

Vista River Gardens

Signage & Wayfinding: Phase 3

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01 Specifications

1. GENERAL

1.1 TERMINOLOGY

1.1.1 The term "Project" refers to the activities taking place at the specific location described in the project description. This encompasses all activities, including architectural, landscape, MEP (mechanical, electrical, plumbing), lighting, interior design, etc.

1.1.2 "Client" denotes the individual, organization, or entity commissioning the activities. This includes their authorized agents and representatives.

1.1.3 "Designer" refers to Project Studio (Part of Project Group), along with its representatives and agents.

1.1.4 "Signage Supplier" refers to the entity employed by the Client to offer consultation, engineering, manufacturing, and installation of the design intent outlined in this document.

1.1.5 "Local Council" refers to the governing bodies with jurisdiction over the project.

1.1.6 "Design Intent Documentation" pertains to the information provided in this document regarding the aesthetic and functional objectives of the activities to be undertaken. This includes design, message schedules, location plans, finishes, and specifications.

1.2 RELATED DOCUMENTATION

1.2.1 All involved parties should comprehend the design requirements and specifications of the works in the Project.

1.2.2 Any agreement between the Signage Supplier and the Client must incorporate the Designer's Design Intent Documentation (including these specifications) in their entirety. Any agreement that modifies the Design Intent Documentation shall absolve the Designer of any liability for the outcome of the works. The client assumes responsibility for the regulatory compliance of all signage upon approving the design intents to move into production.

1.3 GENERAL REQUIREMENT

1.3.1 Role of the Designer

- a) The Designer will serve as the Client's representative to ensure quality assurance during the coordination, fabrication, and installation of the Project.
- b) The Design will furnish the Signage Supplier with the Design Intent Document and strive to ensure these are executed to achieve the best possible outcome.

1.3.2 Role of Signage Supplier

- a) The Signage Supplier is accountable for the engineering, fabrication, coordination with any other subcontractors or governing bodies, installation, and servicing of the signs according to the Design Intent Drawings.

b) The Signage Supplier must safeguard the property of the Client and their vendors or contractors from damage or loss, and replace or repair any loss or damage resulting from their negligence. The Client reserves the right to withhold payment or make deductions for reimbursement in such instances.

c) The Signage Supplier must ensure the safety of individuals within the project site and adhere to all health and safety protocols.

d) If clarification or approval is required by the Signage Supplier to proceed with work at any time, they must notify the Design and/or Client in writing and await confirmation to proceed.

e) The Signage supplier must ensure that all items are produced in line with the latest Building Regulations Fire Safety Approved Documents.

1.3.3 Coordination

a) The Signage Supplier is responsible for reviewing architectural, landscaping, civil, structural, electrical, and lighting drawings, along with related specifications, to ensure proper layout and placement of all relevant items, necessary connections to the work of other trades, and identification of potential installation conflicts.

b) The Signage Supplier is responsible for site visits as necessary and verifying all field dimensions and site conditions.

c) The Signage Supplier is responsible for attending construction coordination meetings as established or required by the Client.

1.3.4 Software Requirements

a) The Signage Supplier must utilize software compatible with the data provided by the Design and Client, without converting data into formats other than those originally provided.

b) The Signage Supplier must comply with licensing agreements for fonts (and other software) used in the production of the activities and, if necessary, procure their own licenses.

c) Design drawings will be provided in Adobe CC (current version) native files.

d) Message Schedules will be provided in Microsoft Excel.

e) Location plans and setting out drawings will be provided as PDFs.

1.4 INTELLECTUAL PROPERTY

1.4.1 All work provided by the Designer remains the intellectual property of the Designer in accordance with all UK and international copyright laws. Usage of these designs (or derivative works outside the scope of the project) is explicitly prohibited.

1.4.2 The Designer must be credited in any work showcasing the design, portions of the design, or aspects of the design under construction. This includes promotional materials, case studies, and social media activities by other consultants or the sign fabricator(s).

2. QUALITY ASSURANCE

2.1 SUBMITTAL PROCESS

2.1.1 The Signage Supplier shall submit a project timeline at the outset of the project outlining lead times and deliverables for all aspects of the activities they shall complete on the Project. In addition to manufacturing lead times and installations, the timeline shall also include times for preparation, review, revision, and approval of submittals. The timeline should allow for a minimum of two (2) rounds of revision for submittals. All submittals shall have a minimum of three (3) working days for review. The Signage Supplier shall maintain this timeline throughout the project and provide regular updates to the Client and Designer.

2.1.2 All submittals from the Signage Supplier shall adhere to the organizational conventions established in the Design Intent Documentation. This includes nomenclature for sign types, locations, plans, finishes, and material codes.

2.1.3 All submittals must clearly attribute the Designer and include the Designer's identity.

2.1.4 Signage Supplier will provide submittals as required for the specific works of the Project as specified in the subsequent section and shall not proceed with any works until approval is obtained from the Client.

2.2 TYPES OF SUBMITTALS

2.2.1 Material and Finishes

a) The Signage Supplier will submit three (3) samples of all materials and finishes specified in the Design Intent Documents.

b) Samples should be 100mmx100mm minimum up to a maximum of 500x500mm.

c) Samples for painted, printed, or other colour-matched finishes should include a 10mm hole in the centre.

d) If a finish is used on different base substrates, such as metal and plastic, a separate submittal for each base material should be submitted.

e) Colour-matched finishes used on different coloured base substrates should be submitted separately. For example, a colour fabricated by direct UV printing on two different colour painted substrates would require one (1) submittal per colour of the base substrate.

f) All colour references specified as "to match..." shall be custom formulated by the Signage Supplier to match the stated colour reference.

g) A colour sample shall indicate the specific brand of paint used, paint formulation, primers, and basecoats used. For printed colours, the printer, ink manufacturer, and media should be noted as well as ICC profile.

2.2.2 Fabrication Drawings
a) The Signage Supplier will provide a fabrication drawing for each sign type in the Project.
b) Fabrication drawing must be scaled and legible when printed A3.
c) Fabrication drawings shall demonstrate the method of fabrication through plan, elevation, and section drawings including structural support, services, routing, illumination, cladding, etc. Drawings should clearly indicate any seams, panels, moving parts, and detail all fasteners and fixtures.
d) Any safety labels, manufacturers' watermarks, etc., must be clearly shown on drawings.

2.3 SITE VISITS

2.3.1 The Signage Supplier is responsible for conducting site visits to verify all field dimensions, site conditions, and other factors pertinent to the installation of the activities.

2.3.2 The Signage Supplier shall document all site visits in writing, recording all relevant observations and measurements. These documents shall be submitted to the Designer and Client as part of the submittal process.

2.4 PRE-INSTALLATION MEETING

2.4.1 Prior to the installation of any activities, the Signage Supplier shall schedule and host a pre-installation meeting with the Designer, Client, and other relevant parties.

2.4.2 The purpose of the pre-installation meeting is to review the installation plan, site conditions, and any other pertinent information to ensure a successful installation..4.3 The Signage Supplier shall provide meeting minutes documenting all discussions and decisions made during the pre-installation meeting. These minutes shall be distributed to all parties within three (3) working days of the meeting.

2.5 INSTALLATION

2.5.1 The Signage Supplier is responsible for the safe and professional installation of all activities in accordance with the approved fabrication drawings and installation plan.

2.5.2 All installations shall be performed by qualified personnel trained in the installation of signage and shall comply with all relevant health and safety regulations.

2.5.3 The Signage Supplier shall coordinate with other trades as necessary to ensure the timely and efficient completion of the installation.

2.5.4 The Signage Supplier shall provide regular progress updates to the Designer and Client throughout the installation process.

2.5.5 The Signage Supplier shall ensure that all activities are installed correctly and are free from defects upon completion of the installation.

2.6 PUNCH LIST

2.6.1 Upon completion of the installation, the Signage Supplier shall conduct a thorough inspection of all activities with the Designer and Client.

2.6.2 Any deficiencies or defects shall be documented in a punch list provided to the Signage Supplier by the Designer and Client.

2.6.3 The Signage Supplier shall promptly address all items on the punch list and provide evidence of completion to the Designer and Client.

2.6.4 Final payment shall not be released until all items on the punch list have been satisfactorily resolved.

3. SPECIFIC WORK REQUIREMENTS

3.1 SIGNS

3.1.1 All signs shall be fabricated and installed in accordance with the approved fabrication drawings and specifications.

3.1.2 All signs shall be constructed of high-quality materials suitable for their intended use and location.

3.1.3 All signs shall be fabricated to the highest standards of workmanship and craftsmanship.

3.1.4 All signs shall be installed securely and safely in accordance with all relevant health and safety regulations.

3.2 LIGHTING

3.2.1 All lighting shall be installed in accordance with the approved lighting plan and specifications.
3.2.2 All lighting fixtures shall be of high quality and suitable for their intended use and location.

3.2.3 All lighting shall be installed securely and safely in accordance with all relevant health and safety regulations.

3.2.4 All lighting shall be connected to the building's electrical supply in accordance with all relevant regulations and codes.

3.3 WAYFINDING

3.3.1 All wayfinding elements shall be installed in accordance with the approved wayfinding plan and specifications.

3.3.2 All wayfinding elements shall be constructed of high-quality materials suitable for their intended use and location.

3.3.3 All wayfinding elements shall be installed securely and safely in accordance with all relevant health and safety regulations.

3.3.4 All wayfinding elements shall be clearly visible and legible from all relevant vantage points according to Building Regulations Fire Safety Approved Document B.

3.4 GRAPHICS

3.4.1 All graphics shall be installed in accordance with the approved graphic plan and specifications.

3.4.2 All graphics shall be produced using high-quality materials suitable for their intended use and location.

3.4.3 All graphics shall be installed securely and safely in accordance with all relevant health and safety regulations.

3.4.4 All graphics shall be applied neatly and accurately to ensure a professional appearance.

4. SCHEDULES

4.1 APPROVAL PROCESS

4.1.1 The Signage Supplier shall submit all required submittals to the Designer for review and approval.

4.1.2 The Designer shall review all submittals within five (5) working days of receipt and provide feedback to the Signage Supplier.

4.1.3 The Signage Supplier shall address any comments or concerns raised by the Designer and resubmit the submittal for approval.

4.1.4 No work shall proceed until all submittals have been approved by the Designer.

4.2 DELIVERY SCHEDULE

4.2.1 The Signage Supplier shall provide the Client with a detailed delivery schedule outlining the expected delivery dates for all materials and components.

4.2.2 The delivery schedule shall be updated regularly to reflect any changes or delays in the delivery of materials.
4.2.3 The Signage Supplier shall notify the Client immediately of any delays in delivery and provide an updated schedule to reflect the revised delivery date.

4.3 INSTALLATION SCHEDULE

4.3.1 The Signage Supplier shall provide the Client with a detailed installation schedule outlining the planned dates for the installation of all activities.

4.3.2 The installation schedule shall be updated regularly to reflect any changes or delays in the installation process.

4.3.3 The Signage Supplier shall notify the Client immediately of any delays in installation and provide an updated schedule to reflect the revised installation date.

4.4 COMPLETION SCHEDULE

4.4.1 The Signage Supplier shall provide the Client with a detailed completion schedule outlining the planned dates for the completion of all activities.

4.4.2 The completion schedule shall be updated regularly to reflect any changes or delays in the completion process.

4.4.3 The Signage Supplier shall notify the Client immediately of any delays in completion and provide an updated schedule to reflect the revised completion date.

5. PAYMENT TERMS

5.1 INVOICING

5.1.1 The Signage Supplier shall submit invoices to the Client for all completed work in accordance with the payment schedule outlined in the agreement between the Client and the Signage Supplier.

5.1.2 Invoices shall include a detailed breakdown of all charges, including labor, materials, and any additional expenses incurred.

5.1.3 Invoices shall be submitted promptly upon completion of the work and in accordance with the payment schedule.

5.2 PAYMENT SCHEDULE

5.2.1 The Client shall make payments to the Signage Supplier in accordance with the payment schedule outlined in the agreement between the Client and the Signage Supplier.

5.2.2 Payments shall be made promptly upon receipt of a valid invoice and in accordance with the agreed-upon payment terms.

5.2.3 Failure to make payments in accordance with the payment schedule may result in delays to the project and additional costs to the Client.

5.3 RETAINAGE

5.3.1 The Client may retain a portion of the contract value as retainage until the work has been completed to the satisfaction of the Client.

5.3.2 Retainage shall be released to the Signage Supplier upon completion of all work and resolution of any punch list items.

5.3.3 The amount of retainage and the conditions for release shall be outlined in the agreement between the Client and the Signage Supplier.

6. WARRANTY

6.1 The Signage Supplier warrants that all work performed under this agreement shall be free from defects in materials and workmanship for a period of one (1) year from the date of substantial completion.

6.2 The Signage Supplier shall remedy any defects in the work promptly and at no additional cost to the Client.

6.3 This warranty shall be in addition to any other warranties or guarantees provided by the Signage Supplier or the manufacturers of materials and components used in the work.

7. MISCELLANEOUS

7.1 Either party may terminate this agreement upon written notice to the other party in the event of a material breach of the agreement by the other party.

7.2 In the event of termination, the Client shall pay the Signage Supplier for all work completed to the date of termination in accordance with the payment schedule.

7.3 The Signage Supplier shall have no further obligation to the Client following termination of the agreement, except as otherwise provided herein.

7.4 Any disputes arising out of or relating to this agreement shall be resolved through good faith negotiations between the parties.

7.5 If the parties are unable to resolve a dispute through negotiation, either party may initiate legal proceedings to resolve the dispute.

7.6 The prevailing party in any legal proceedings shall be entitled to recover its reasonable attorneys' fees and costs incurred in connection with the dispute.

7.7 Neither party shall assign or transfer any of its rights or obligations under this agreement without the prior written consent of the other party.

7.8 This agreement constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior and contemporaneous agreements and understandings, whether written or oral, relating to such subject matter.

02 Development Brand

Identity Graphics



VISTA RIVER GARDENS
TRINITY ISLAND
•
MANCHESTER

Typography

Darby Sans

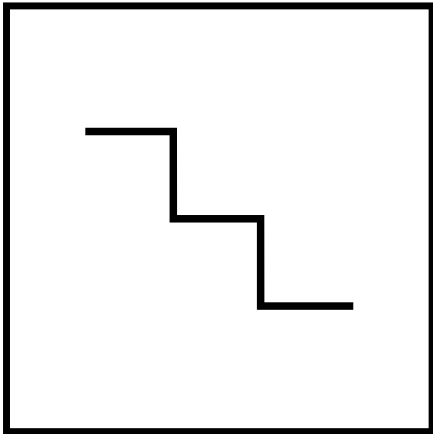
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Helvetica Neue LT Std

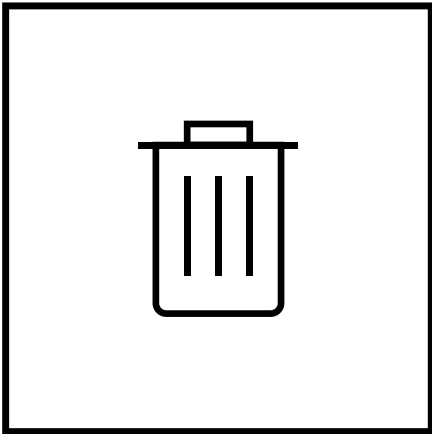
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Colours

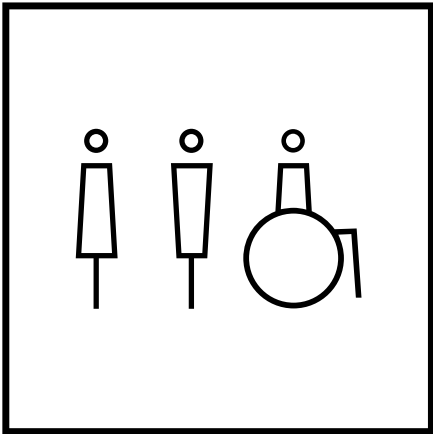
Dark Ceruleana #093549
Peacock #0c4050
Ocean Teal #0c5869
Duck Egg #c1dee5
Light Cream #fcf9ee



STAIRS



BIN CHUTE



TOILET

Typographic Information - Amenities

THE
SPEAKEASY

BAR LOUNGE

THE
PLAY
ROOM

GAMES ROOM

URBAN
TAILS

PET SPA

WORK
PODS

PHONE BOOTH

THE
WORKS

CO-WORKING

FIUME
LOUNGE
& KITCHEN

TERRACE

VERDANT
LOUNGE
& KITCHEN

TERRACE

THE
WELLNESS
DECK

TERRACE

THE
GREEN
& SCREEN

PUTTING GREEN

THE
CLUB

GYM & STUDIO

EDIT
SUITE

EDIT SUITE

PODCAST
STUDIO

PODCAST STUDIO

CONTENT
STUDIO

CONTENT STUDIO

MAHJONG
ROOM

MAHJONG ROOM

ON
AIR

ON AIR - ILLUMINATED



KEEP CLEAR



STAFF ONLY



FIRE EXIT

VISTA RIVER GARDENS

DEVELOPMENT ID

LIFTS

I-BEAM - LIFTS

POST

I-BEAM - POST

CARD ROOM

CARD ROOM ID

URBS SUITE

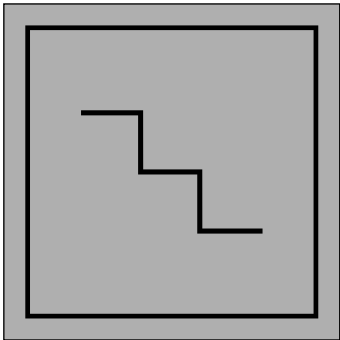
M.U.S - URBS

TRINITY SUITE

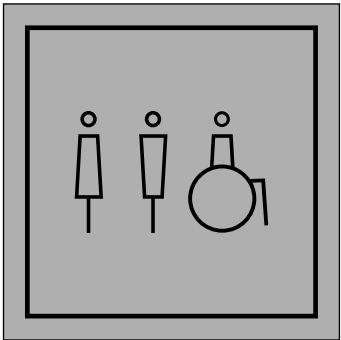
M.U.S - TRINITY

THE PICTURE HOUSE

MEDIA LOUNGE



STAIRS
PROJECTION



WC
PROJECTION



PET SPA
PROJECTION



PHONE BOOTH
PROJECTION



CONTENT STUDIO
PROJECTION



GYM/STUDIO
PROJECTION

03 Materials + Finishes

Walls + Floors

	code	specification	notes
	W01	Clay Plaster	Arakabe Clayworks Demi Rustic (slight sheen)
	W02	Timber Panelling	Oak Smoked Robusta Querkus
	W03	Aluminium Facade	Anodized Aluminium Focchi Lighter Champagne
	F01	Floor Tile	Porcelain Tile Casa Ceramica Nuova Negro Mapai Kerapoxy Grout 114 Anthracite
	F02	Engineered Timber	Toddy Oak Newman & Grey Mont Blanc

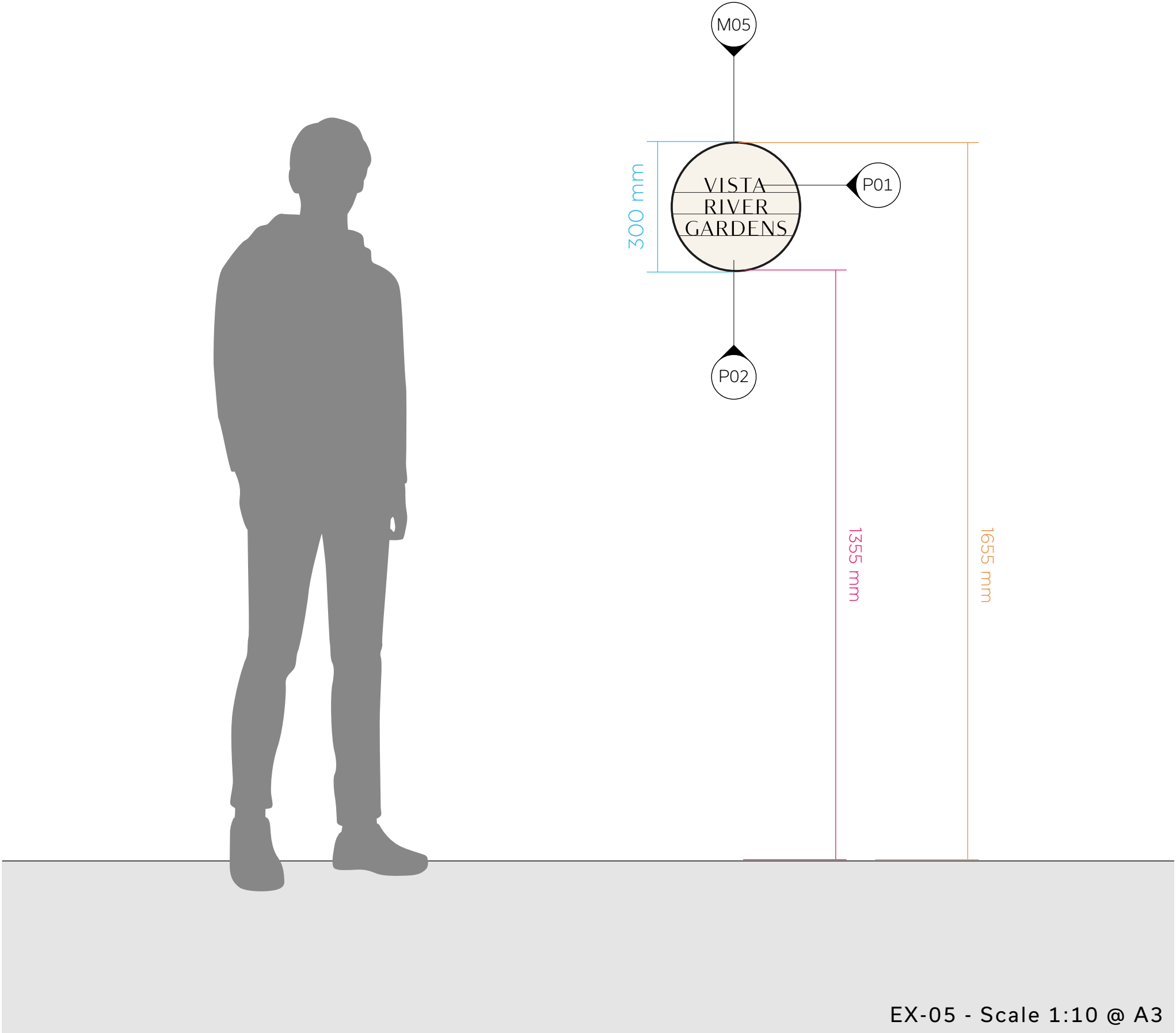
Metals

	code	specification	notes
	M01	Aluminium Composite Material - Polished finish	
	M02	Stainless Steel - Polished finish	
	M03	Stainless Steel - Sandblast finished	
	M04	Aluminium - Silver Anodized finish	
	M05	Aluminium - Black Anodized finish	
	M06	Aluminium - Black powder coat finish	

Acrylics + Vinyl

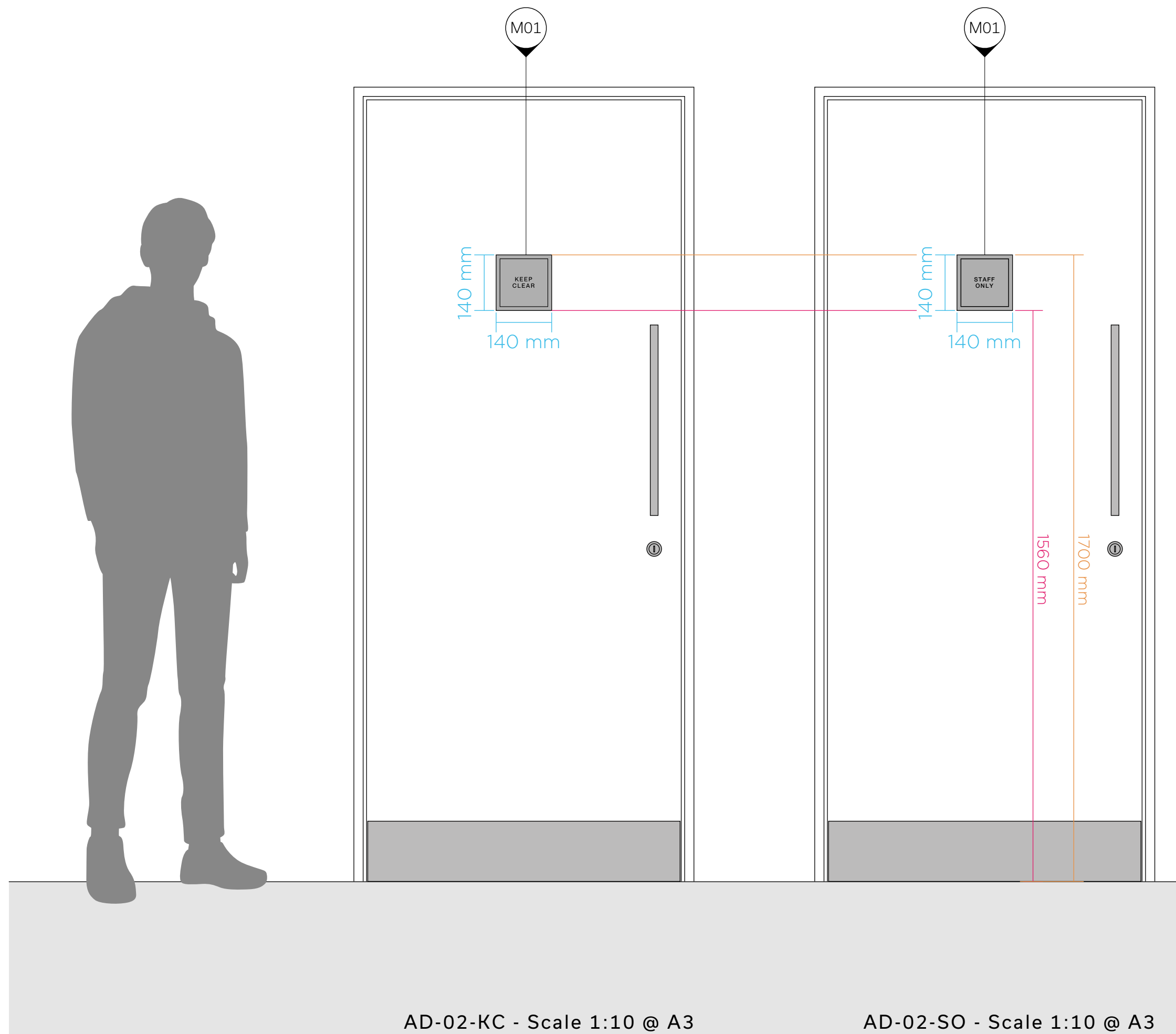
	code	specification	notes
	P01	Vinyl - Matte black	
	P02	Perspex Acrylic - Opal	
	P03	Perspex Acrylic - Opal Diffuser	
	P04	Vinyl - Matte White	
	P05	Perspex Acrylic - White Matte	
	P06	Perspex Acrylic - Black Matte	

