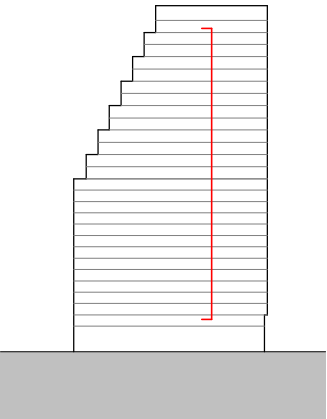
Scale:	Origin Date:	Drawn:	Checked:
1:10 @ A3	01/25/24	PS	CS

Status:
Planning

Drawing No:	Rev:
150-JMA-B2-XX-DR-A-105021A	P01



Key Plan:



- KEY
- 

VCL
- 

EPDM
- 

Pile Cap Treatment (as per J40 spec)
- 

Ground Level Waterproofing (as per J40 spec)
- 

Hot Melt (By Others)
- 

Protection Mat (By Others)
- 

Permeable Membrane (By Others)
- 

To be Coordinated/In Abeyance
- 

Slab Edge

P01	25.01.24	-
Rev:	Date:	Details:

Jon Matthews Architects

Union, 2-10 Albert Square, Manchester, M2 6LW

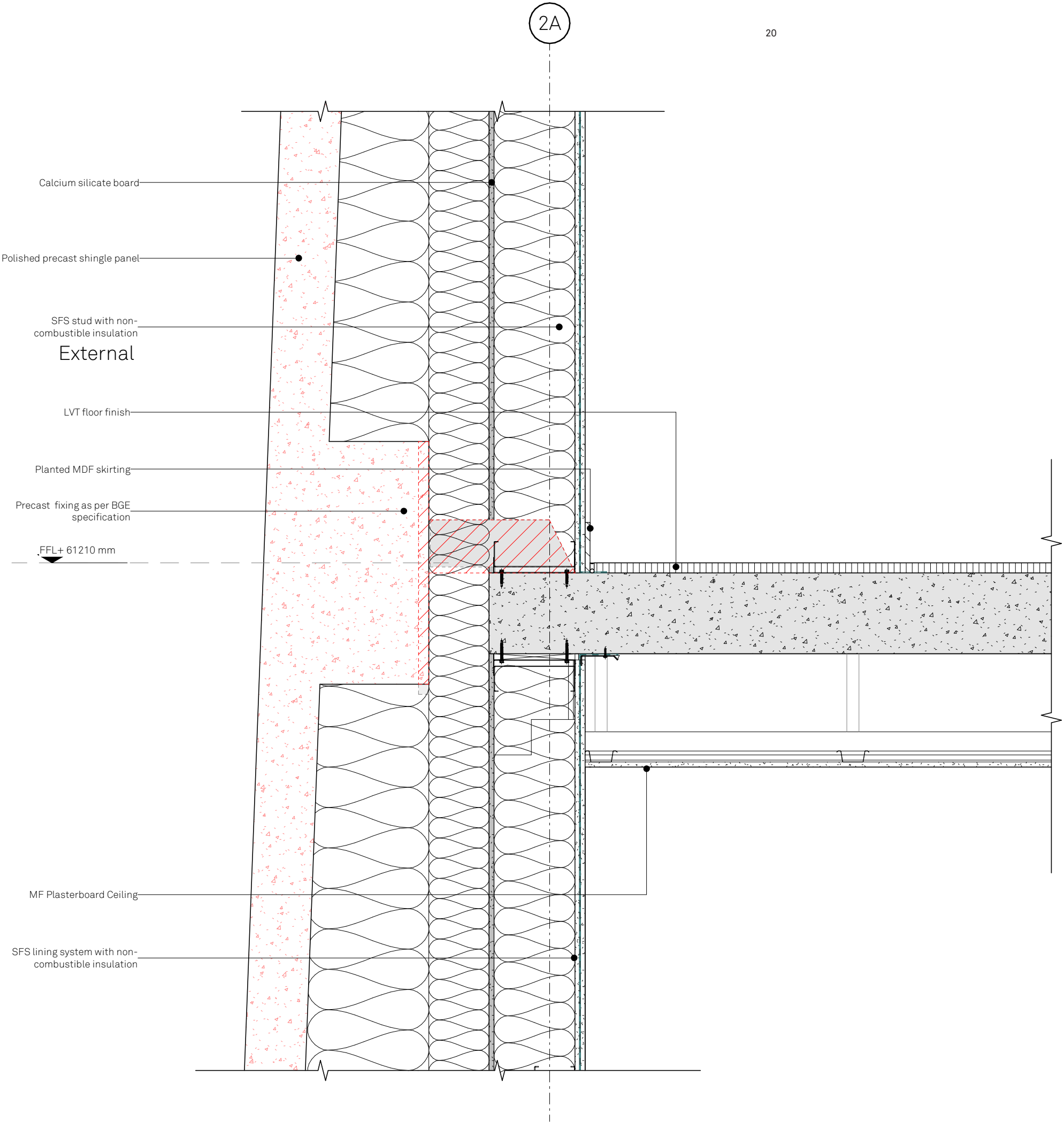
Project:
Renaissance Site, Deansgate, Manchester