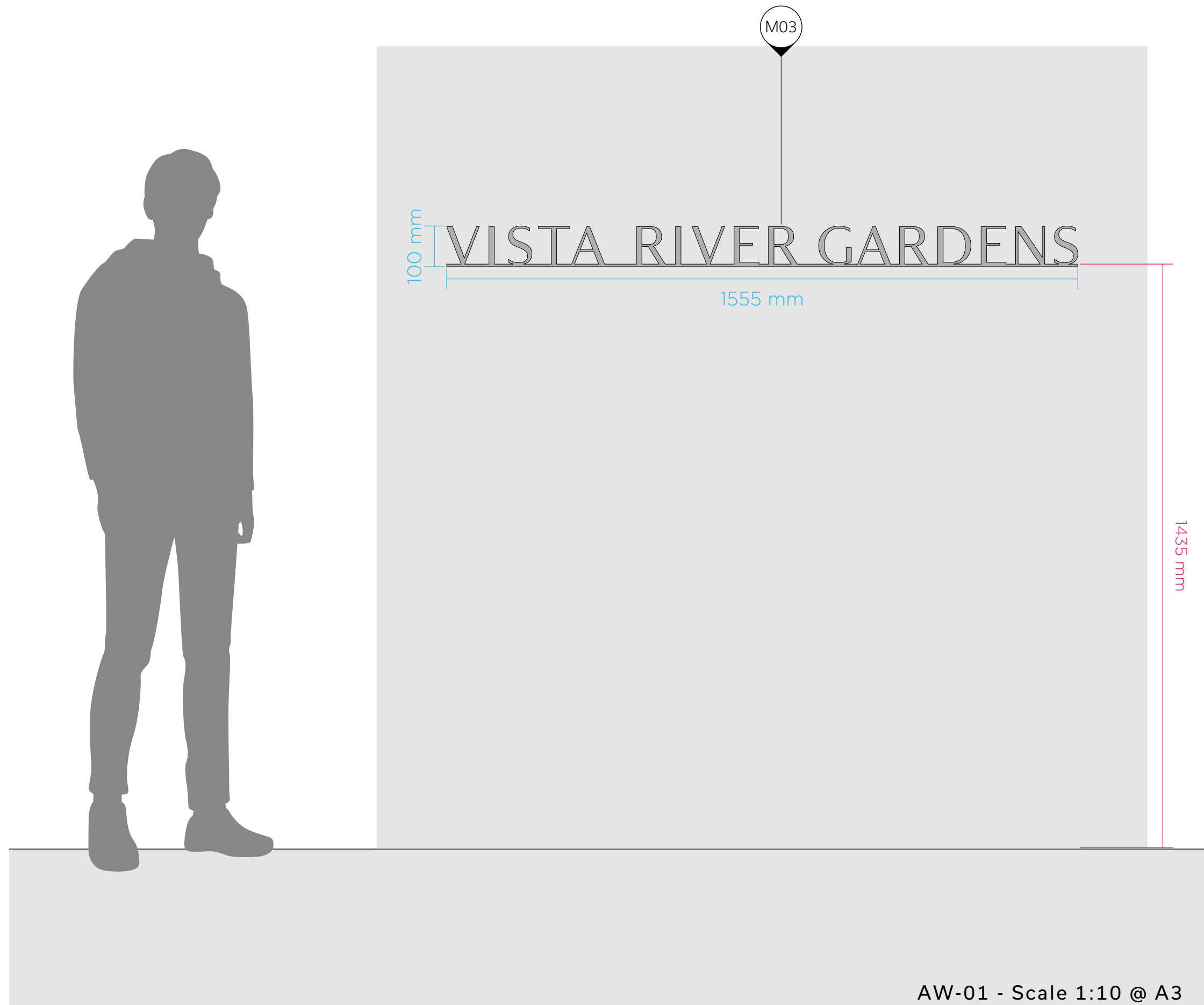
04 Design Intent

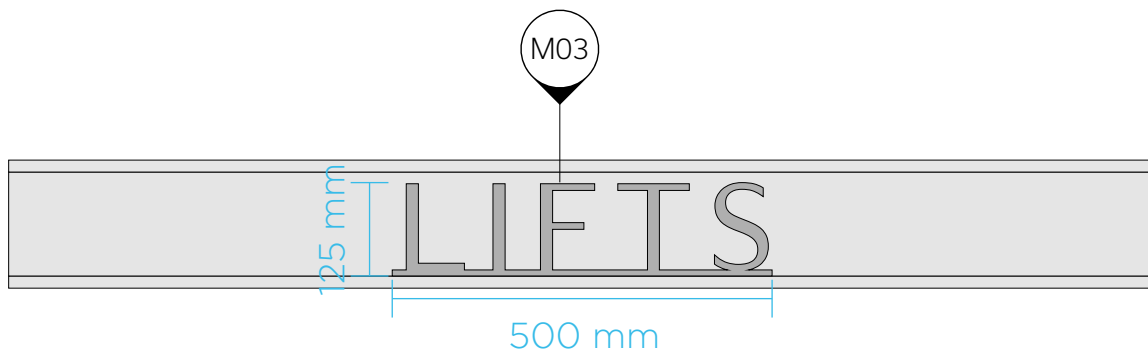
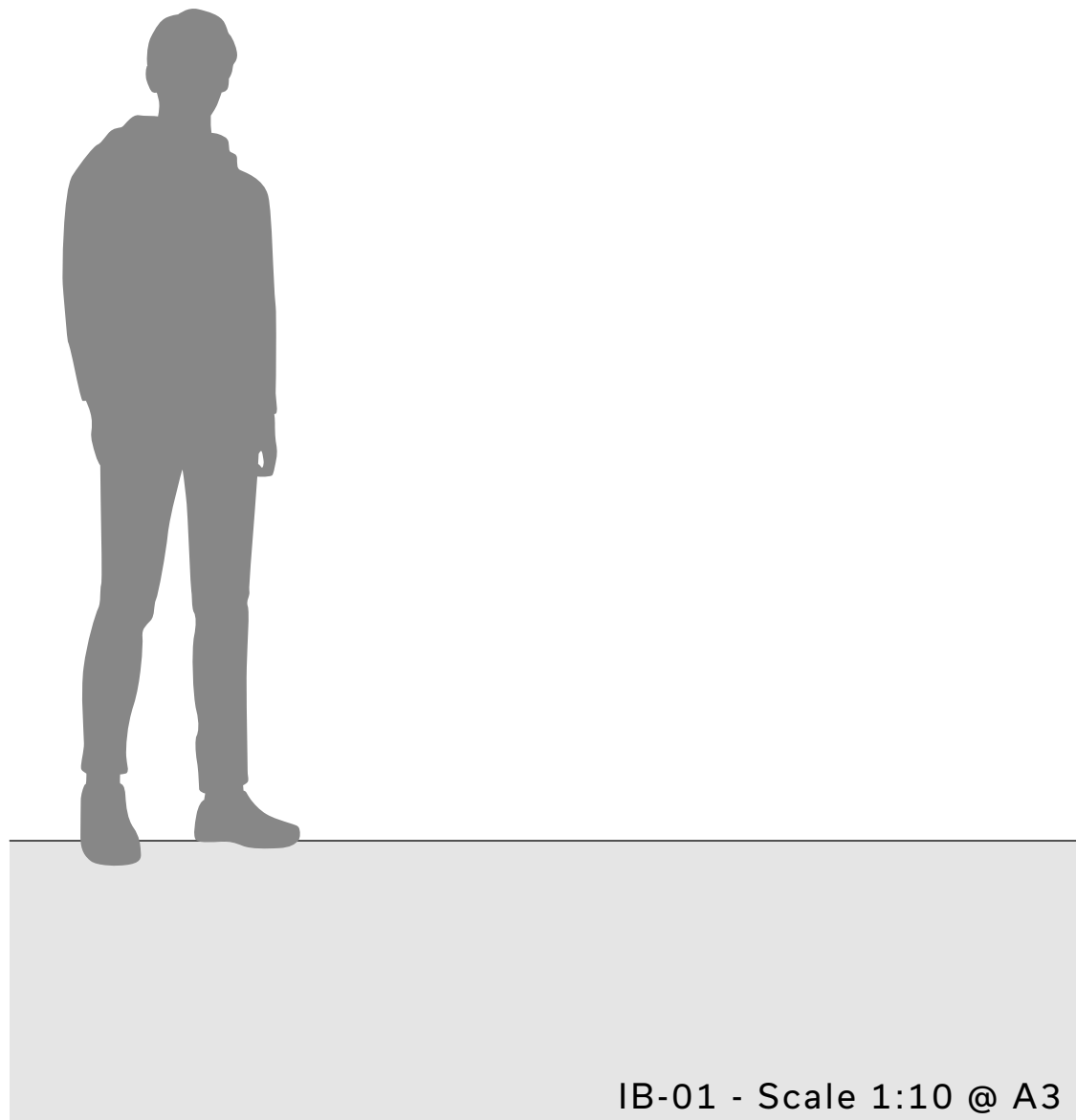
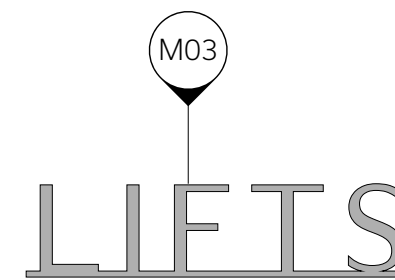


- Materials:
- M05
Aluminium - Black Anodized
 - P01
Vinyl - Black
 - P02
Opal Acrylic

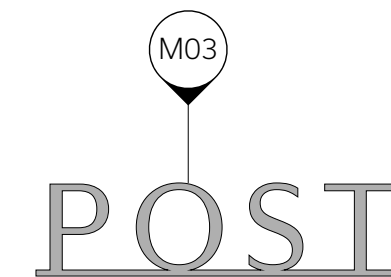
- HxW Dims
- Cap Height
- Base Height



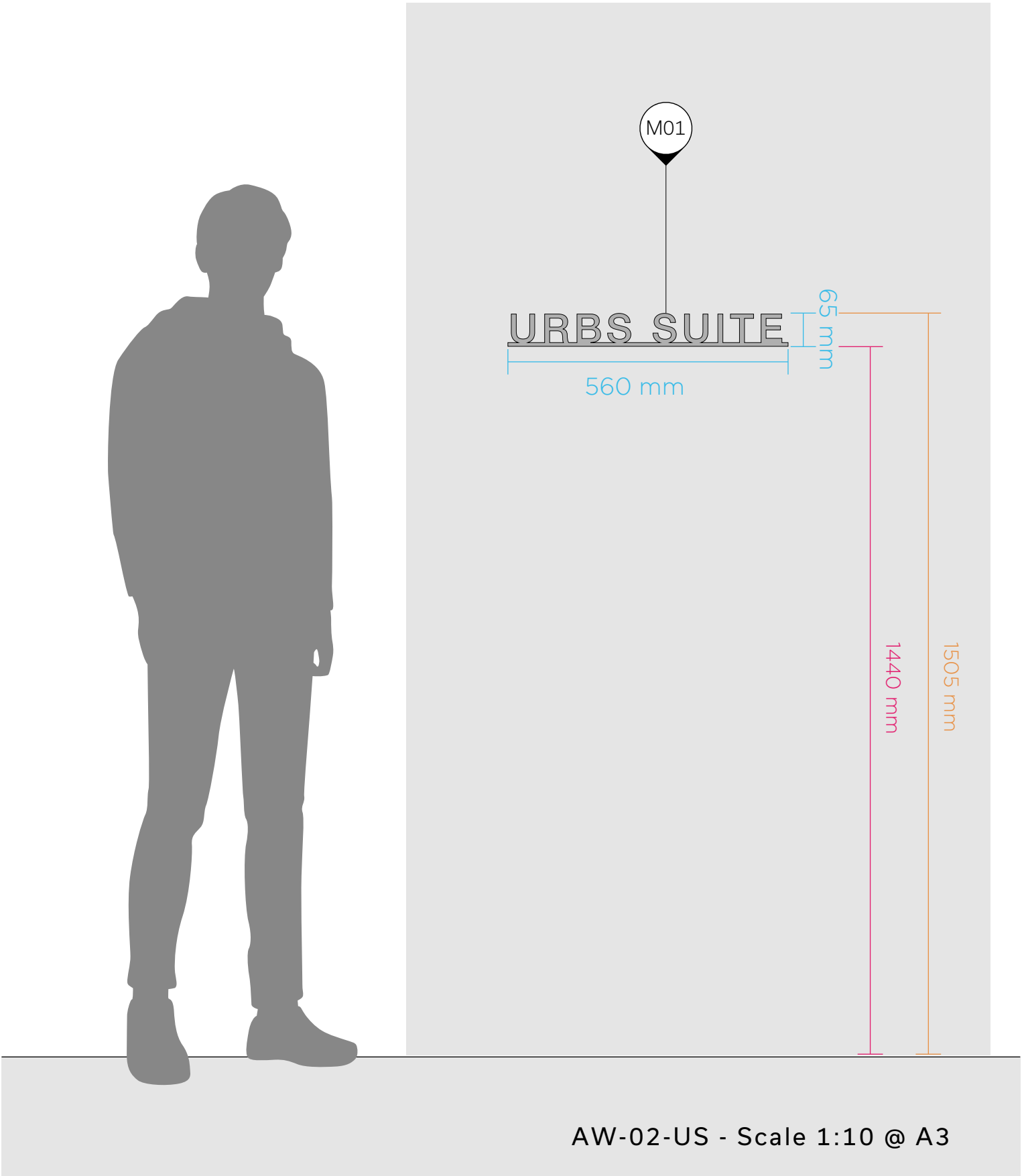


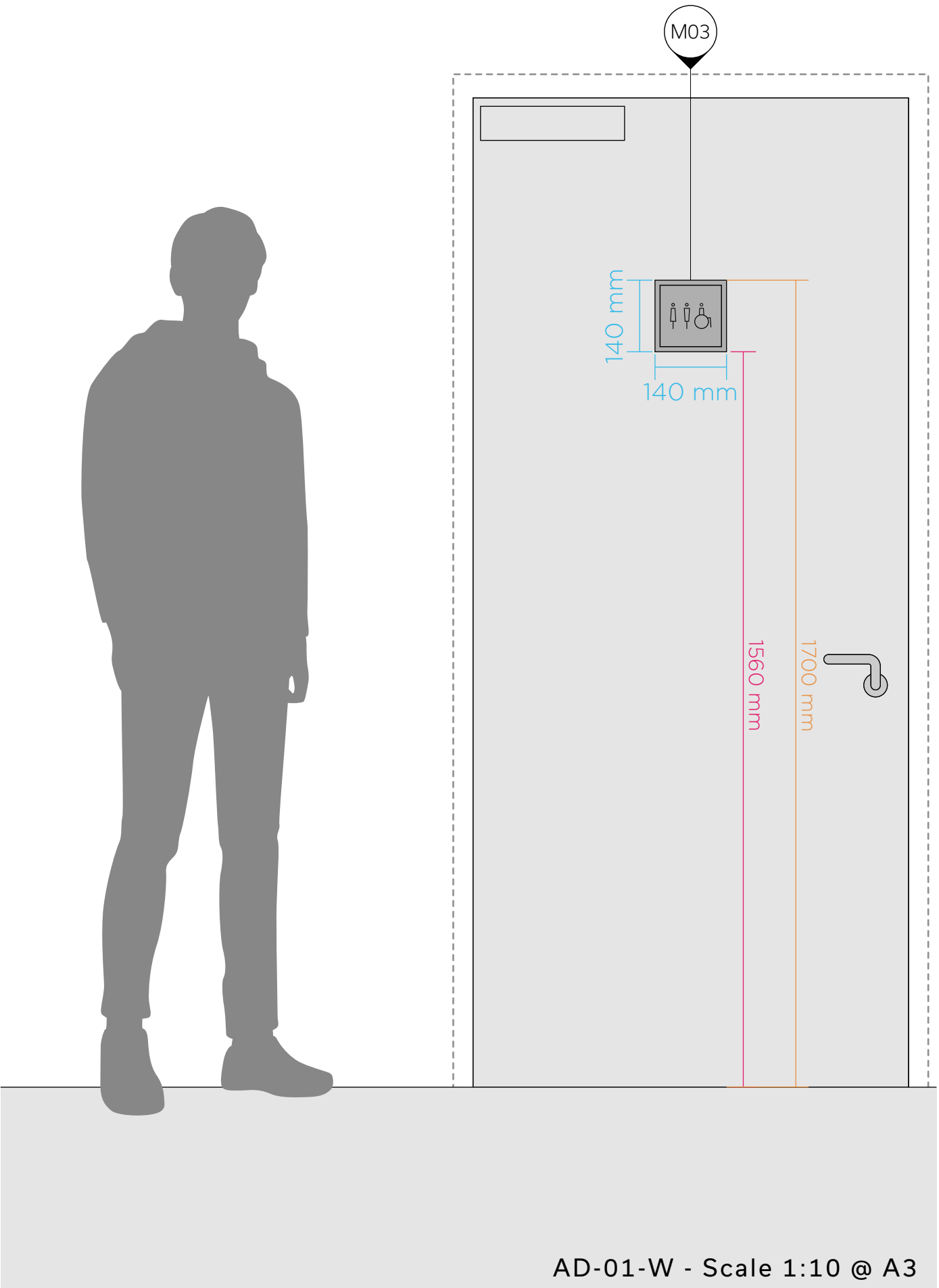
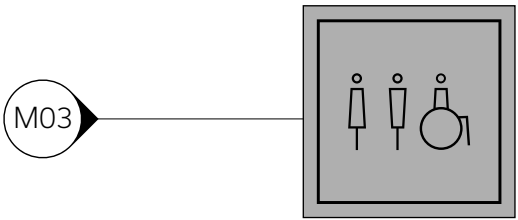


IB-01 - Scale 1:10 @ A3

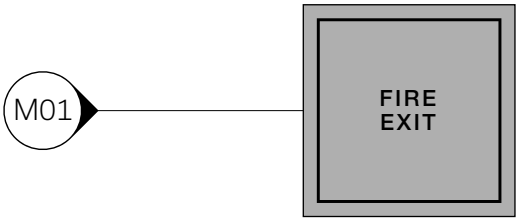


IB-02 - Scale 1:10 @ A3

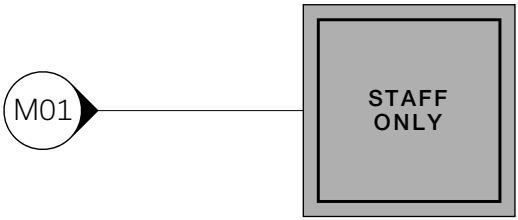




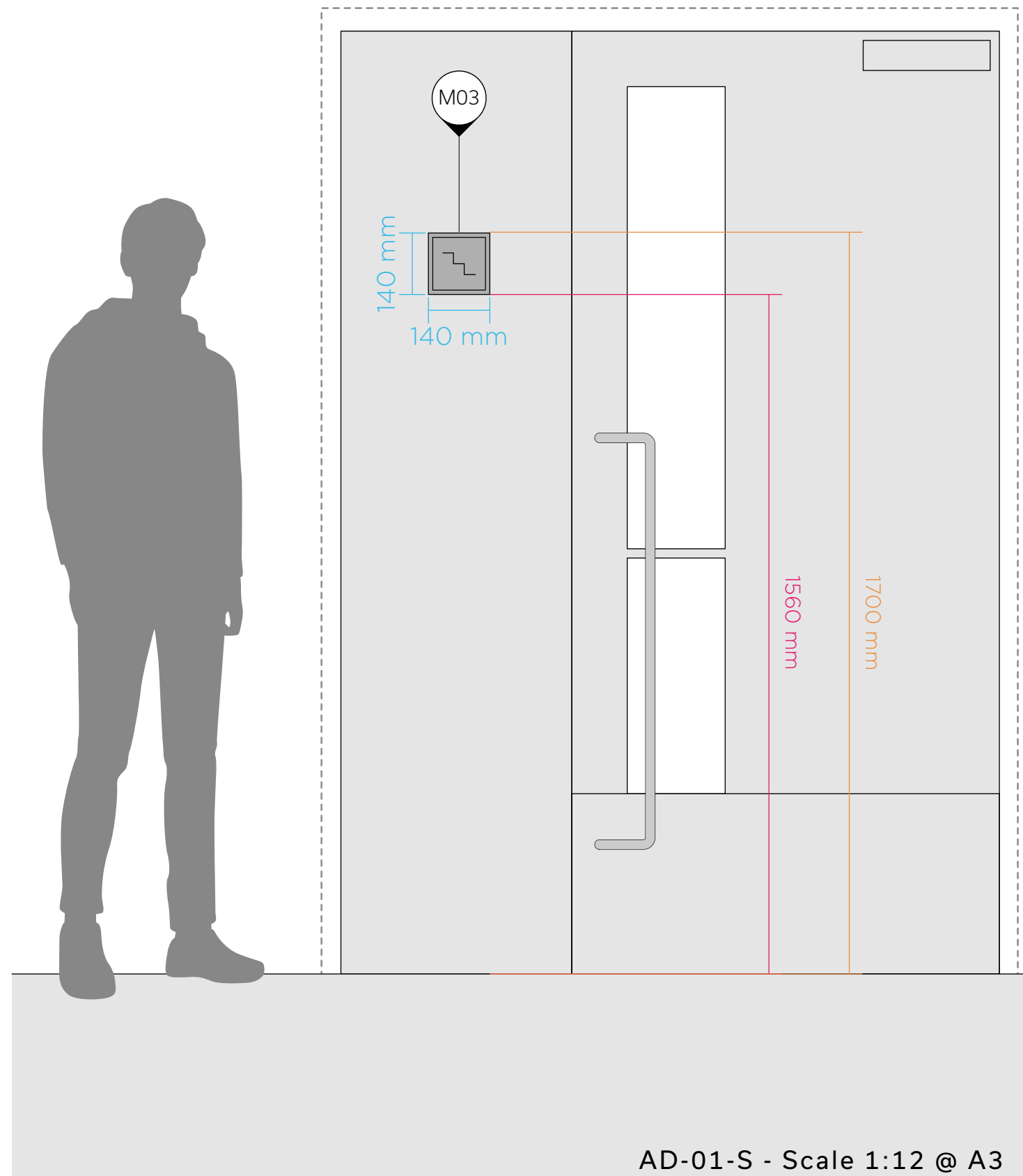
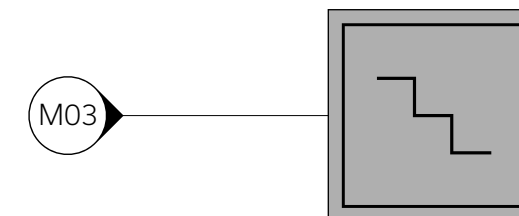
AD-01-W - Scale 1:5 @ A3



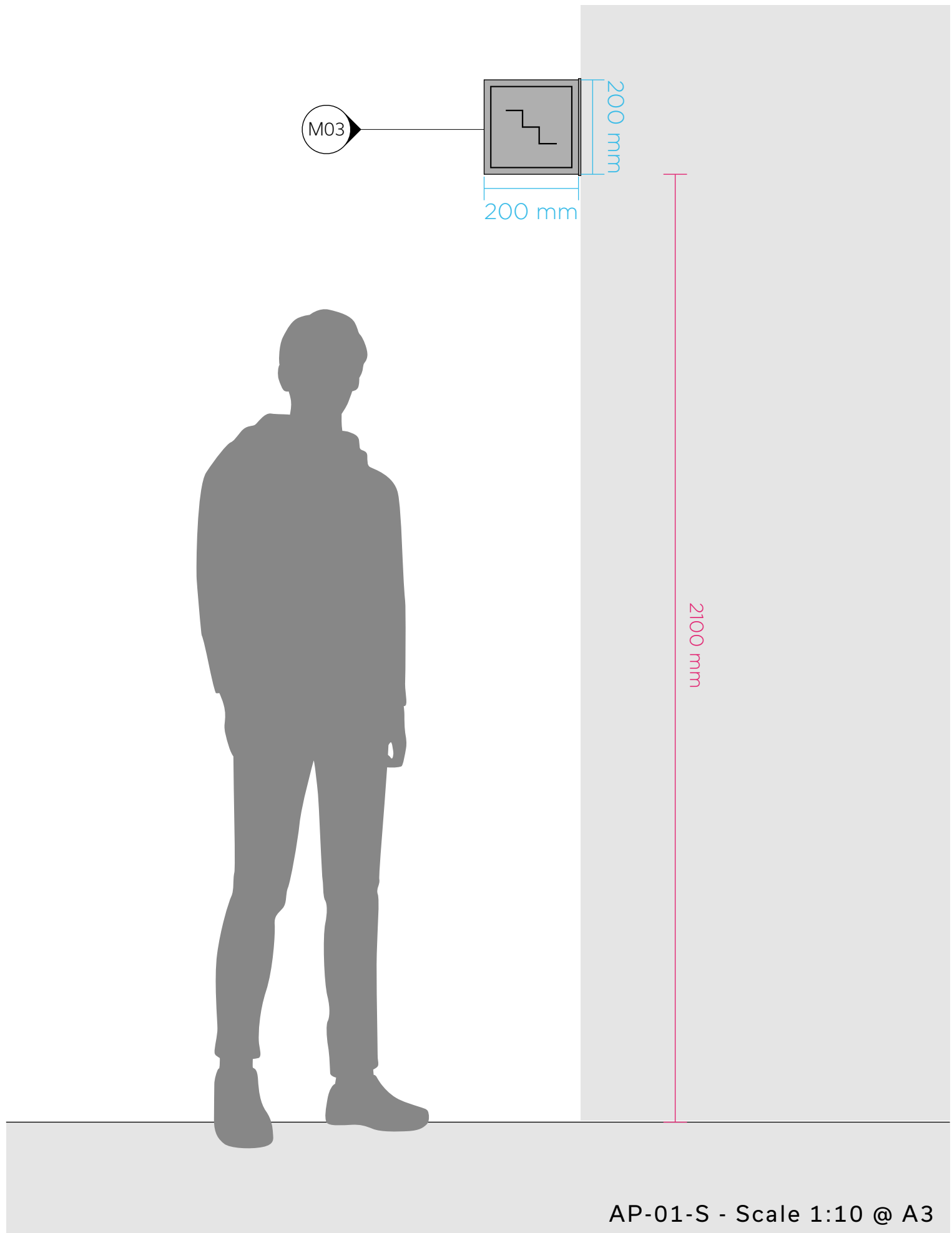
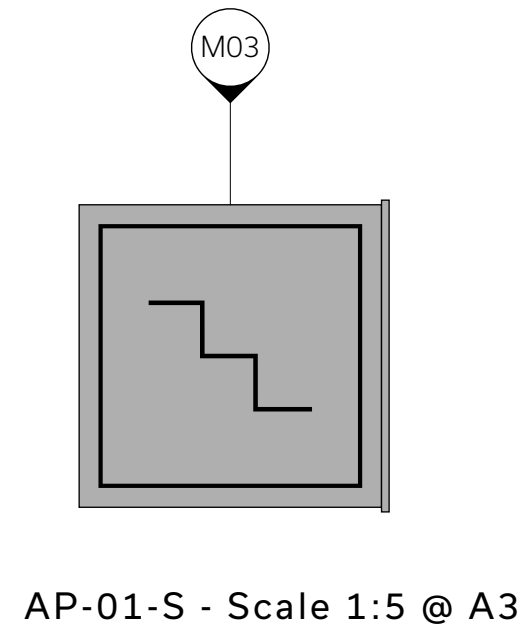
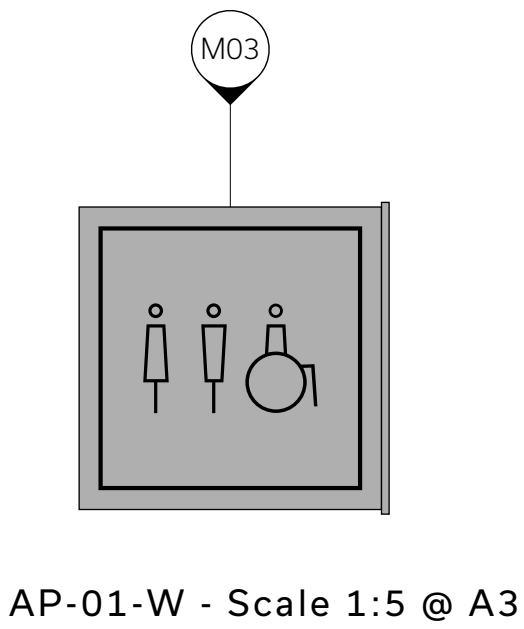
AD-02-F - Scale 1:5 @ A3

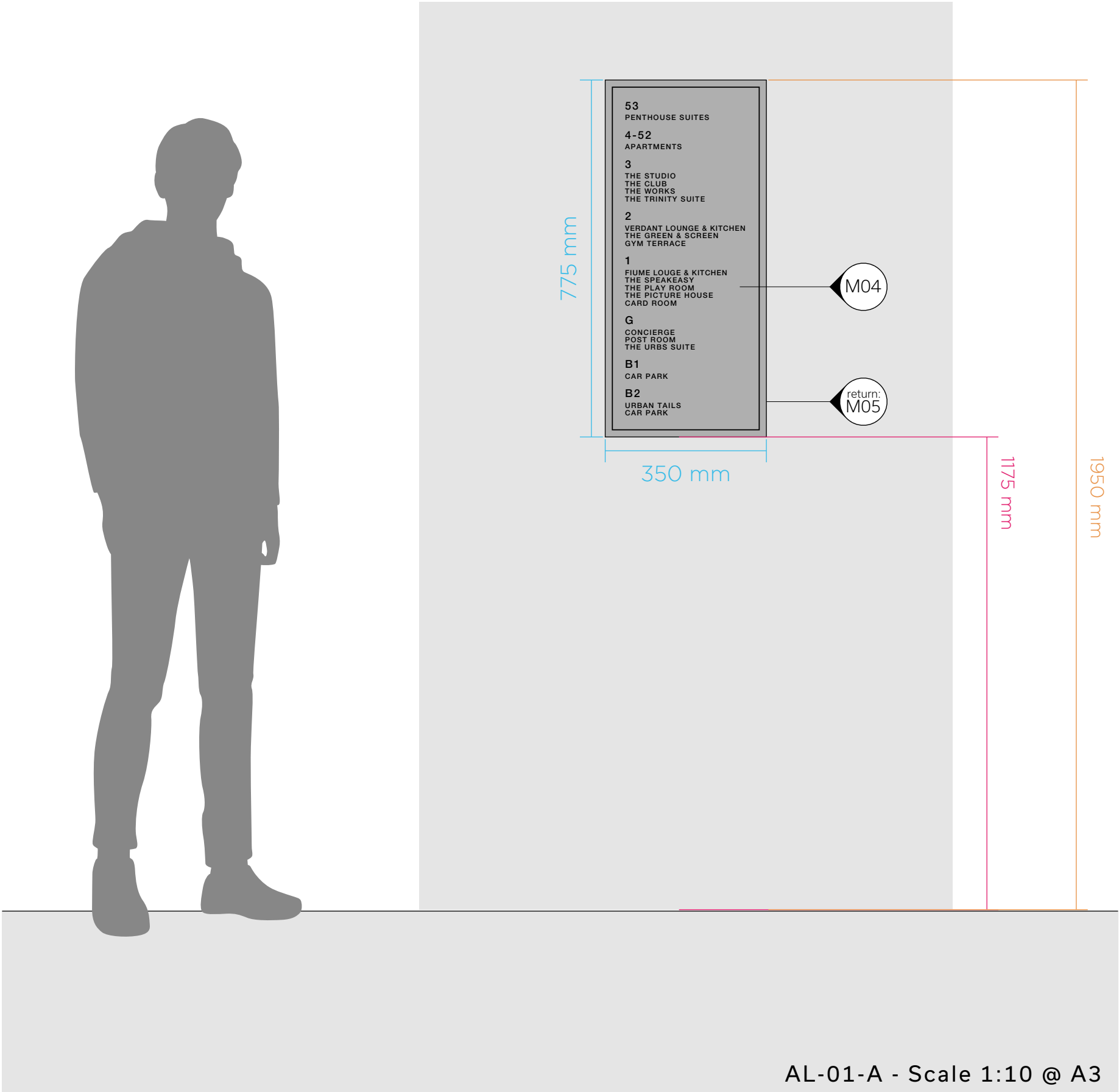


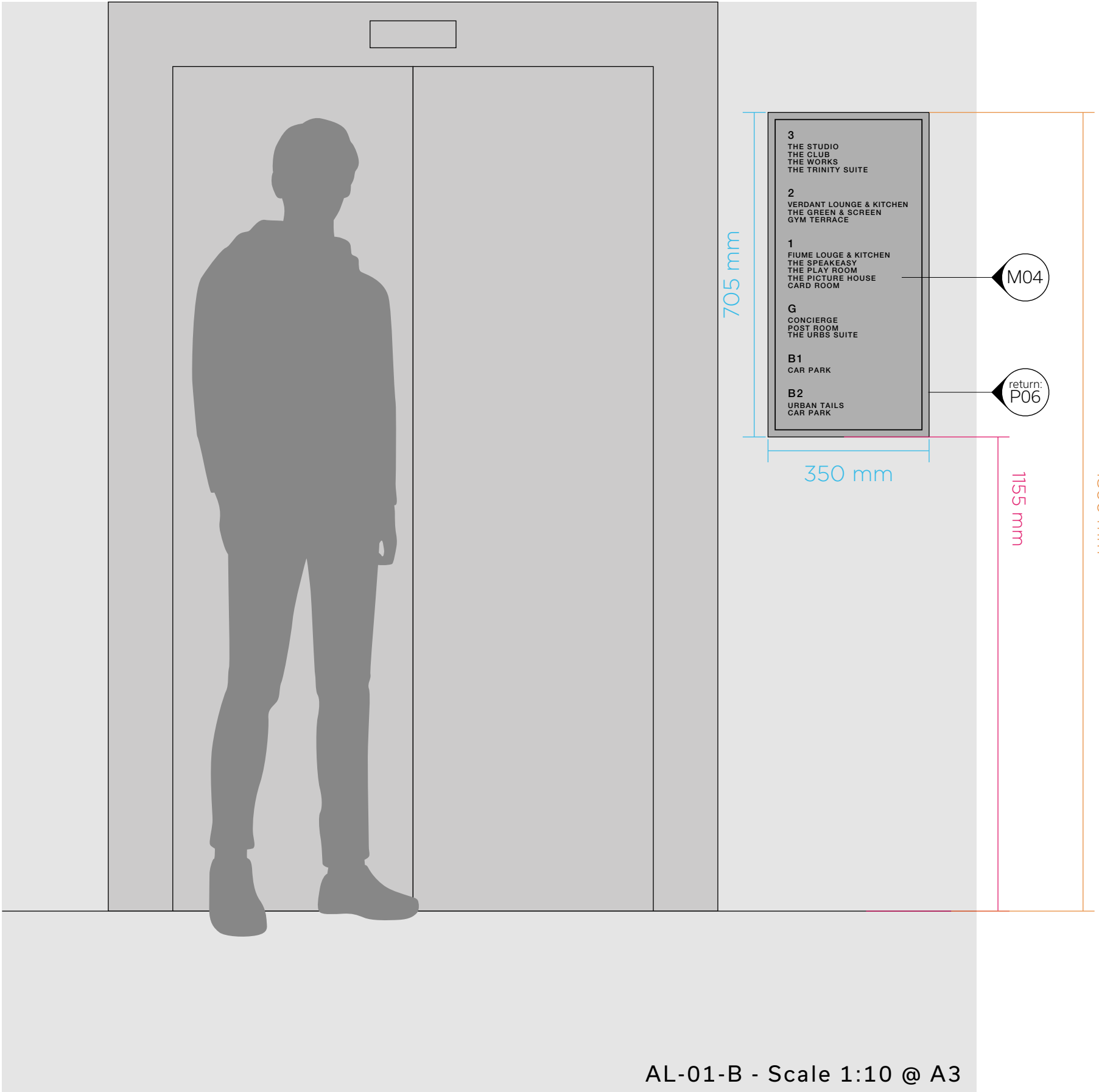
AD-02-SO - Scale 1:5 @ A3

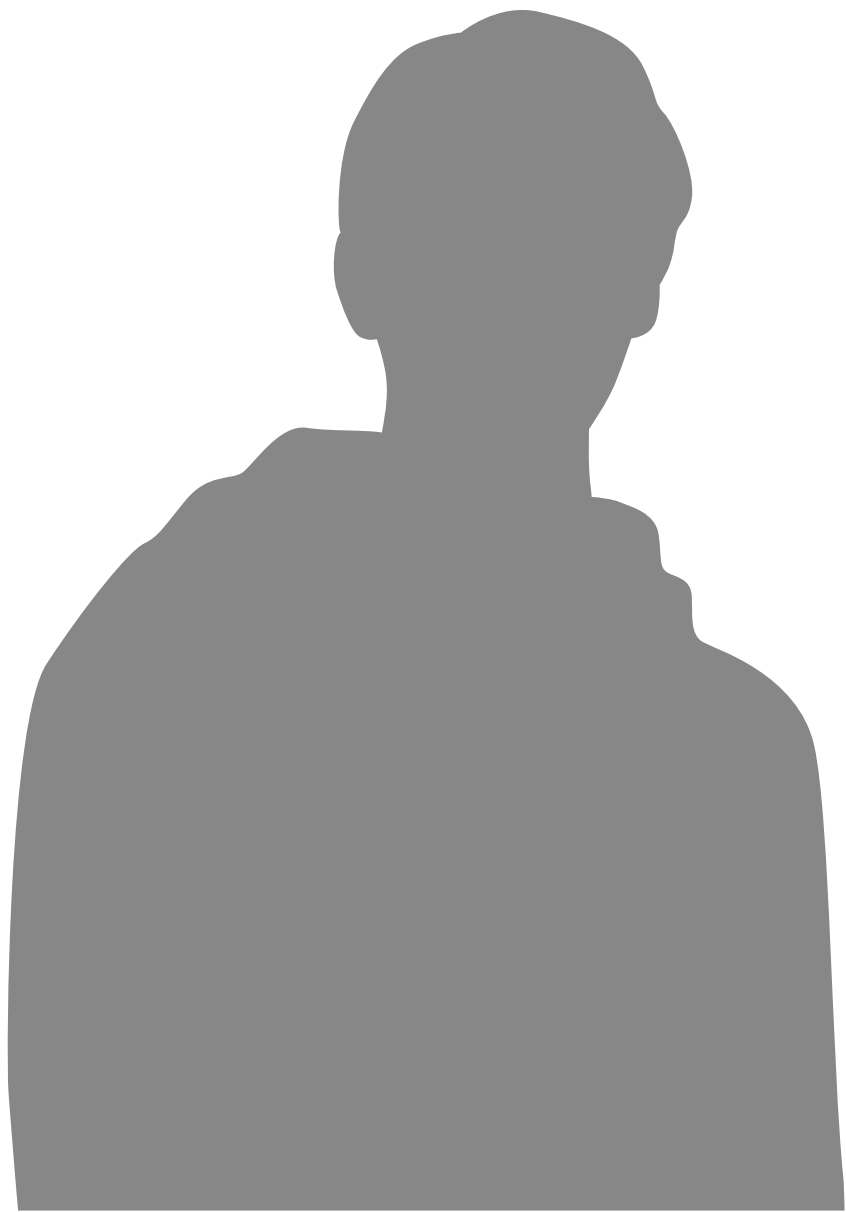


AD-01-S - Scale 1:5 @ A3





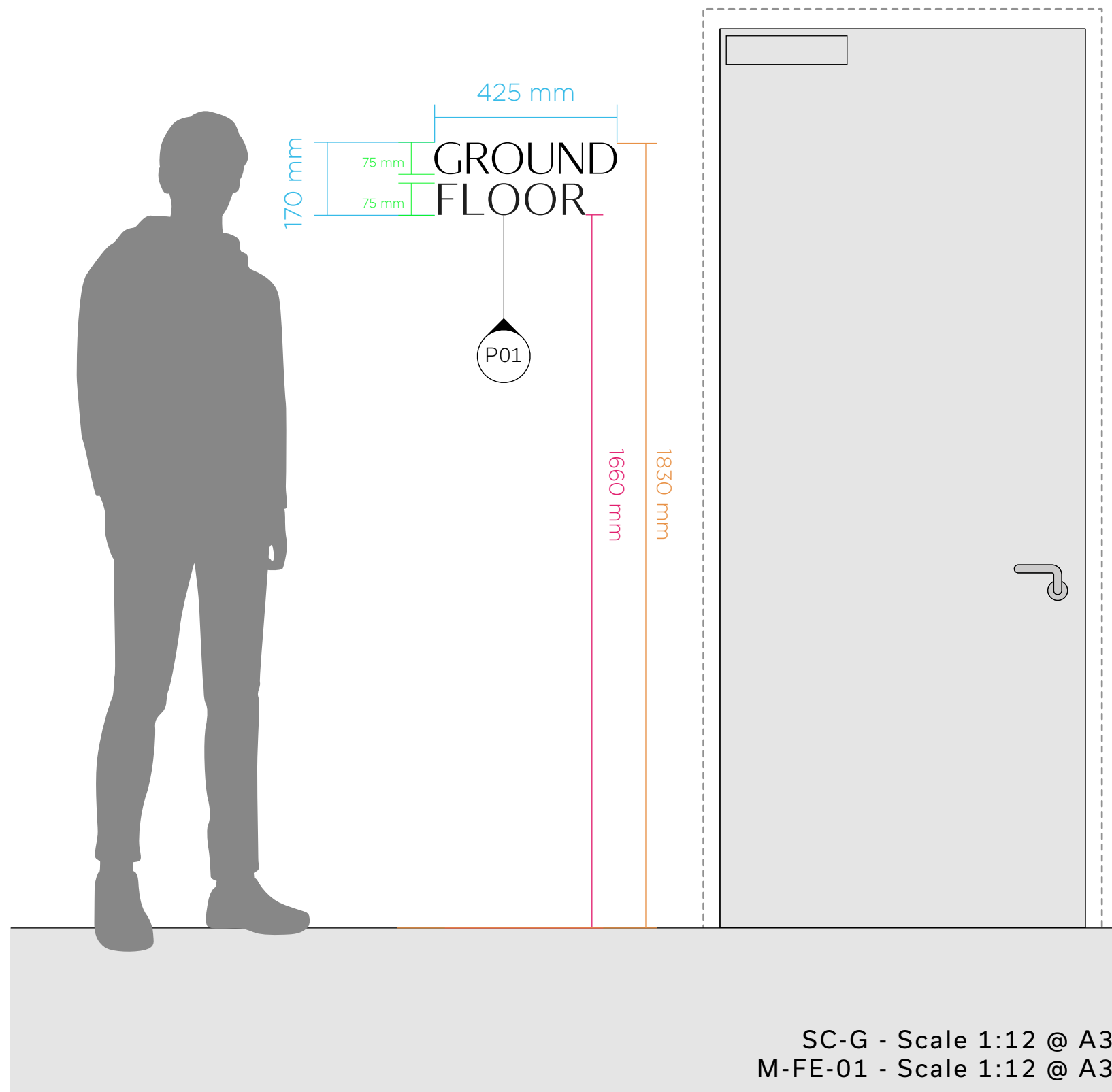




1010	1017
1011	1018
1012	1019
1013	1020
1014	1021
1015	1022
1016	1023

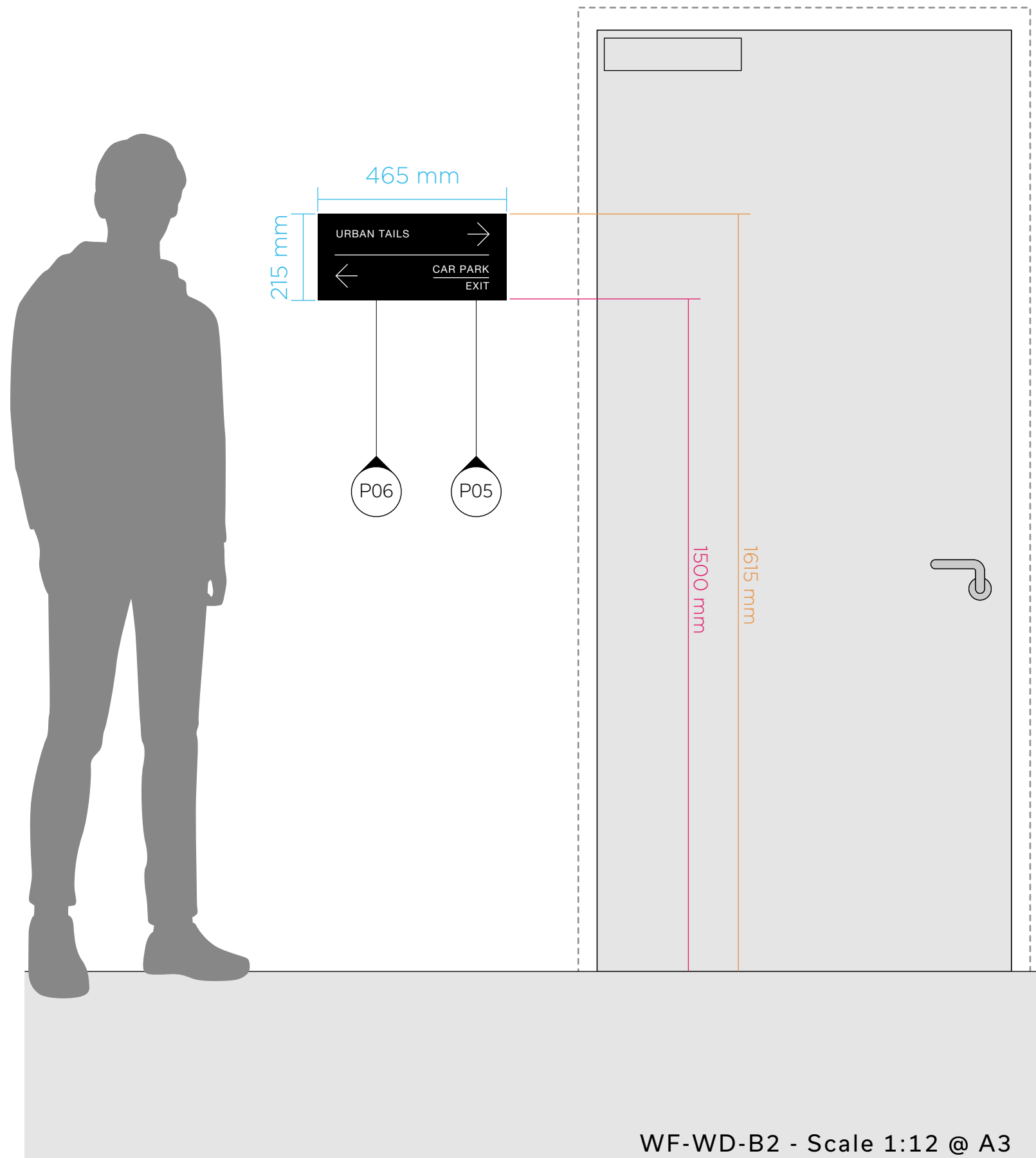
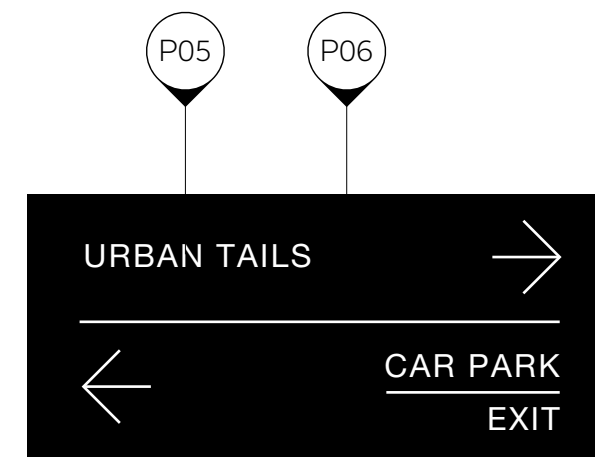
A1-01 - Scale 1:4 @ A3