Title:
Block 2 - Residential Building
Section Detail - EWS203B Typical Precast Shingle
Mid-Level Fixing

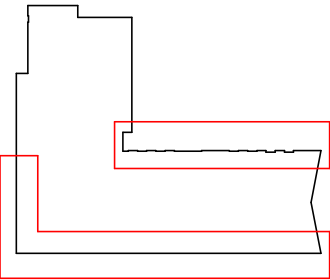
Scale:	Origin Date:	Drawn:	Checked:
As indicated @	01/25/24	PS	CS

A3
Status:
Planning

Drawing No:	Rev:
150-JMA-RT-XX-DR-A-105022A	P01



Key Plan:



KEY

- VCL
- EPDM
- Pile Cap Treatment (as per J40 spec)
- Ground Level Waterproofing (as per J40 spec)
- Hot Melt (By Others)
- Protection Mat (By Others)
- Permeable Membrane (By Others)
- To be Coordinated/In Abeyance
- Slab Edge

2A

P01	25.01.24	-
Rev:	Date:	Details:

Jon Matthews Architects
Union, 2-10 Albert Square, Manchester, M2 6LW

Project:
Renaissance Site, Deansgate, Manchester

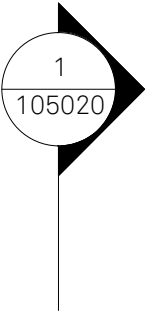
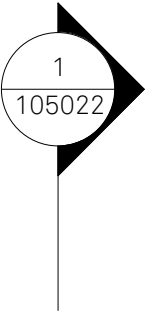
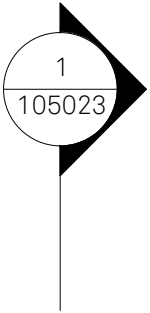
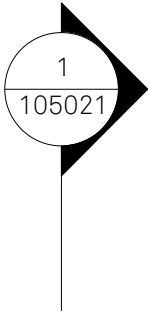
Title:
Block 2 - Residential Building
Plan Detail - Typical Precast Shingle and SFS Interface

Scale:	Origin Date:	Drawn:	Checked:
1:10 @ A3	01/25/24	PS	CS

Status:
Planning

Drawing No:
150-JMA-B2-XX-DR-A-105024A

Rev:
P01



Vapor control layer
between plasterboard
and sheathing

Calcium silicate board
fixed to SFS

100mm high MDF planted
skirting

Steel angle with intumescent
strip to provide compression
for firestop

Full fill / close fire stop to
achieve 120 minutes fire rating
as per Fire Engineer Report

EPDM to be offered up as part of
glazing system and mechanically
fixed to precast

Metallic silver unitised capped
curtain wall system
Spacers and mastic colours to match frame.
RAL TBC