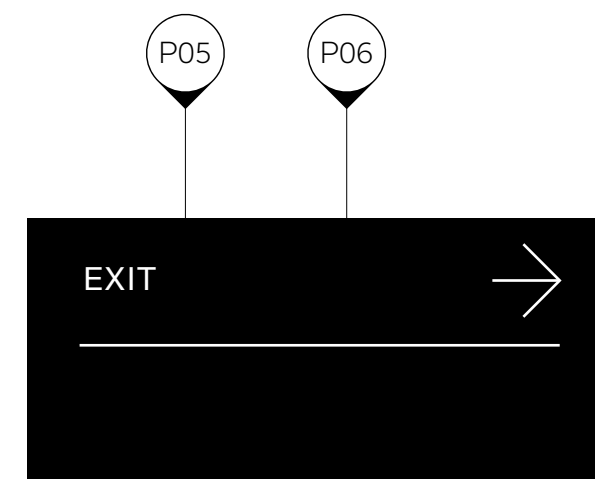


P01
GROUND
FLOOR

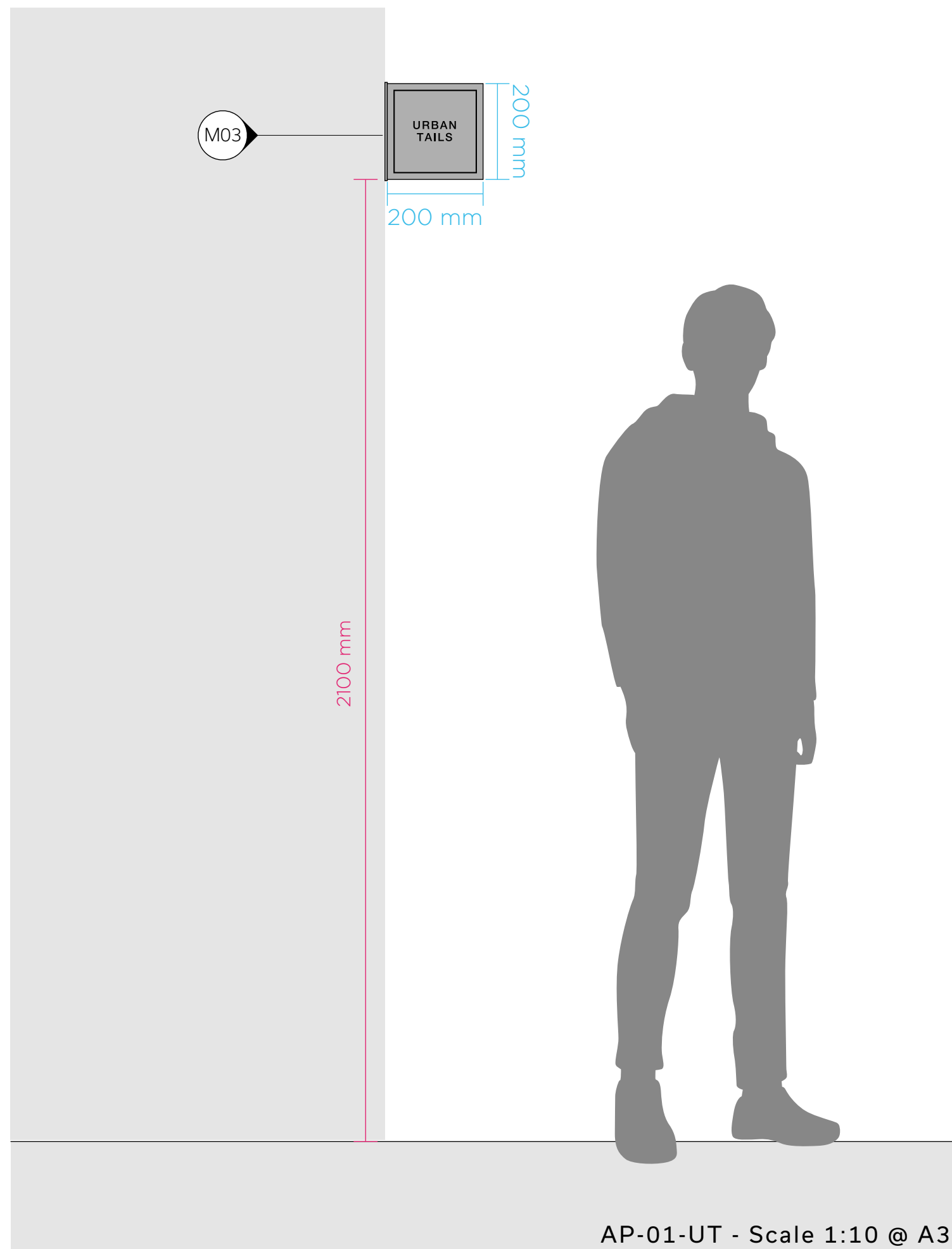
SC-G - Scale 1:6 @ A3

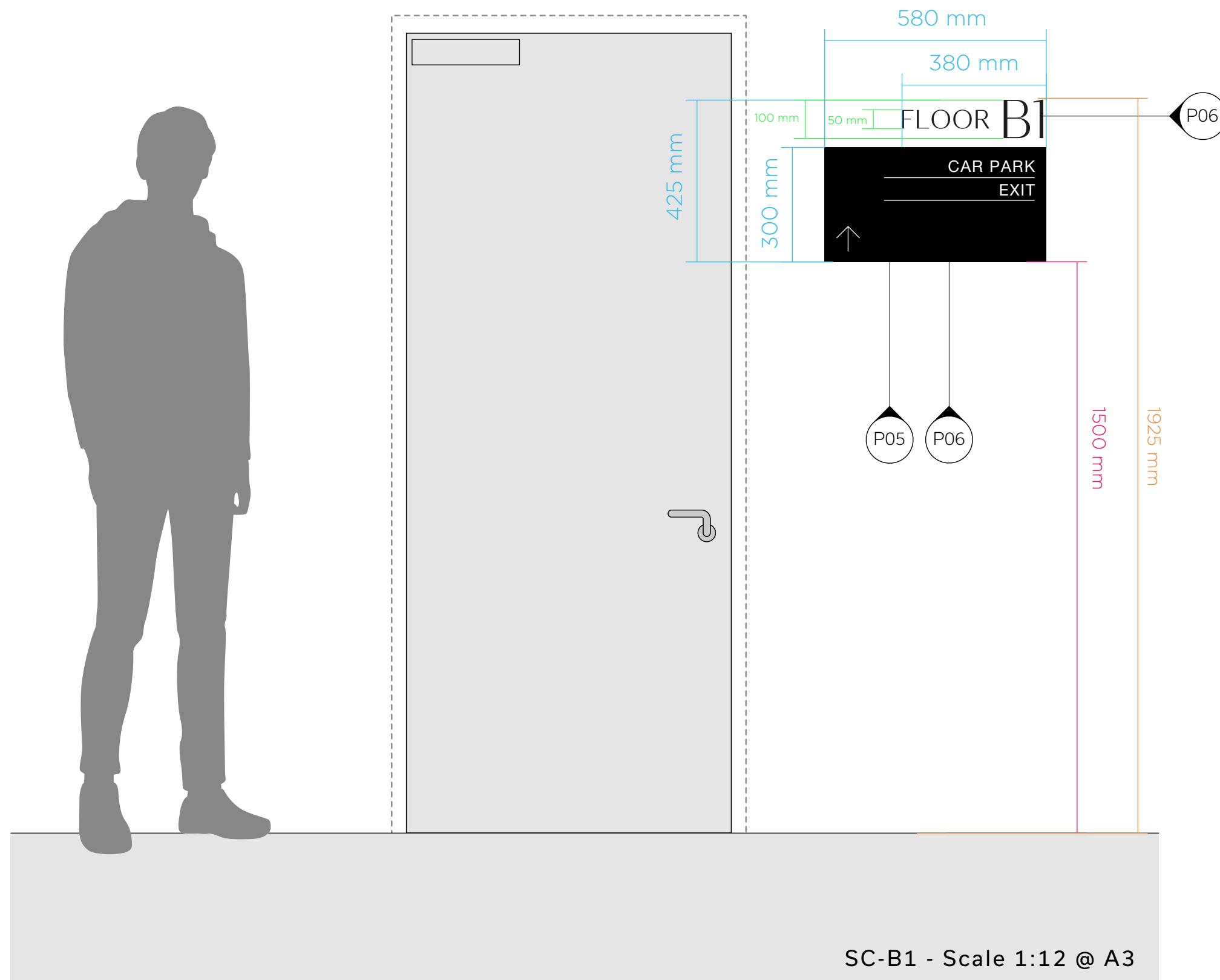


WF-WD-B2 - Scale 1:6 @ A3



WF-WD-B1 - Scale 1:6 @ A3





A note on Compliant Signage:

There are regulations on Floor Level Identifiers, requiring the word "Floor" followed by the level number - the required sizes have been shown in green where applicable.

However, there are no regulations for amenity directions.

As such, the directional text in the protected lobbies and staircore signage for floors -2 through 3 is kept consistent with the agreed general wayfinding signage for these floors.

Materials:

- P05
White Acrylic
- P06
Black Acrylic

HxW Dims

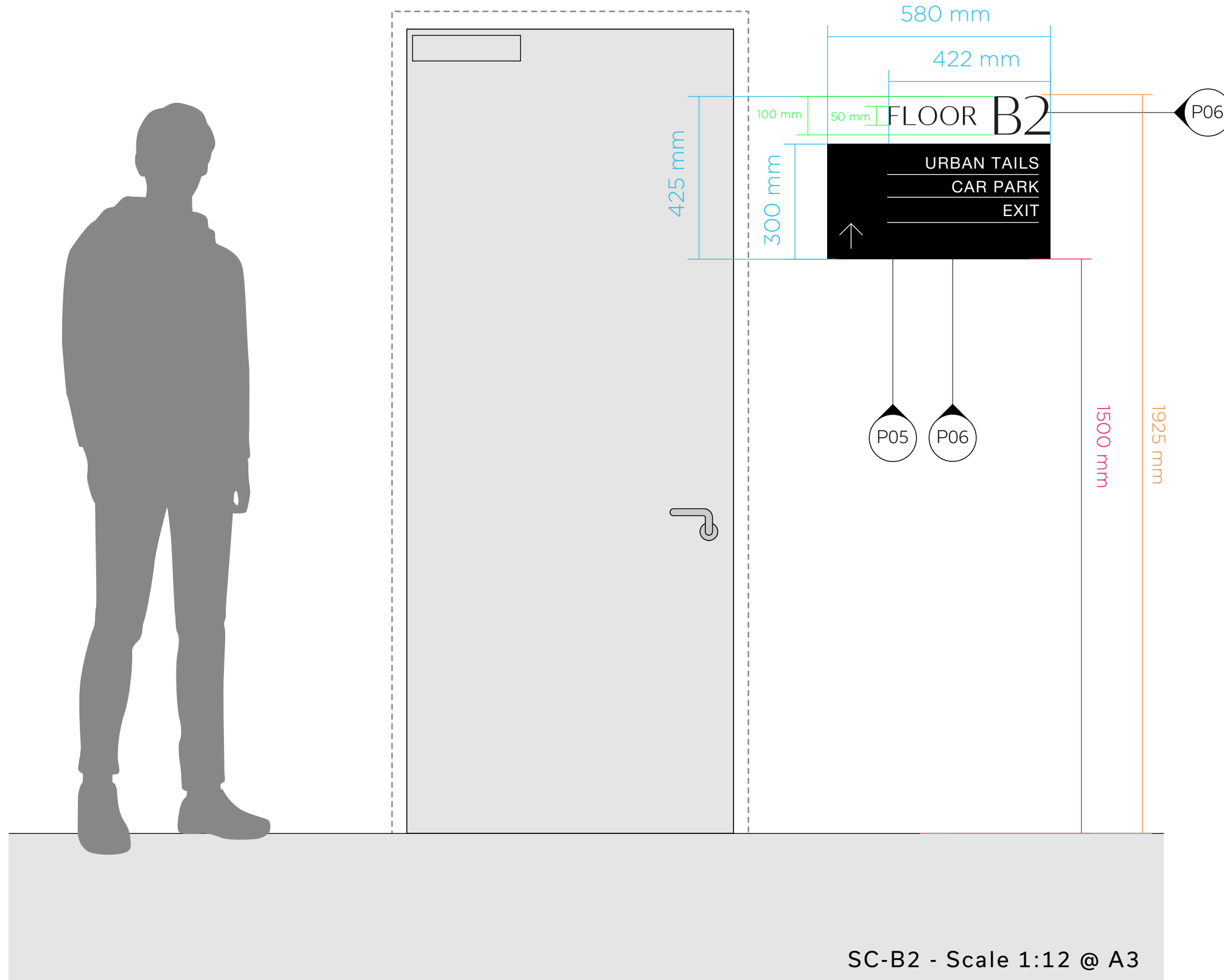
Cap Height

Base Height

Compliance Regulated

04 Design Intent

Basement 1 Staircore



A note on Compliant Signage:

There are regulations on Floor Level Identifiers, requiring the word "Floor" followed by the level number - the required sizes have been shown in green where applicable.

However, there are no regulations for amenity directions.

As such, the directional text in the protected lobbies and staircore signage for floors -2 through 3 is kept consistent with the agreed general wayfinding signage for these floors.

Materials:



HxW Dims

Cap Height

Base Height

Compliance Regulated

04 Design Intent

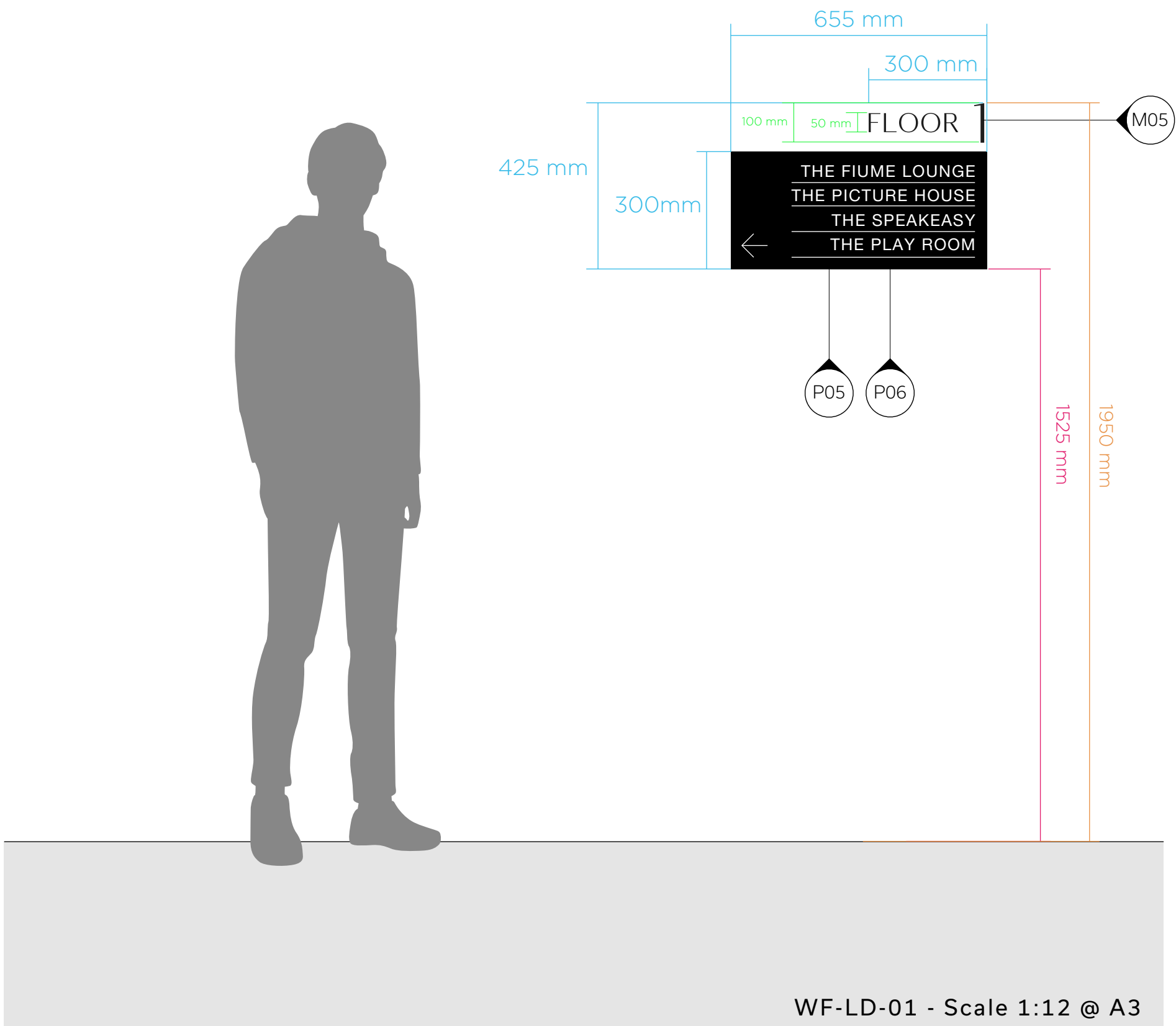
Basement 2 Staircore

- Materials:
- M05
Aluminium - Black Anodized
 - P05
White Acrylic
 - P06
Black Acrylic

- HxW Dims
- Cap Height
- Base Height
- Compliance Regulated

04
Design
Intent

First Floor
Lift
Directional

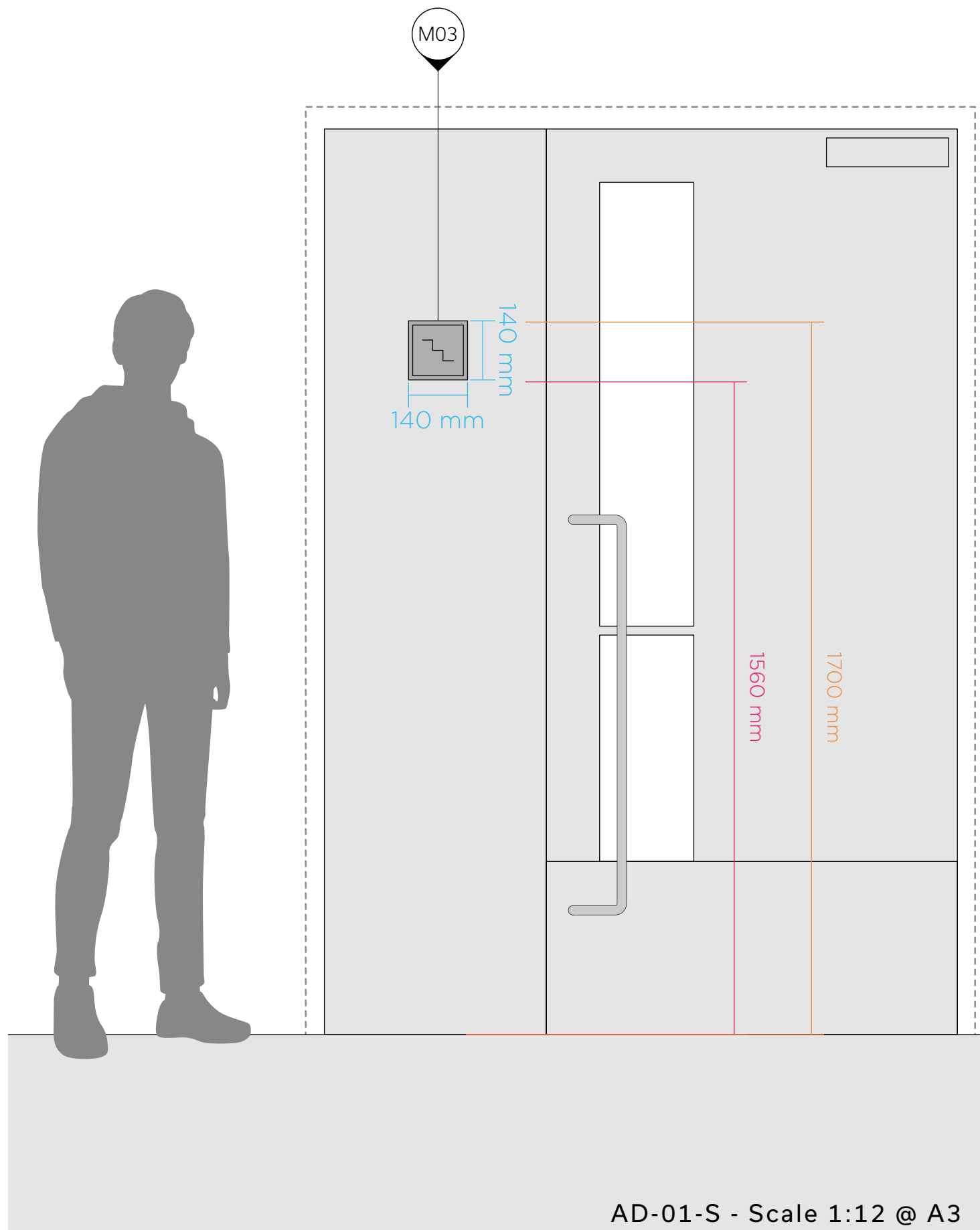
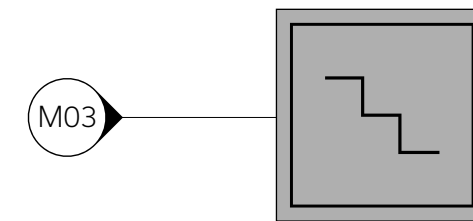
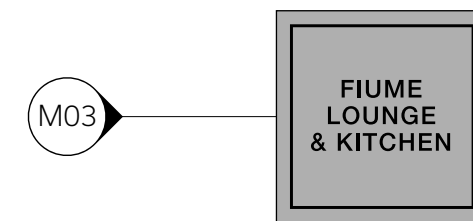
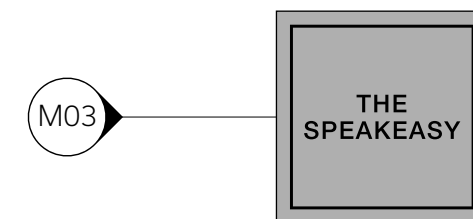
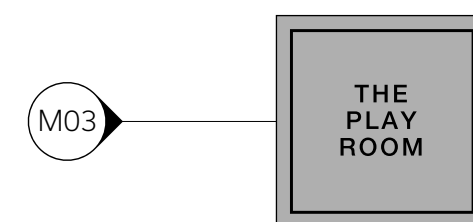


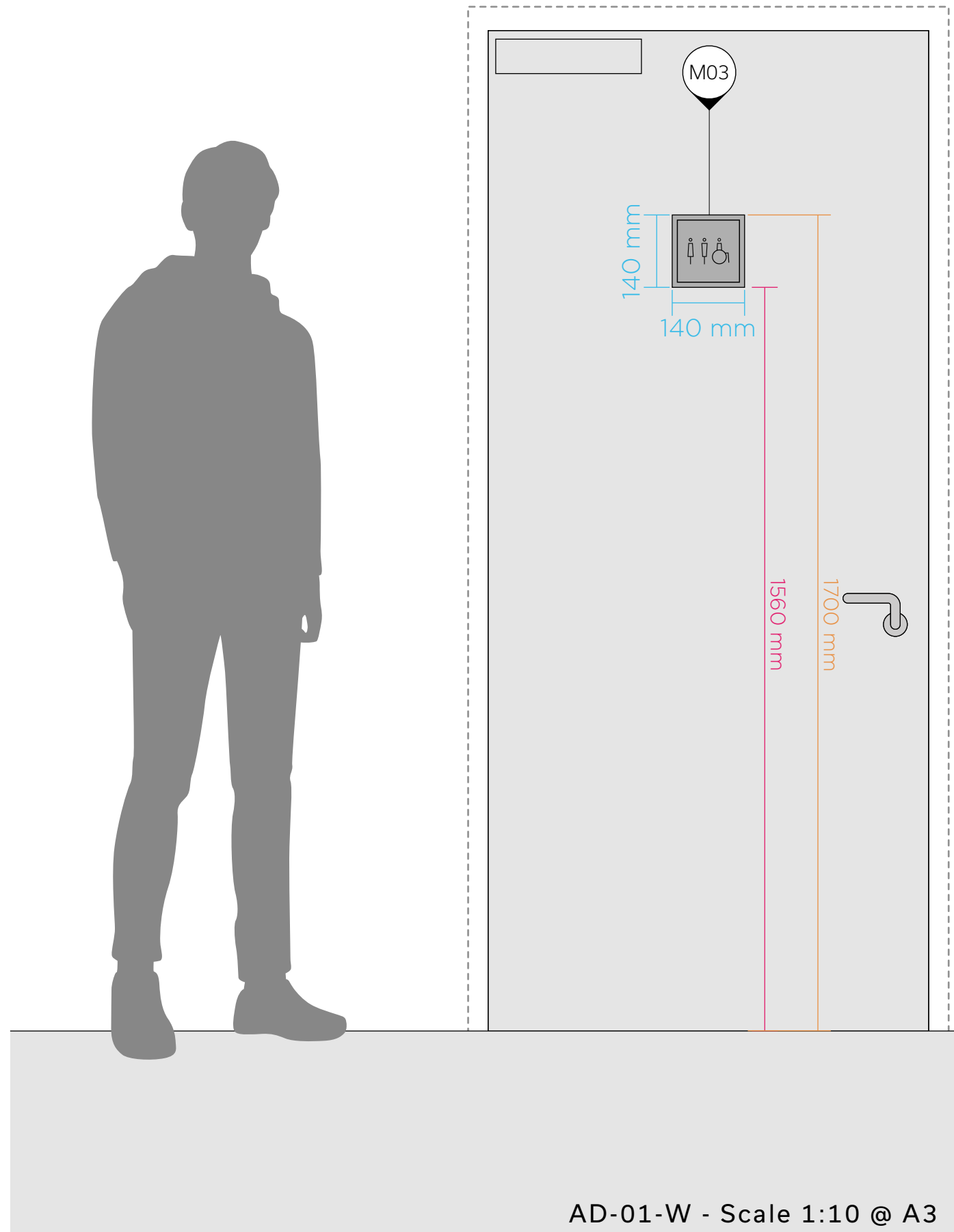
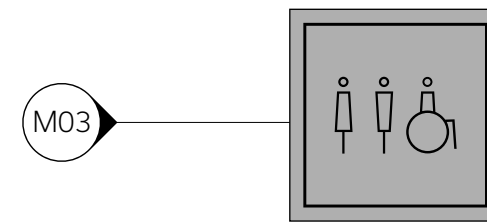
A note on Compliant Signage:

There are regulations on Floor Level Identifiers, requiring the word "Floor" followed by the level number - the required sizes have been shown in green where applicable.

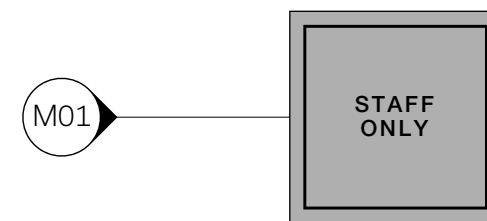
However, there are no regulations for amenity directions.

As such, the directional text in the protected lobbies and staircore signage for floors -2 through 3 is kept consistent with the agreed general wayfinding signage for these floors.

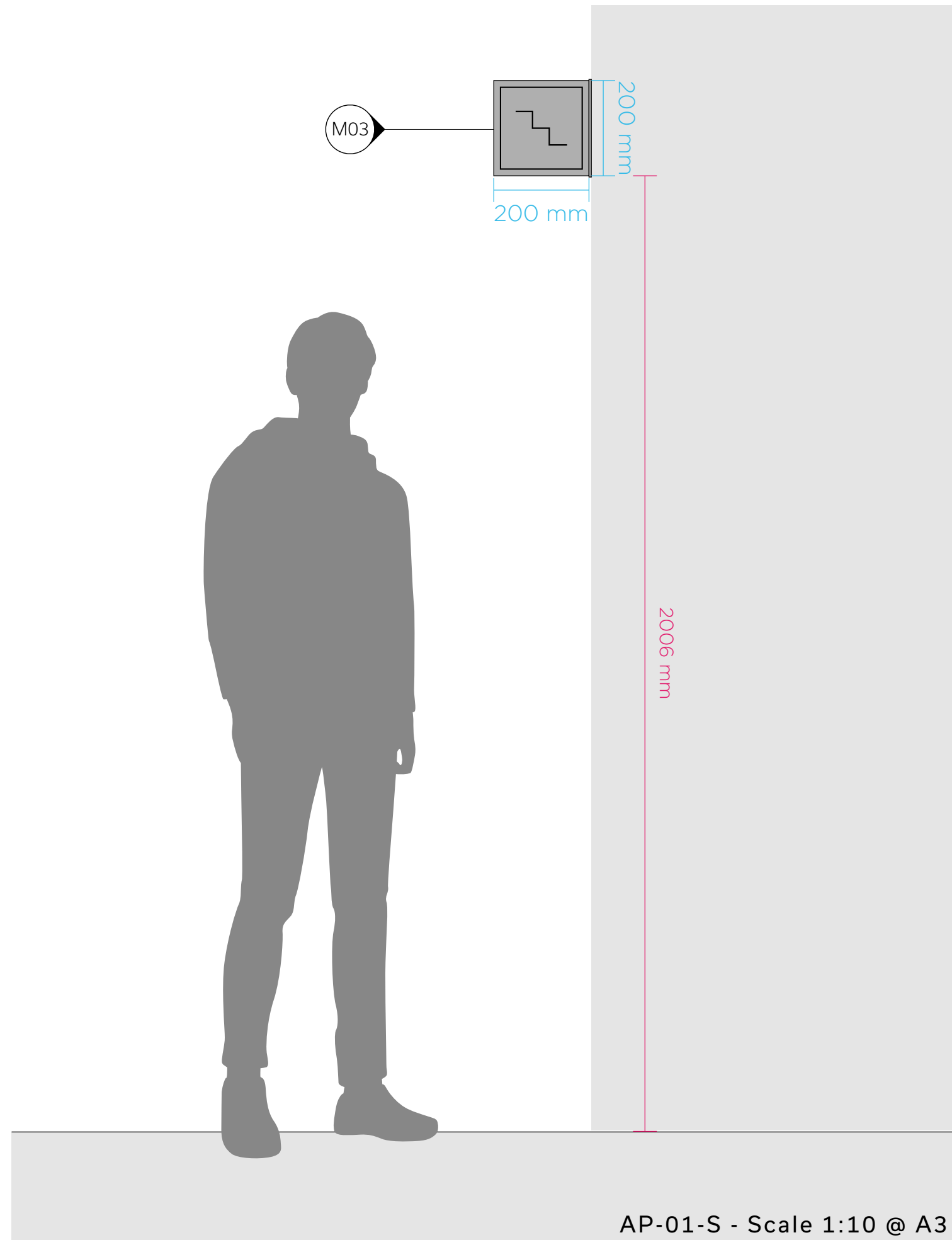


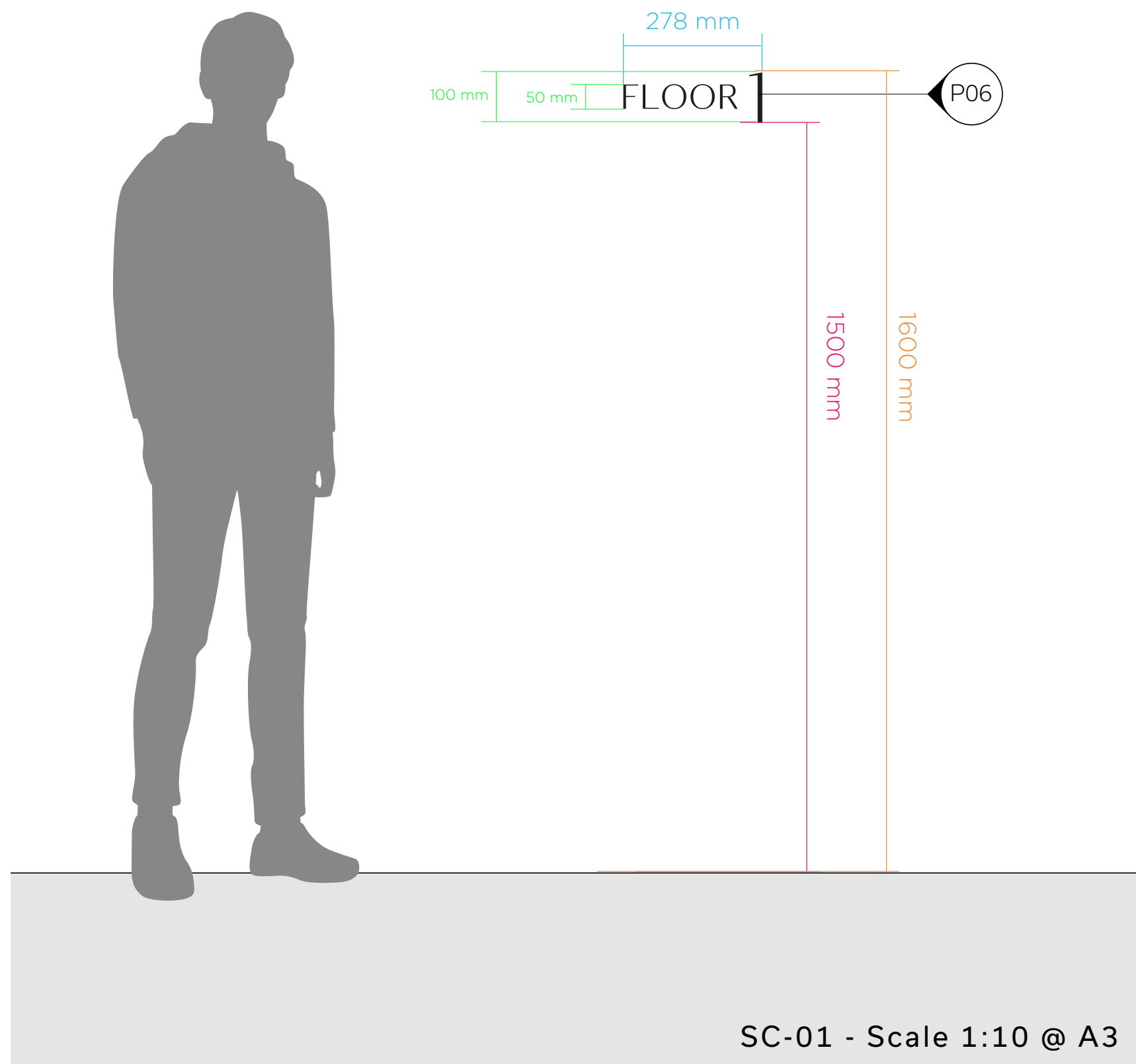


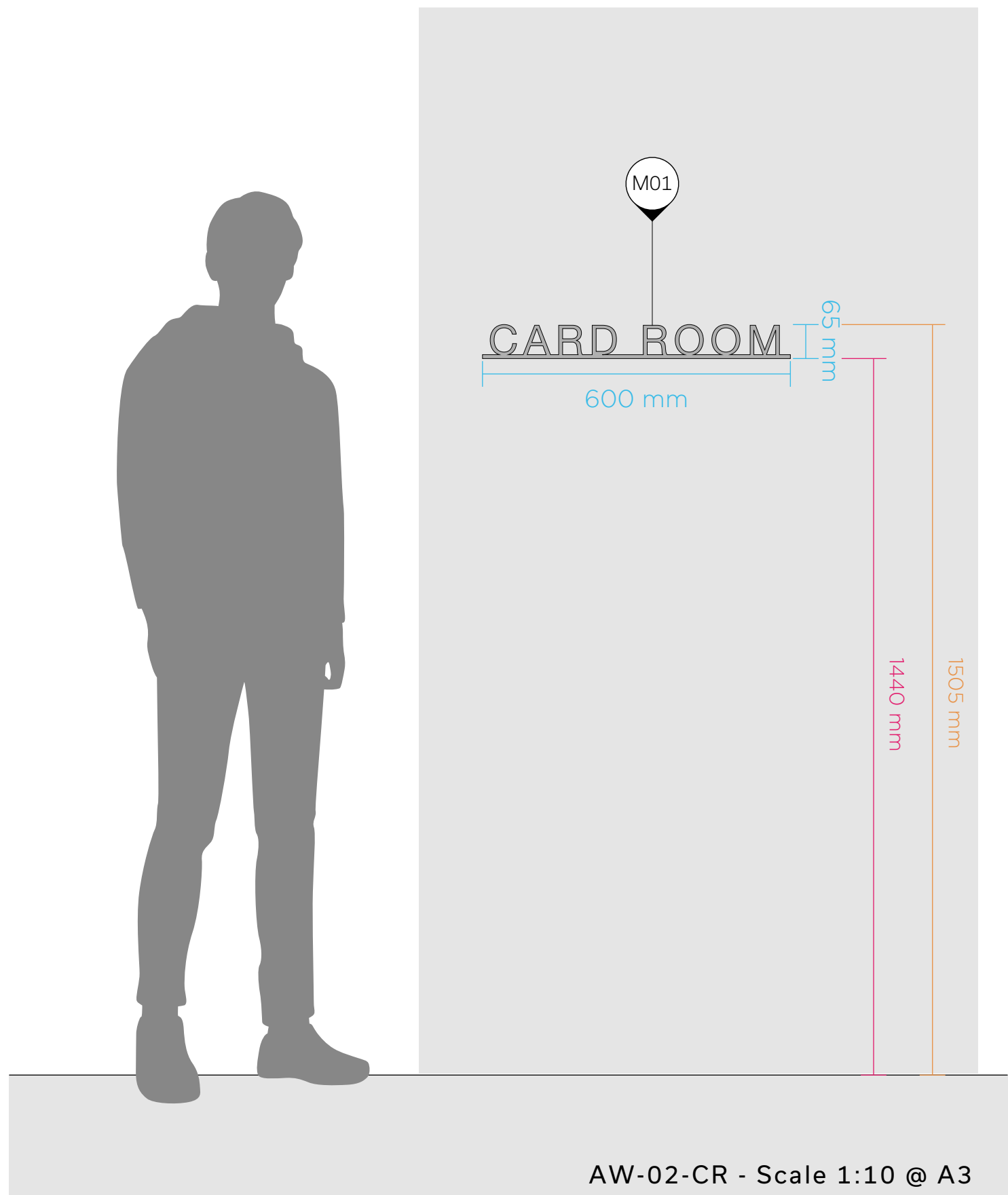
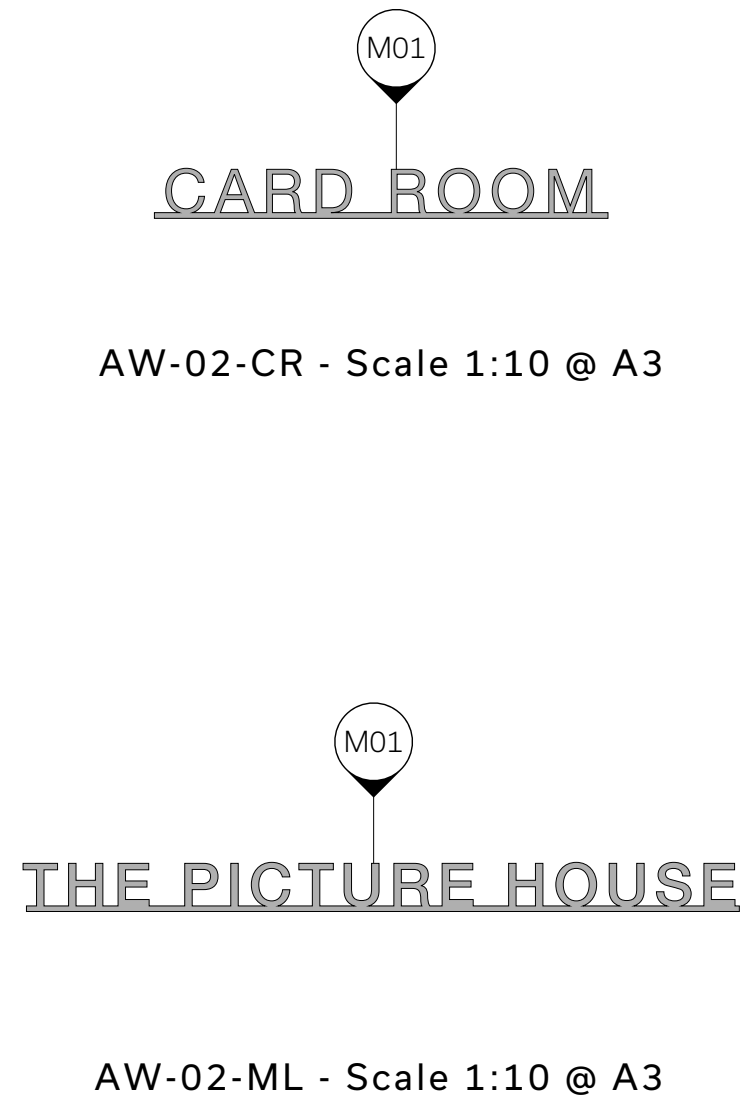
AD-01-W - Scale 1:5 @ A3



AD-02-SO - Scale 1:5 @ A3







- Materials:
- M05
Aluminium - Black Anodized
 - P05
White Acrylic
 - P06
Black Acrylic

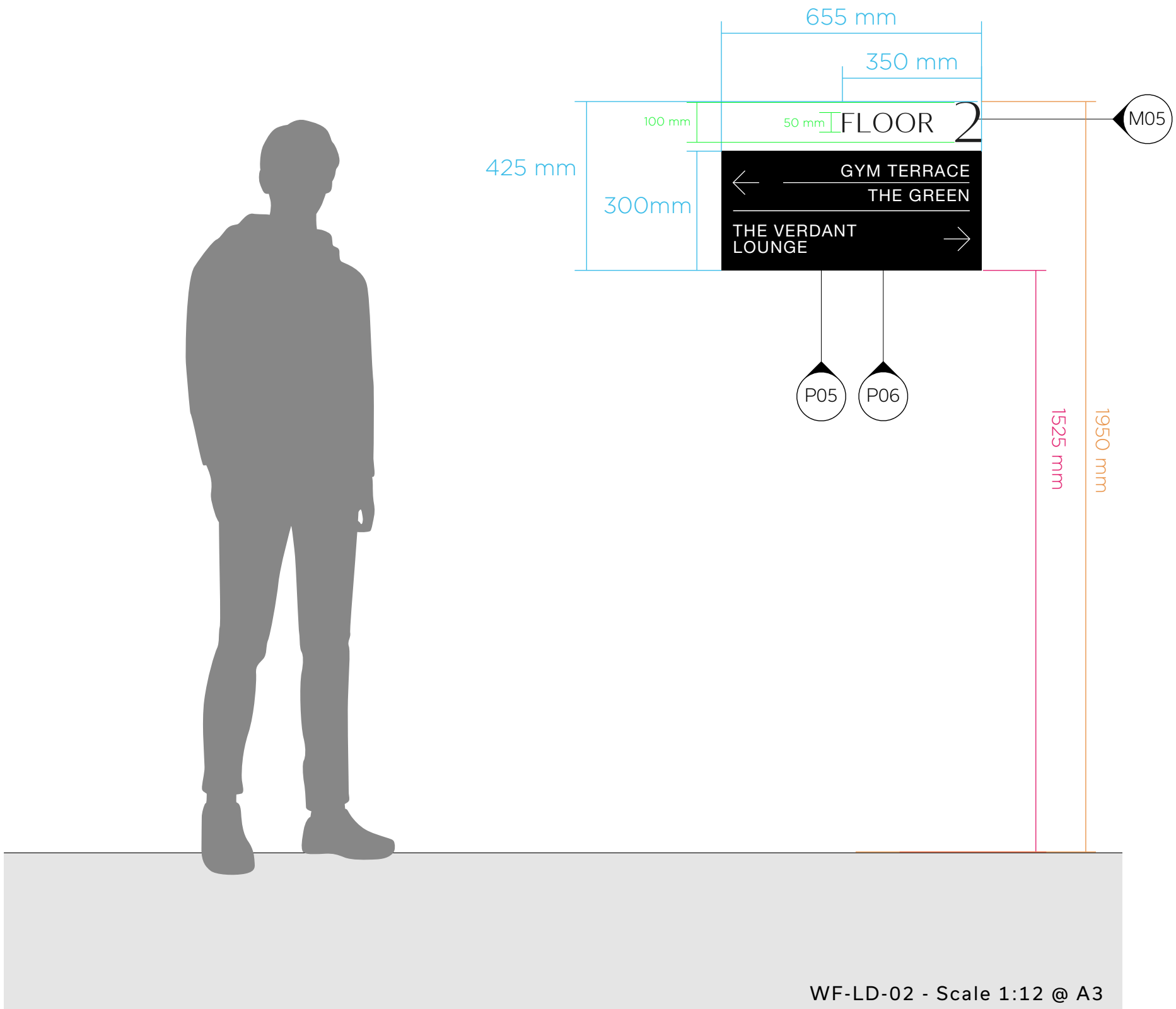
HxW Dims

Cap Height

Base Height

04
Design
Intent

Second Floor
Lift
Directional

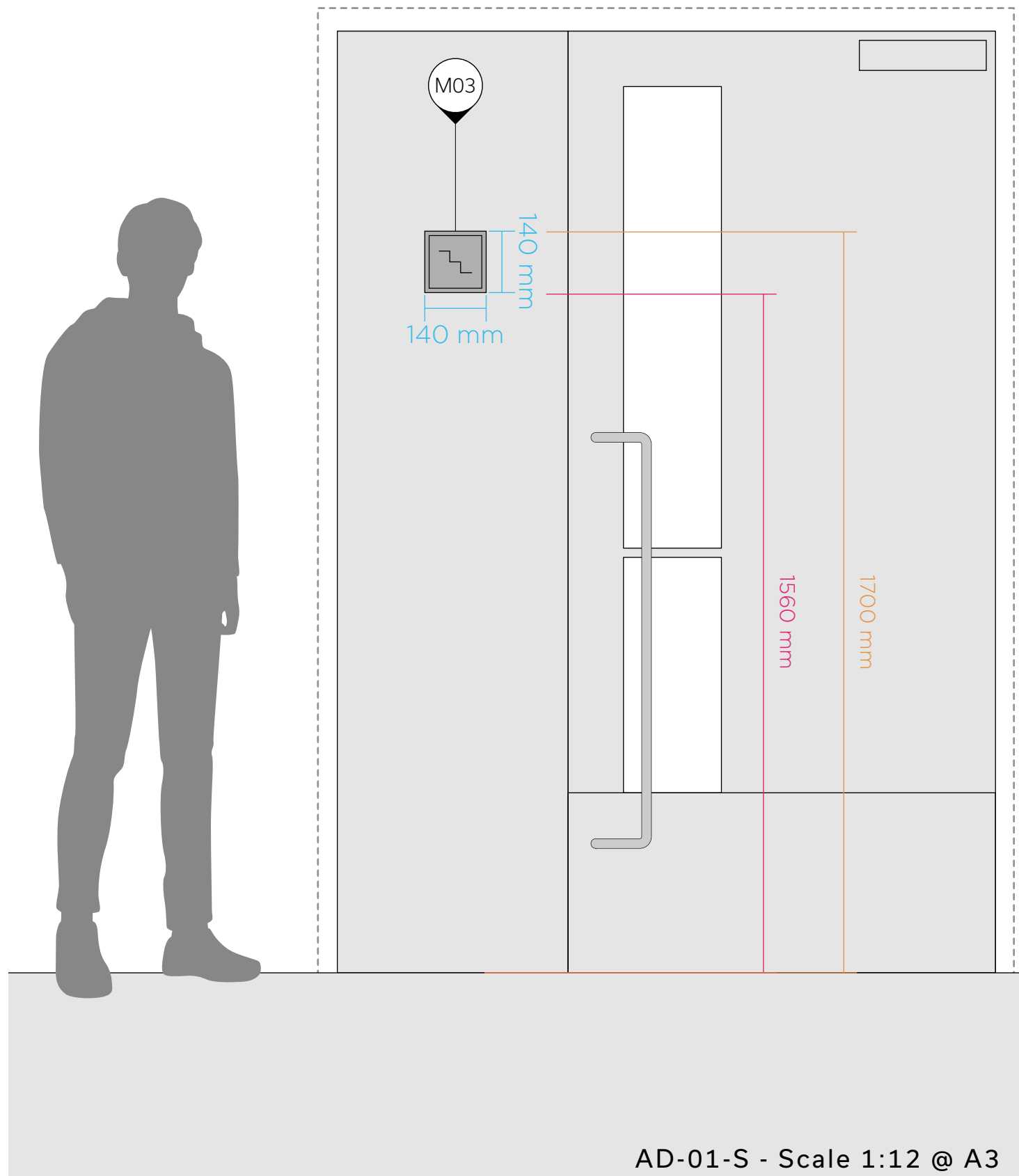
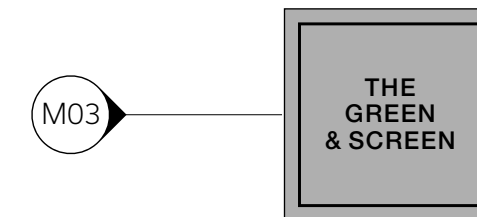
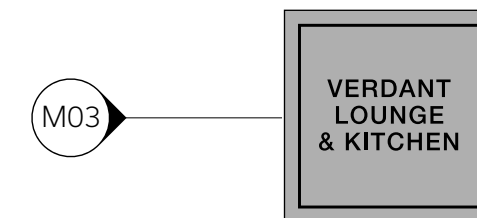
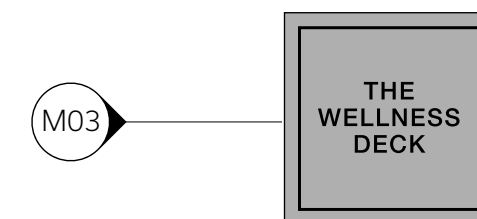


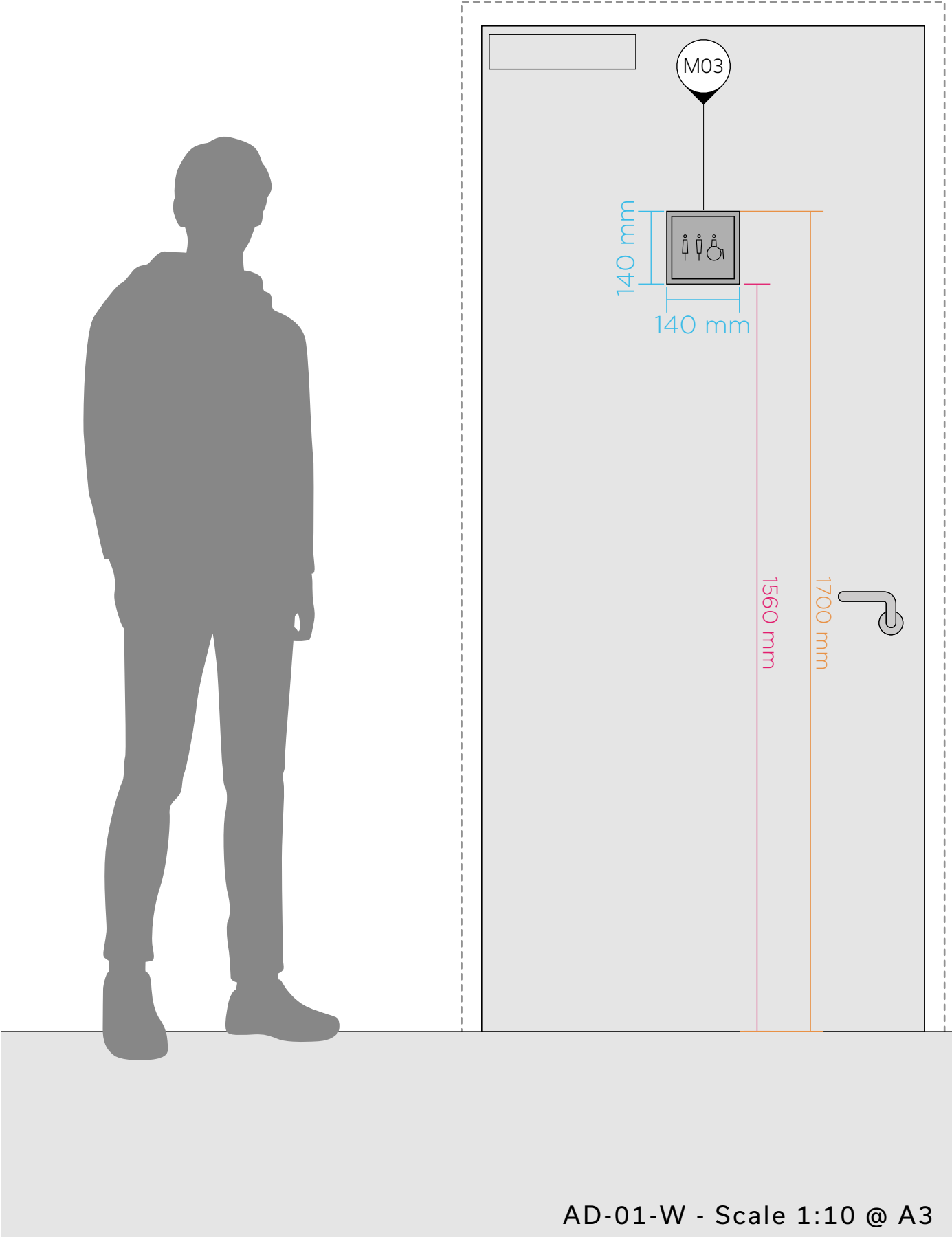
A note on Compliant Signage:

There are regulations on Floor Level Identifiers, requiring the word "Floor" followed by the level number - the required sizes have been shown in green where applicable.

However, there are no regulations for amenity directions.