Precase concrete panel
shingle

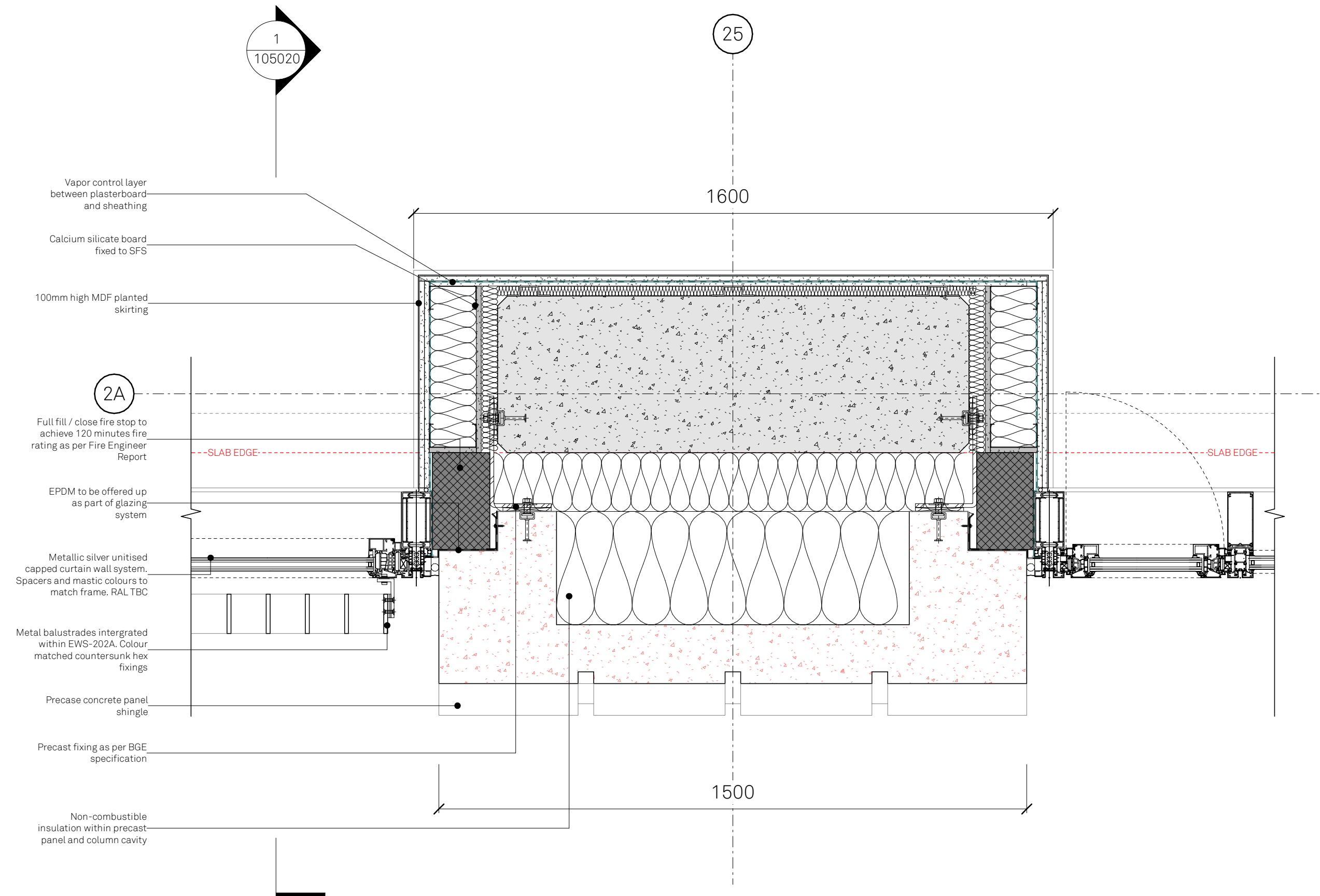
Precast fixing as per BGE
specification

Non-combustible
insulation within precast
panel and column cavity

1600

1500

Metal balustrades intergrated
within EWS-202A. Colour matched
countersunk hex fixings

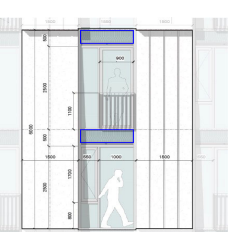
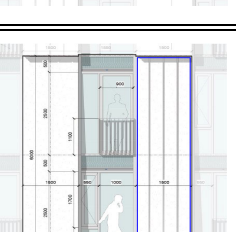
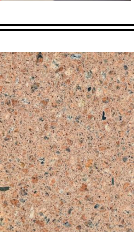


4.0 External Material Schedule

Residential - External Specification Schedule

Jon Matthews Architects

Project Number:	150 - Renaissance - Residential
Filing Code:	
Issue Date:	14.02.24
Revision:	B

Spec Tag	Description	Level	Elevation Reference	Location	Drawing Reference	Image	Manufacturer	Product Range / Code	Colour / Finish	Sample availability	Notes
EWS-202A	Unitised Curtain Wall Mullions/Transoms with Integrated Juliet balcony.	Level 02 to Level 26		EWS-203BB	150-JMA-B2-XX-DR-A-104202A_Bay Study - Sample Panel		United Anodisers LTD	Anolok™ II	Stone-Grey	Yes	JMA to provide
EWS-202A	Unitised Curtain Wall Glazing with Integrated Juliet balcony.	Lower Ground 02 to Level 27		Across all elevations	150-JMA-B2-XX-DR-A-104202A_Bay Study - Sample Panel		Schüco	AFUDC 80 or acceptable equivalent	Clear glass	No	To form part of Visual Mockup Unit. Date: Q4 2024
EWS-203B	Back painted glass with colour on Face 4 and Frit Pattern on Face 2	Lower Ground 02 to Level 27		Across all elevations	150-JMA-B2-XX-DR-A-104202A_Bay Study - Sample Panel		Schüco	AFUDC 80 or acceptable equivalent	Back Painted Glass with Frit Pattern	No	To form part of Visual Mockup Unit. Date: Q4 2024
EWS-203B	Polished precast shingle	Lower Ground 02 to Level 27		Across all elevations	150-JMA-B2-XX-DR-A-104202A_Bay Study - Sample Panel		Techrete	DRS1174P	Polished	Yes	JMA to provide