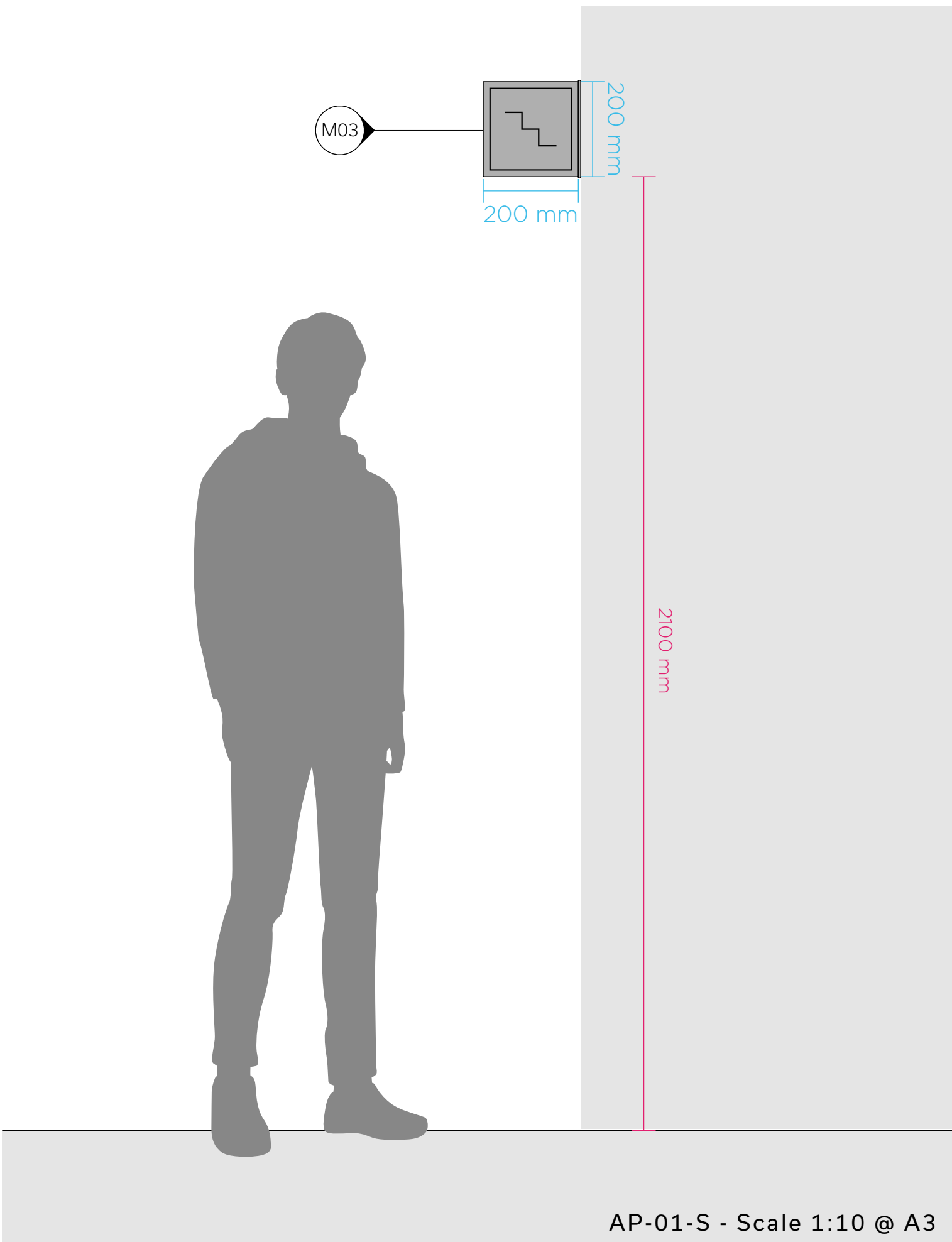
As such, the directional text in the protected lobbies and staircore signage for floors -2 through 3 is kept consistent with the agreed general wayfinding signage for these floors.

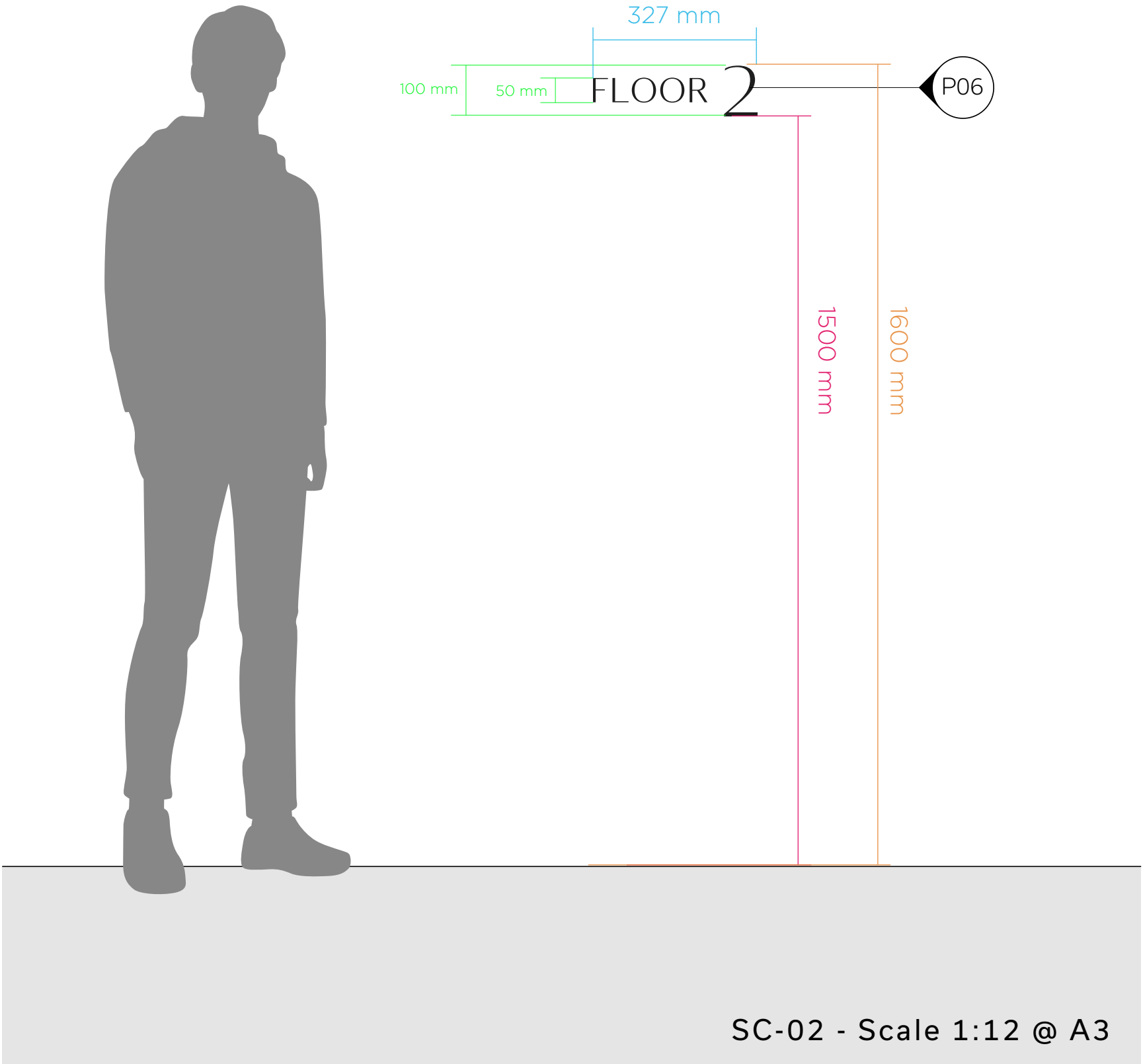


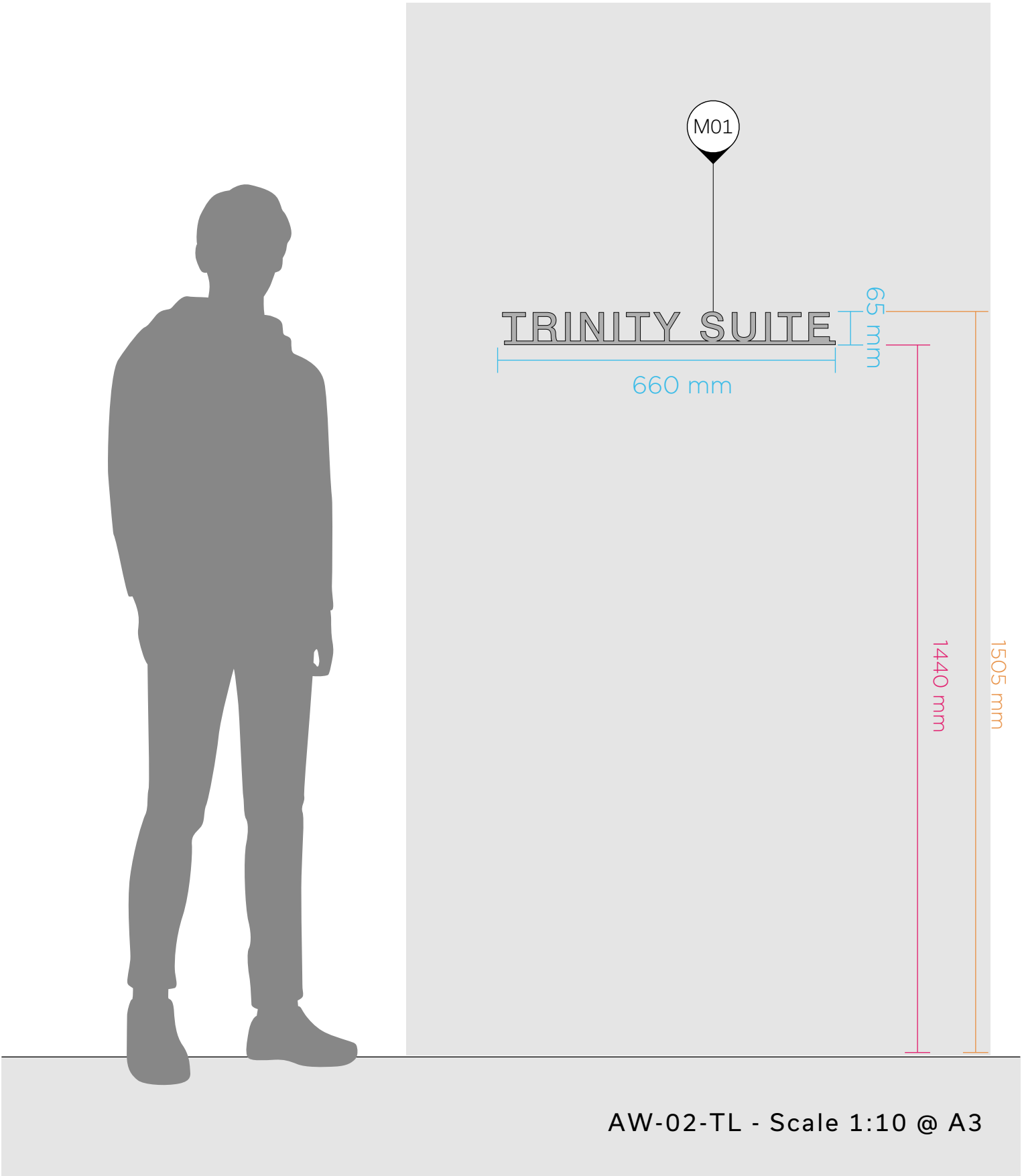


- Materials:
- M01
ACM - Polished
 - M03
Stainless - Sandblast

- HxW Dims
- Cap Height
- Base Height







- Materials:
- M05
Aluminium - Black Anodized
 - P05
White Acrylic
 - P06
Black Acrylic

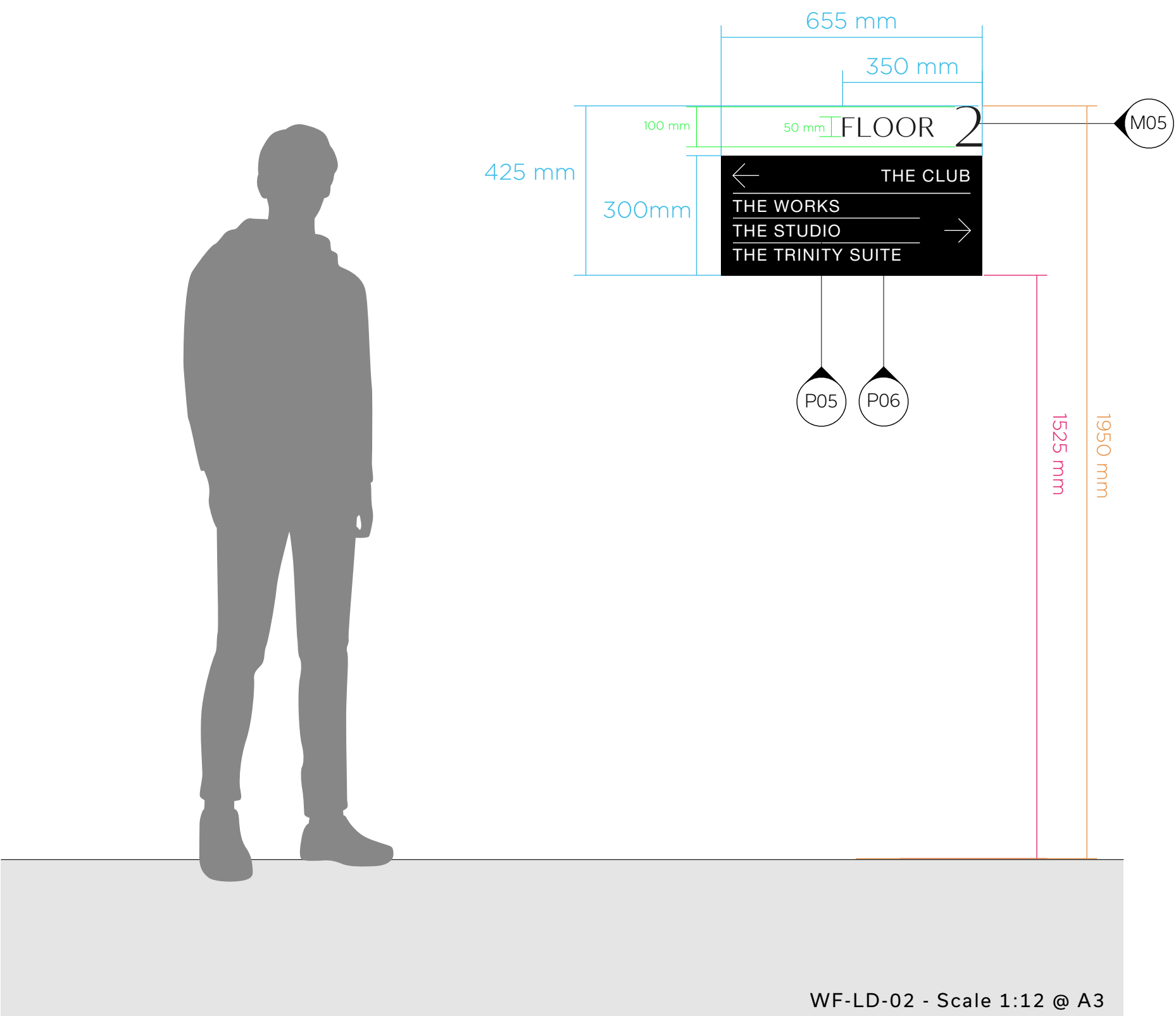
HxW Dims

Cap Height

Base Height

04
Design
Intent

Third Floor
Lift
Directional

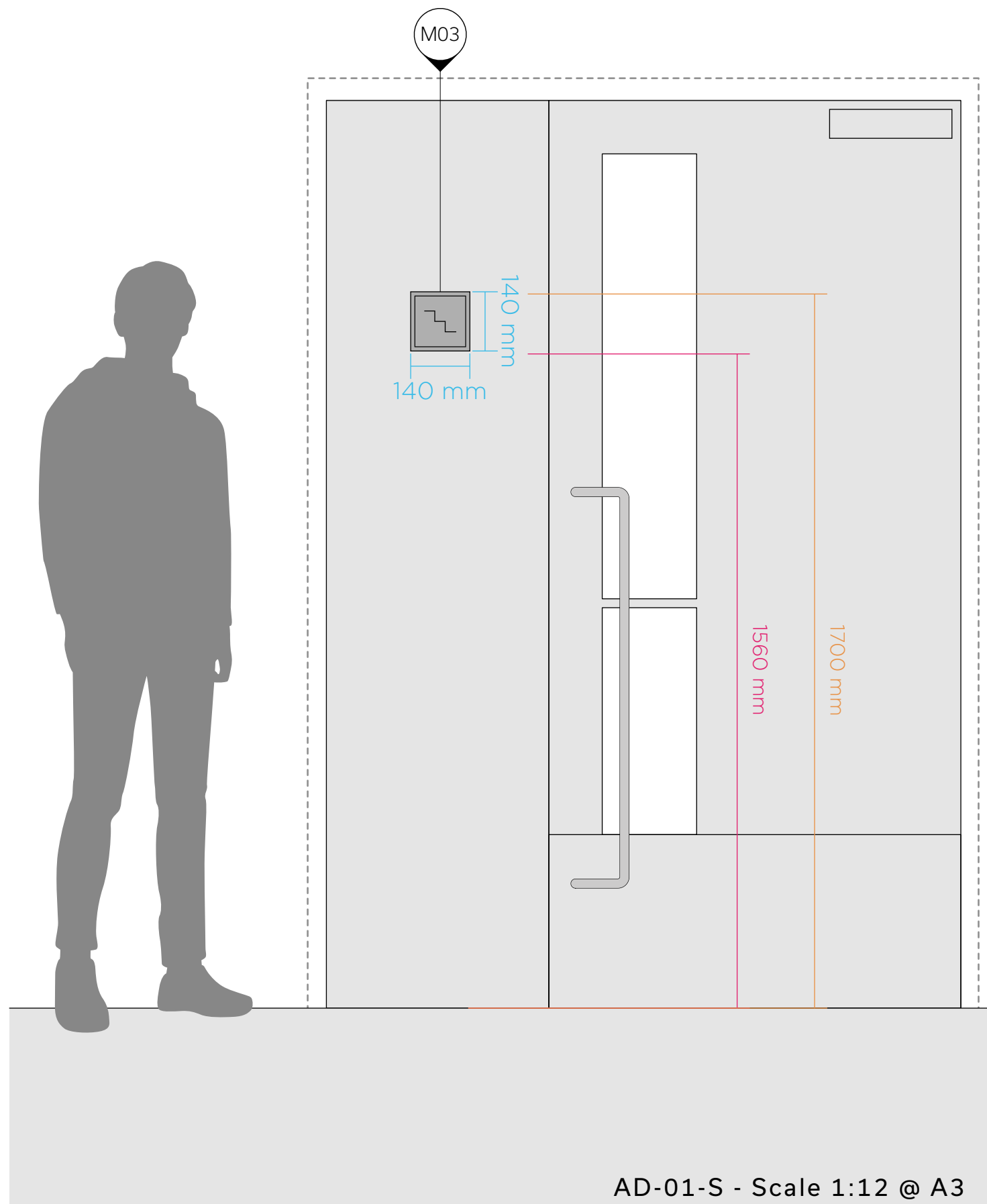
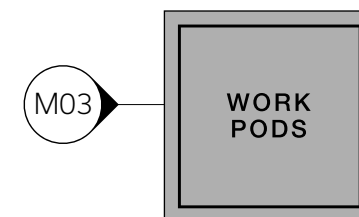


A note on Compliant Signage:

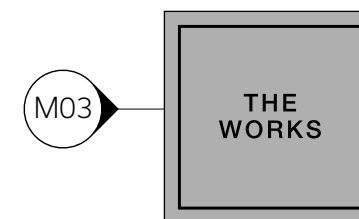
There are regulations on Floor Level Identifiers, requiring the word "Floor" followed by the level number - the required sizes have been shown in green where applicable.

However, there are no regulations for amenity directions.

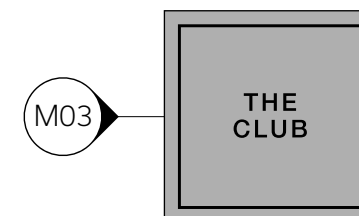
As such, the directional text in the protected lobbies and staircore signage for floors -2 through 3 is kept consistent with the agreed general wayfinding signage for these floors.



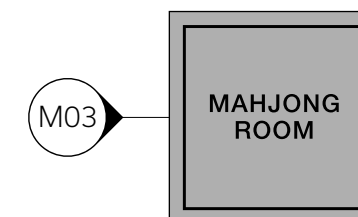
AD-01-WP - Scale 1:5 @ A3



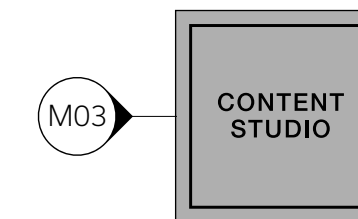
AD-01-CW - Scale 1:5 @ A3



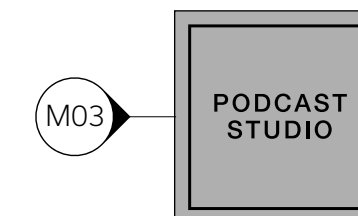
AD-01-CL - Scale 1:5 @ A3



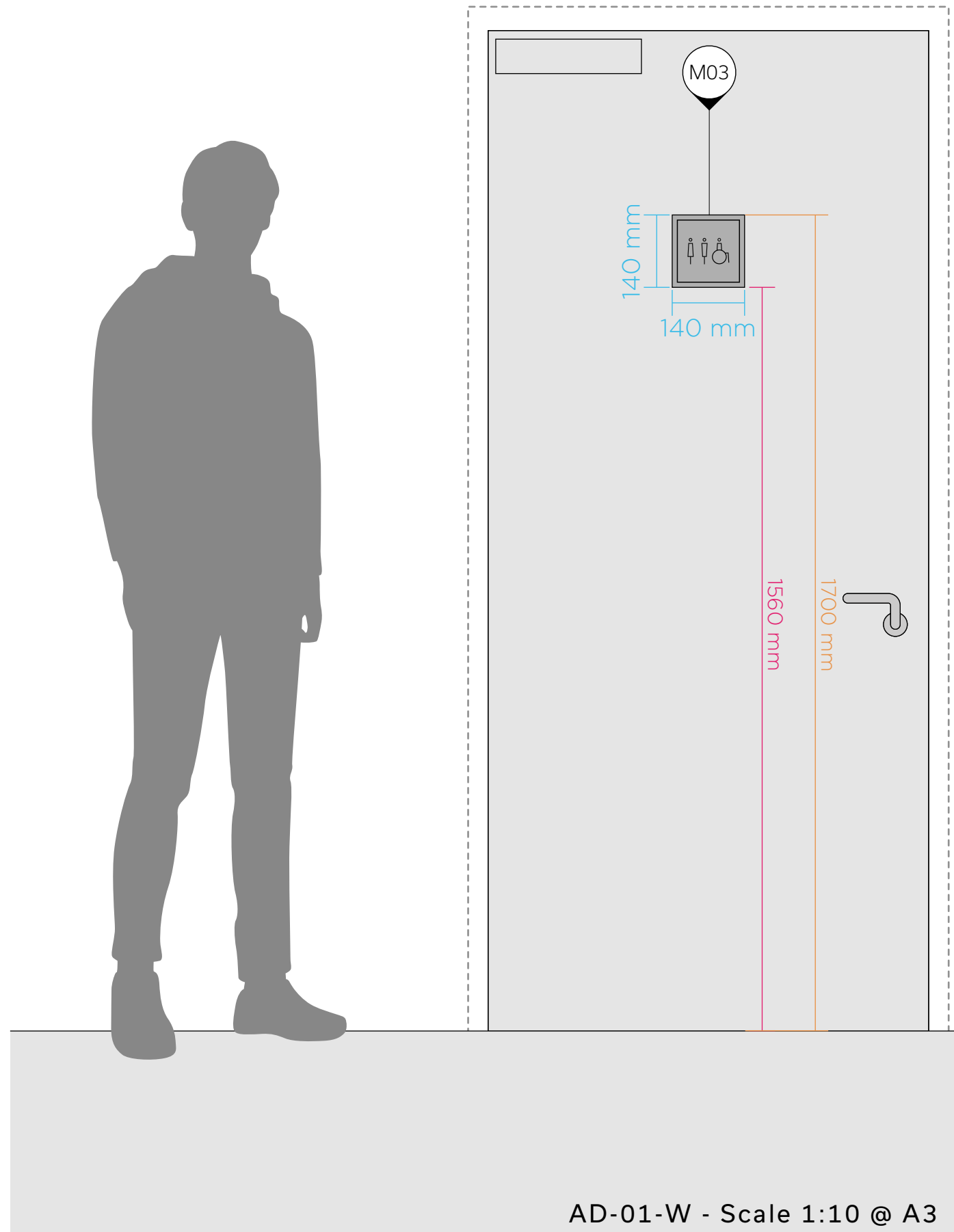
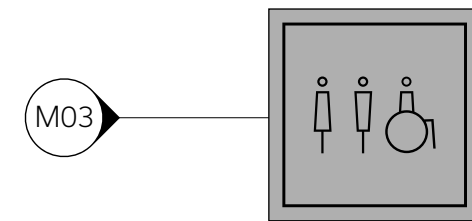
AD-01-MH - Scale 1:5 @ A3



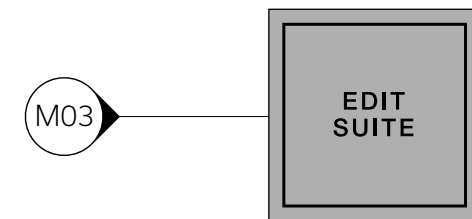
AD-01-CS - Scale 1:5 @ A3



AD-01-PC - Scale 1:5 @ A3



AD-01-W - Scale 1:5 @ A3

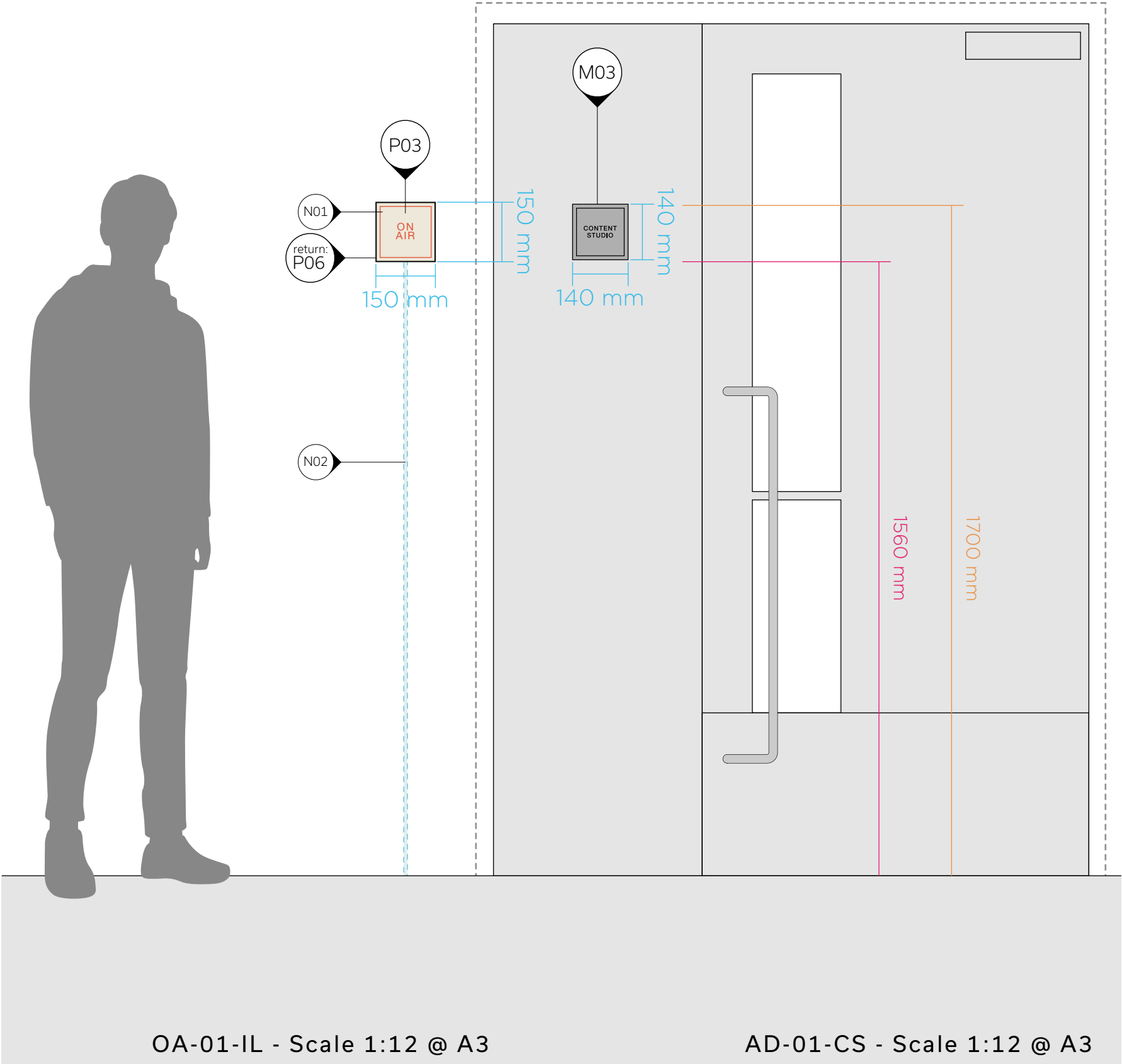


AD-01-ES - Scale 1:5 @ A3

- Materials:
- M03
Stainless - Sandblast
 - P03
Opal Diffuser Acrylic
 - P06
Black Acrylic

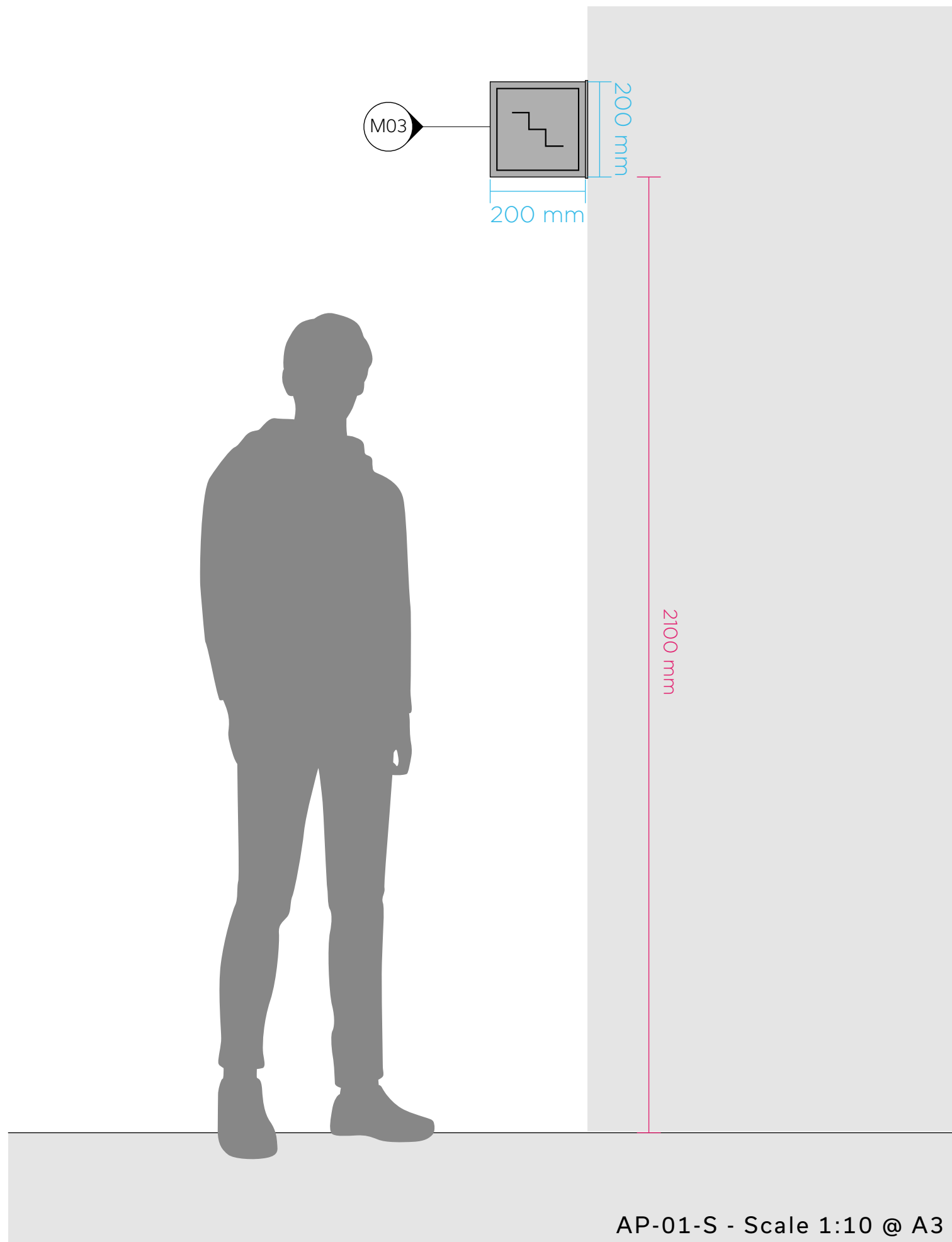
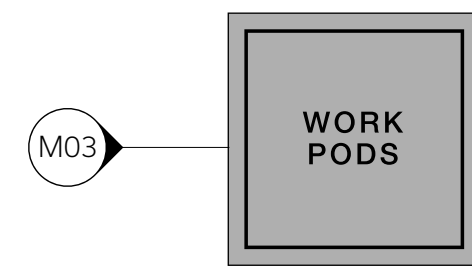
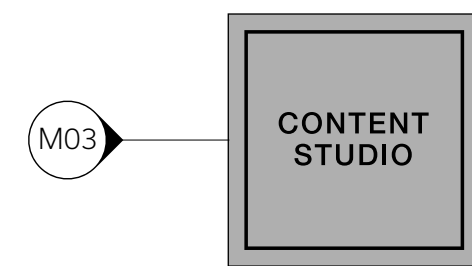
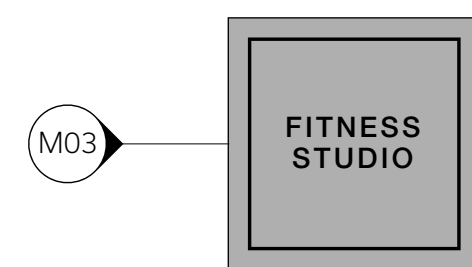
- Notes:
- 01 Printed vinyl to be applied to diffuser acrylic to colour-match design.
- 02 Contractor to install electrical spur to specified level with switch inside room.

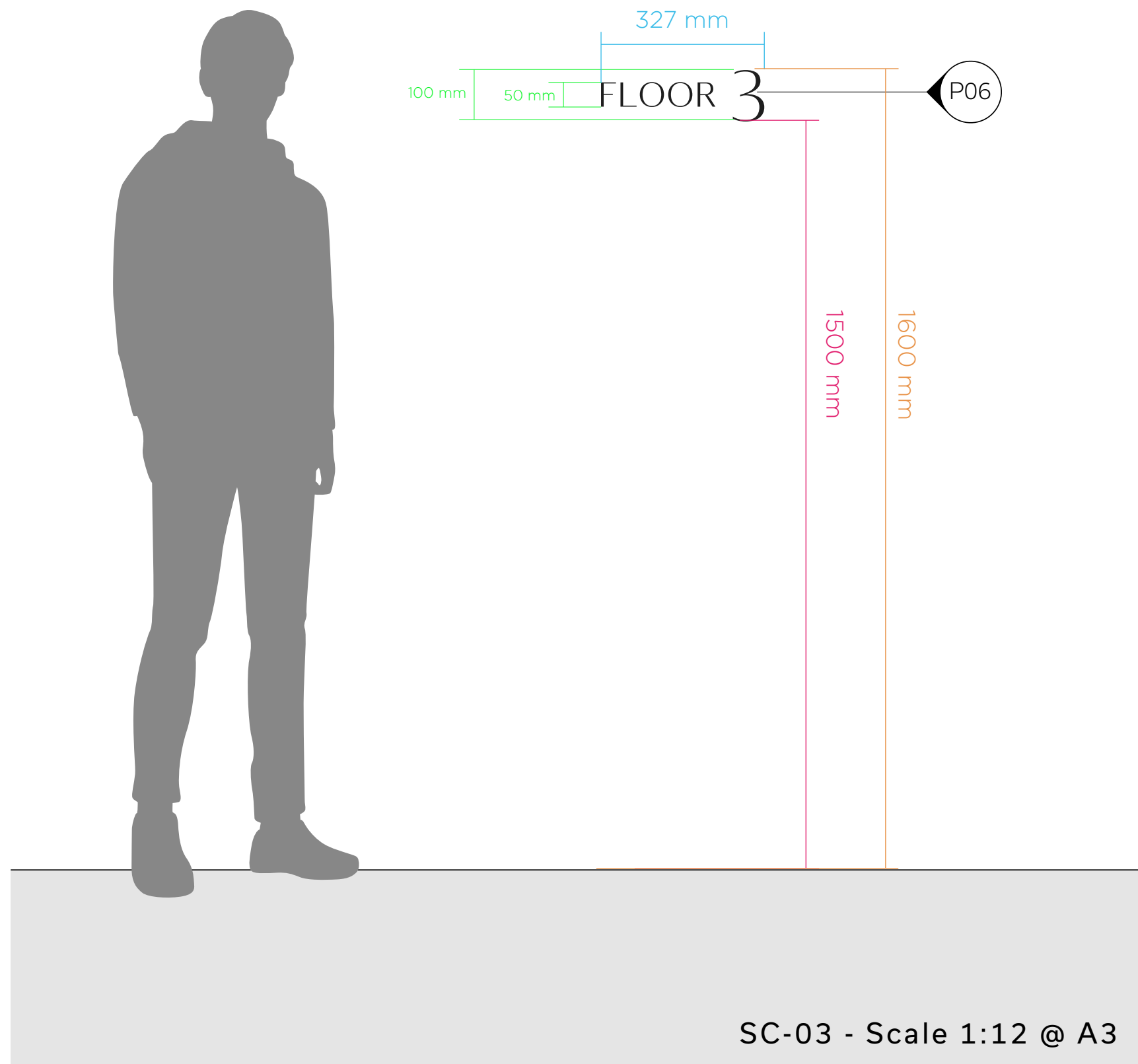
- HxW Dims
- Cap Height
- Base Height

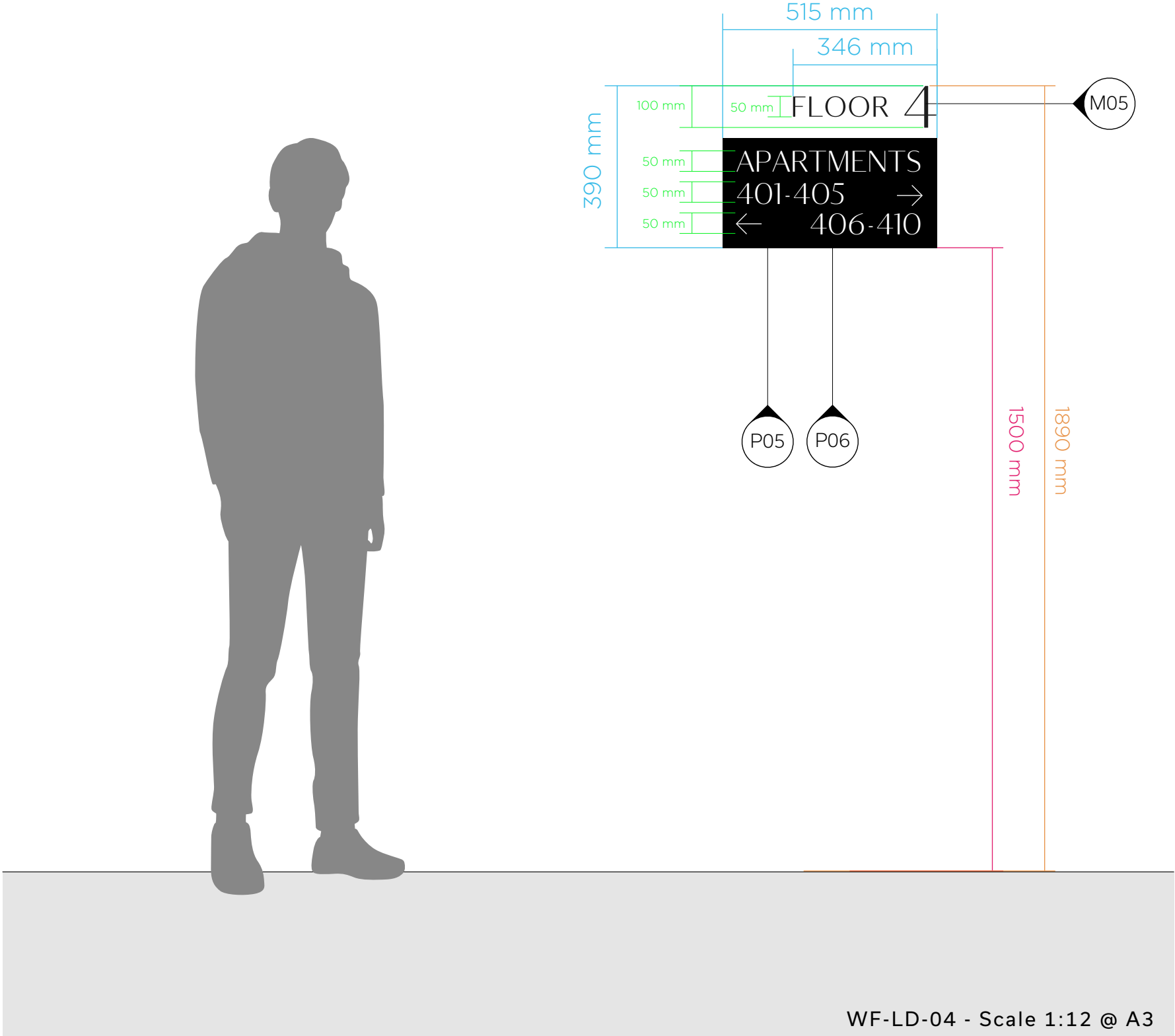


OA-01-IL - Scale 1:12 @ A3

AD-01-CS - Scale 1:12 @ A3







A note on Compliant Signage:

Compliance Regulations state that the wayfinding in protected lobbies and staircores on Residential floors is required to read: "Floor X - Flats Y-Z" Where X is the floor level number used by residents, Y is the lowest flat number and Z is the highest.

There are cases where compliance has not been granted because the wording is not an exact match to the above, however the client has consulted Greater Manchester Fire and is satisfied that the substitution of "Flats" with "Apartments" will be agreeable to the compliance inspector involved.

Project Studio has performed due diligence and cannot accept any liability in the event that this substitution causes a failure on compliance checks.

- Materials:
- M05 Aluminium - Black Anodized
 - P05 White Acrylic
 - P06 Black Acrylic

- HxW Dims
- Cap Height
- Base Height
- Compliance Regulated

WF-LD-17 - Scale 1:10 @ A3



WF-LD-35 - Scale 1:10 @ A3

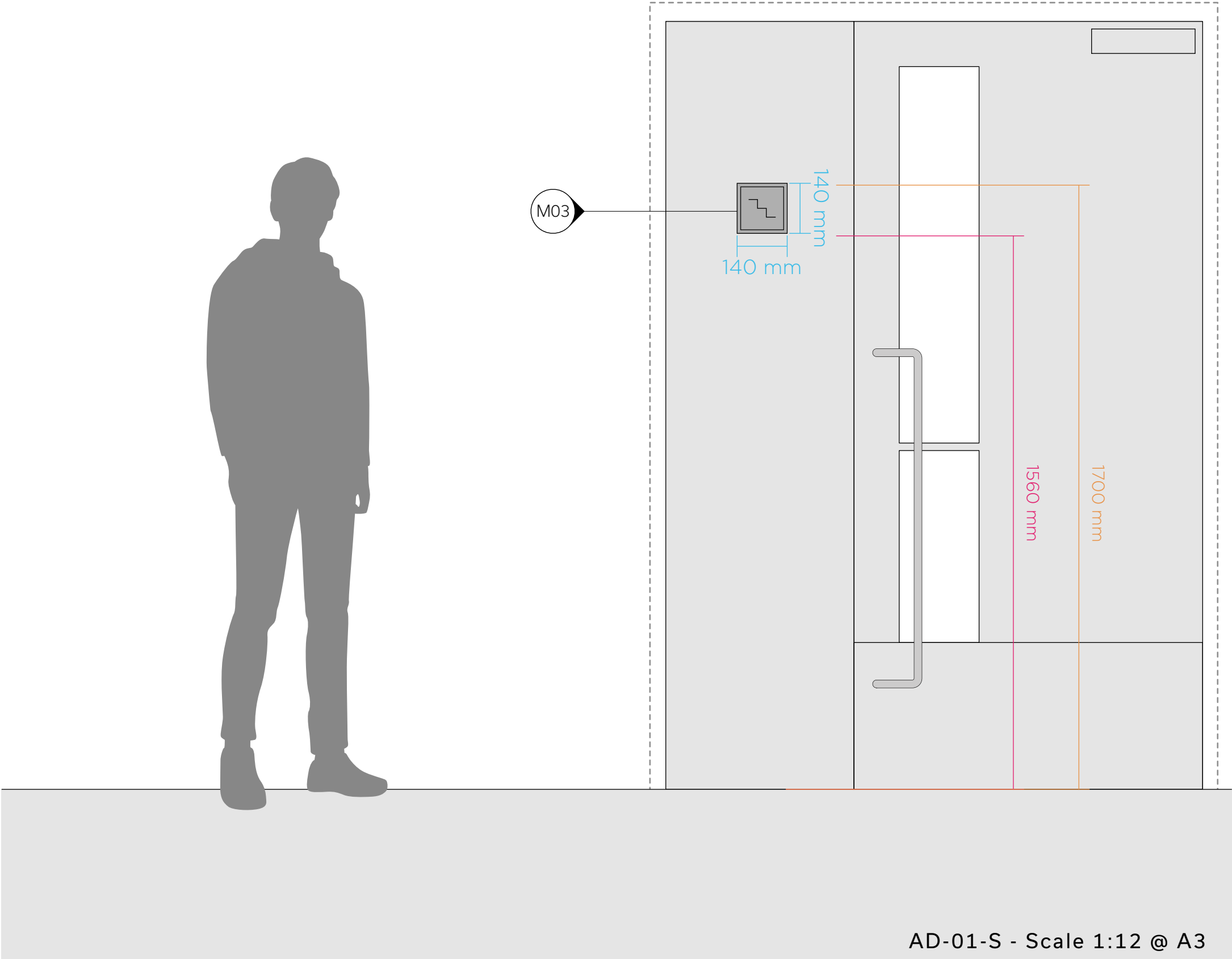


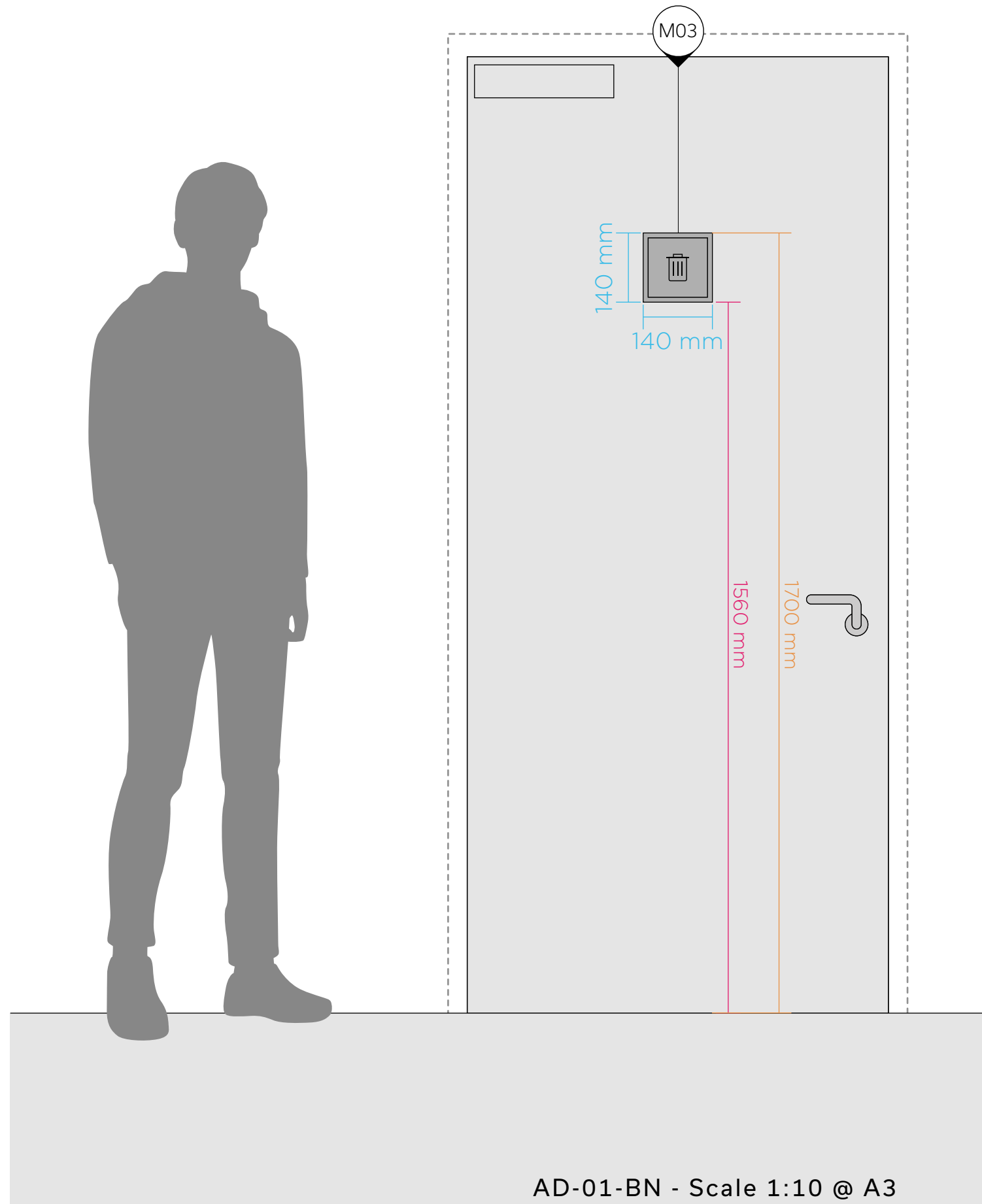
WF-LD-26 - Scale 1:10 @ A3



WF-LD-44 - Scale 1:10 @ A3







Materials:

- M01
ACM - Polished
- M03
Stainless - Sandblast

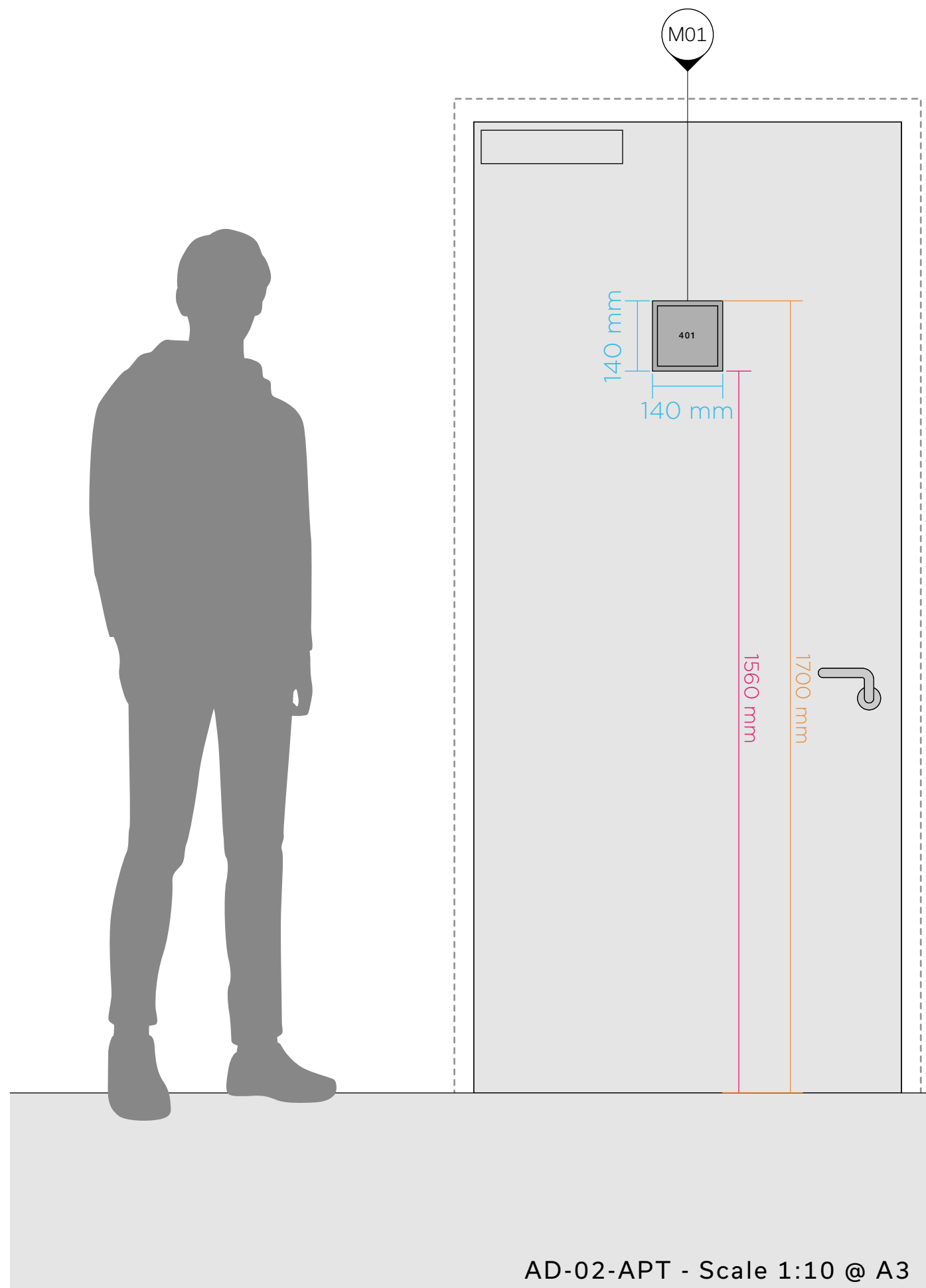
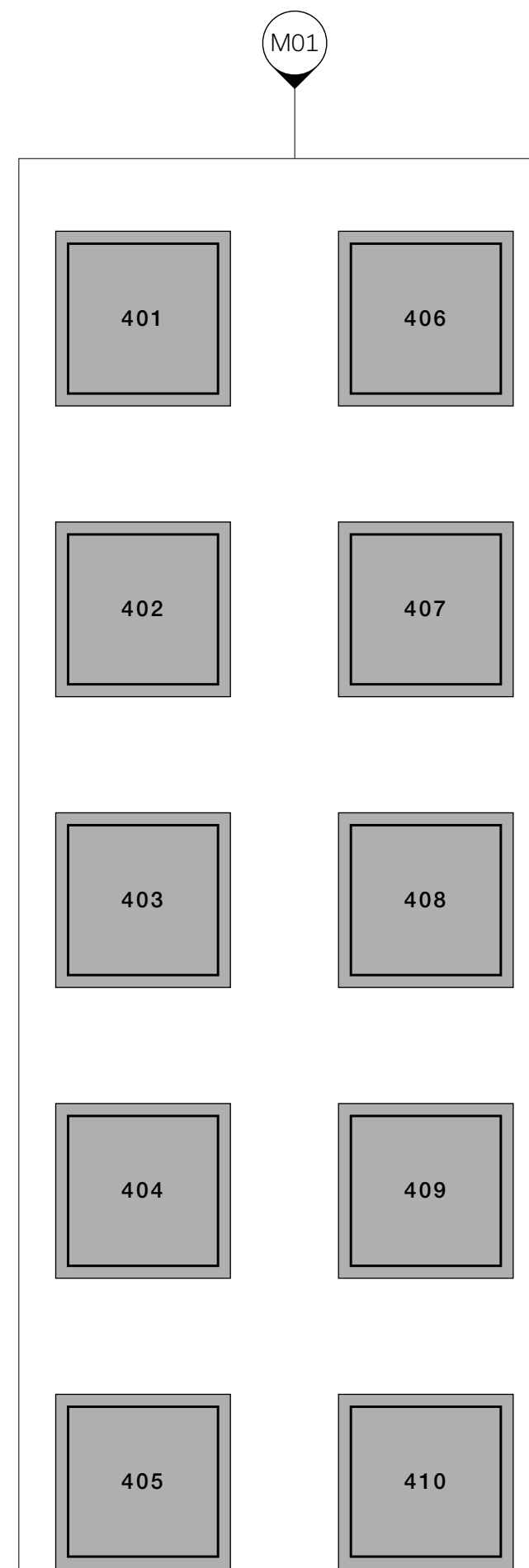
HxW Dims

Cap Height

Base Height

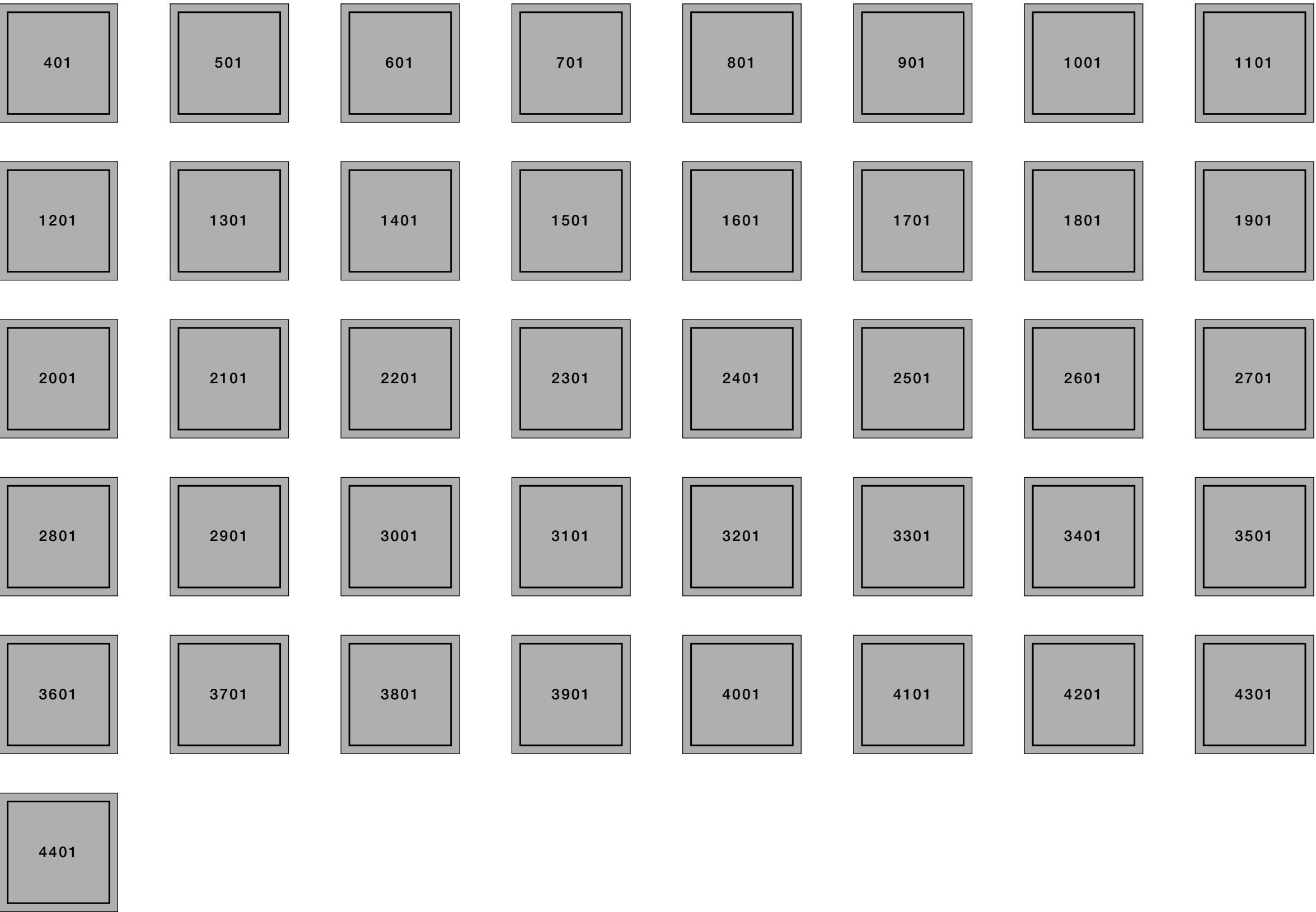
04
Design
Intent

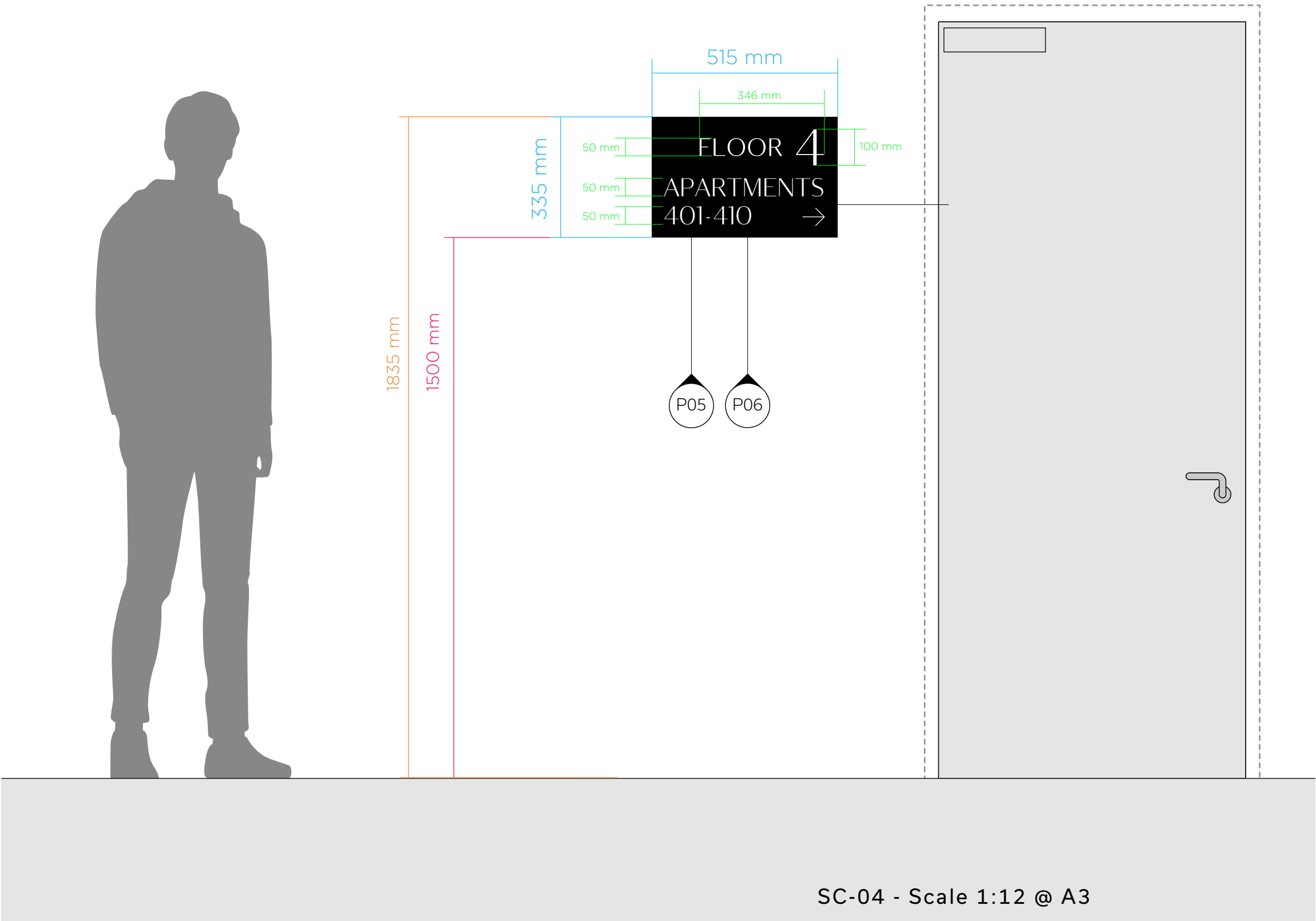
Floors 4 - 44
Door Signs

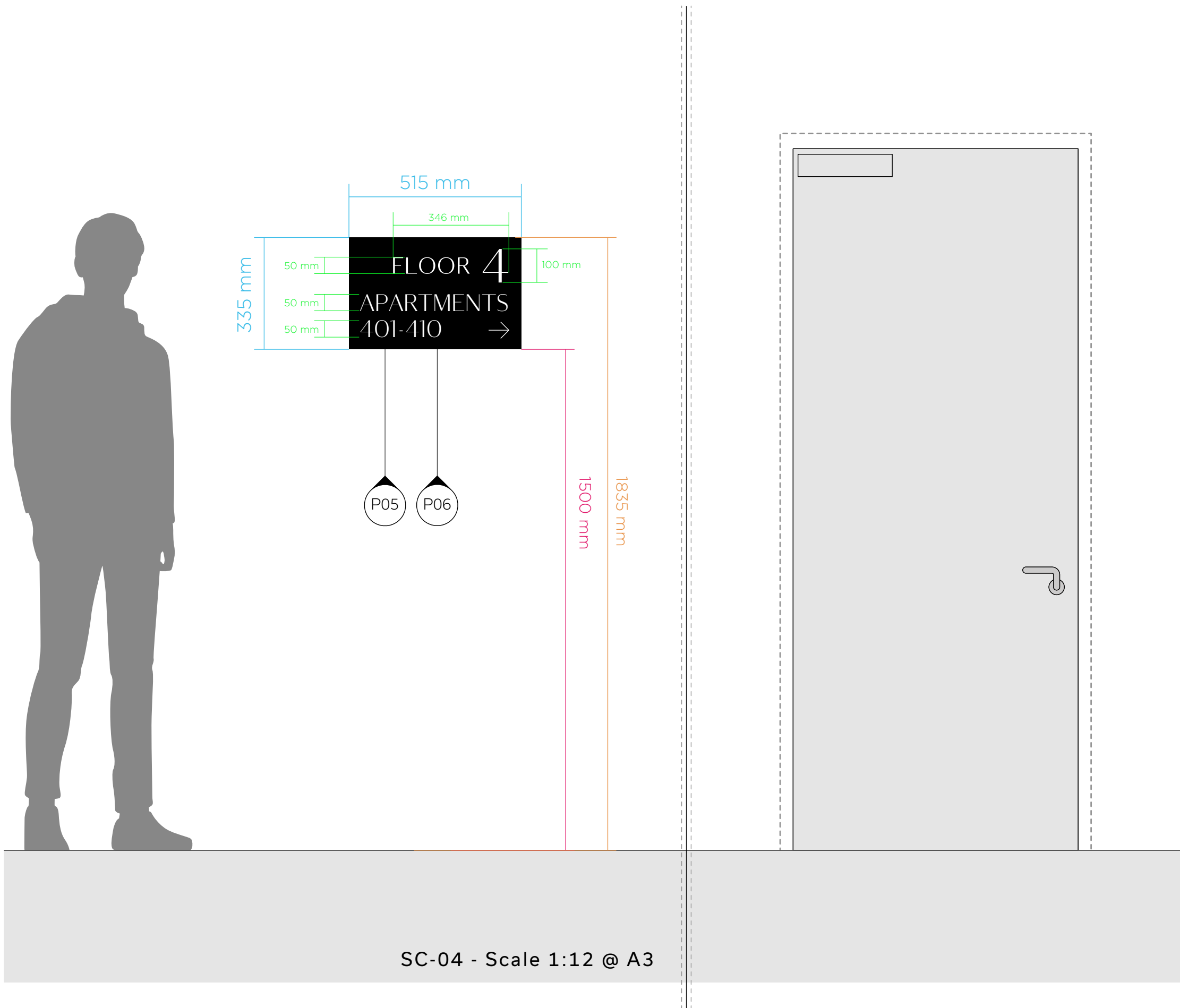


M01

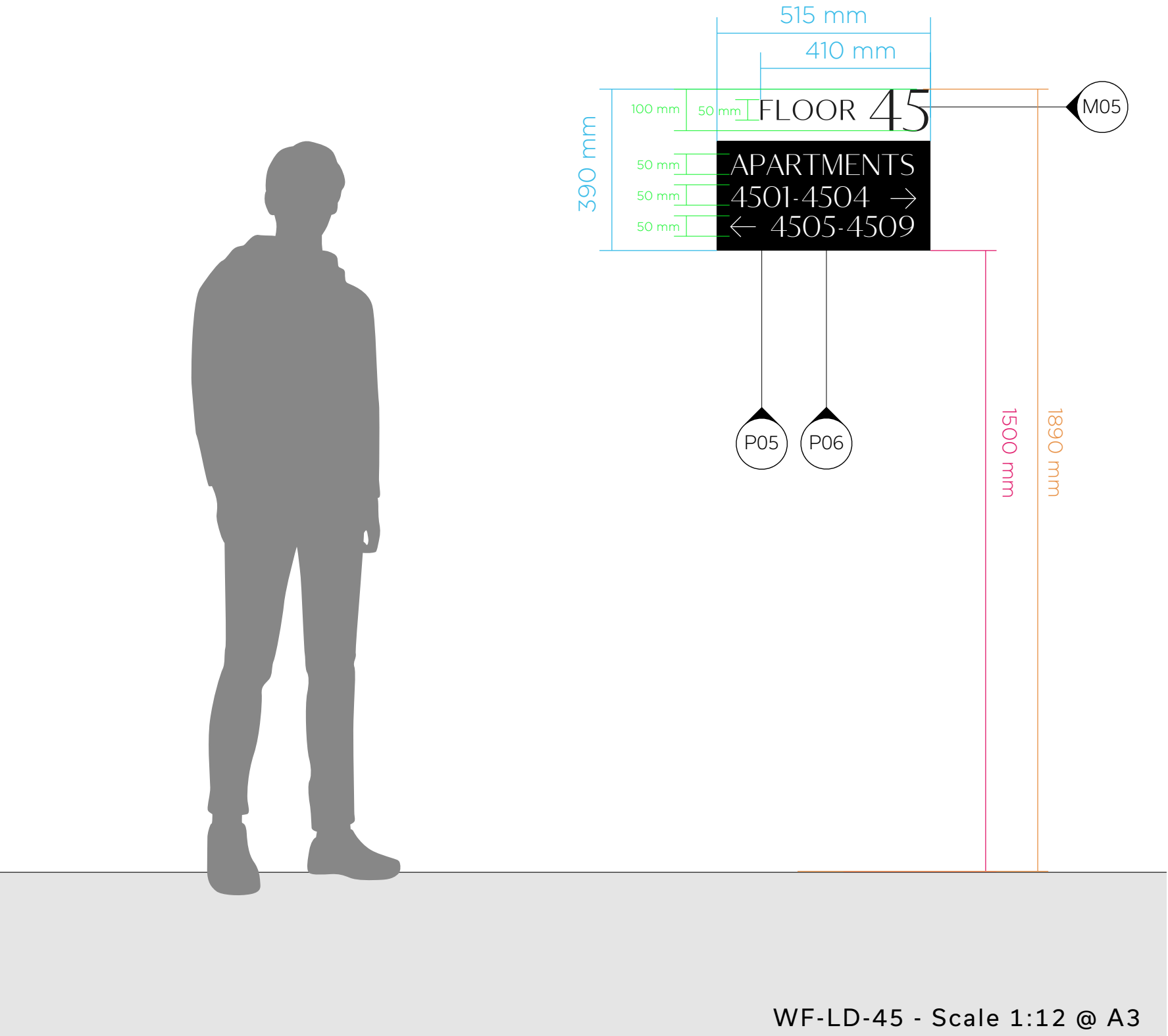
AD-02-APT - Scale 1:5 @ A3







SC-04 - Scale 1:12 @ A3



A note on Compliant Signage:

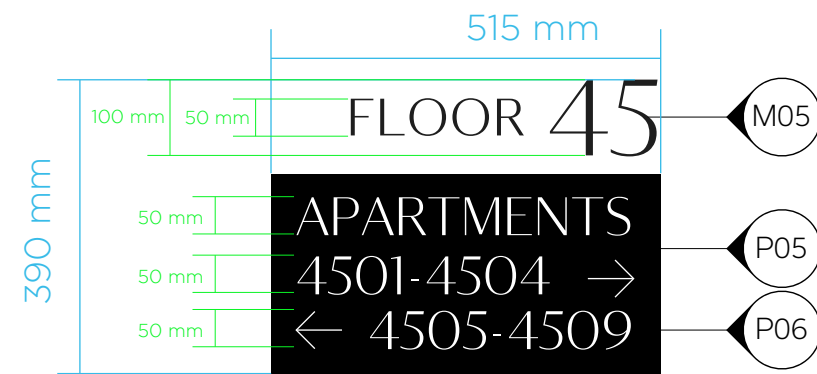
Compliance Regulations state that the wayfinding in protected lobbies and staircores on Residential floors is required to read: "Floor X - Flats Y-Z" Where X is the floor level number used by residents, Y is the lowest flat number and Z is the highest.

There are cases where compliance has not been granted because the wording is not an exact match to the above, however the client has consulted Greater Manchester Fire and is satisfied that the substitution of "Flats" with "Apartments" will be agreeable to the compliance inspector involved.

Project Studio has performed due diligence and cannot accept any liability in the event that this substitution causes a failure on compliance checks.

- Materials:
- M05 Aluminium - Black Anodized
 - P05 White Acrylic
 - P06 Black Acrylic

- HxW Dims
- Cap Height
- Base Height
- Compliance Regulated



WF-LD-45 - Scale 1:10 @ A3



WF-LD-49 - Scale 1:10 @ A3



WF-LD-46 - Scale 1:10 @ A3



WF-LD-50 - Scale 1:10 @ A3



WF-LD-47 - Scale 1:10 @ A3



WF-LD-51 - Scale 1:10 @ A3



WF-LD-48 - Scale 1:10 @ A3



WF-LD-52 - Scale 1:10 @ A3

Materials:

- M05 Aluminium - Black Anodized
- P05 White Acrylic
- P06 Black Acrylic

HxW Dims

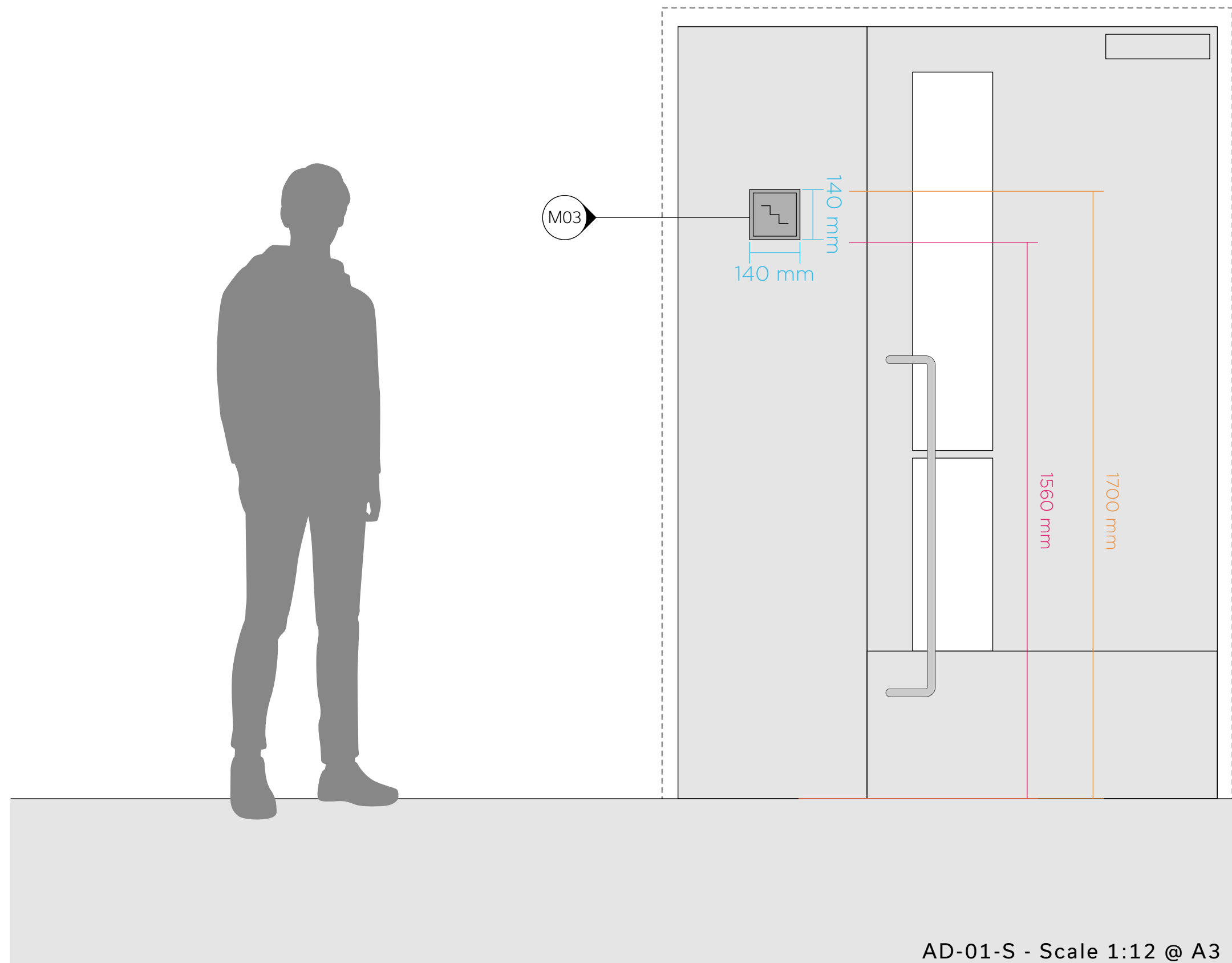
Cap Height

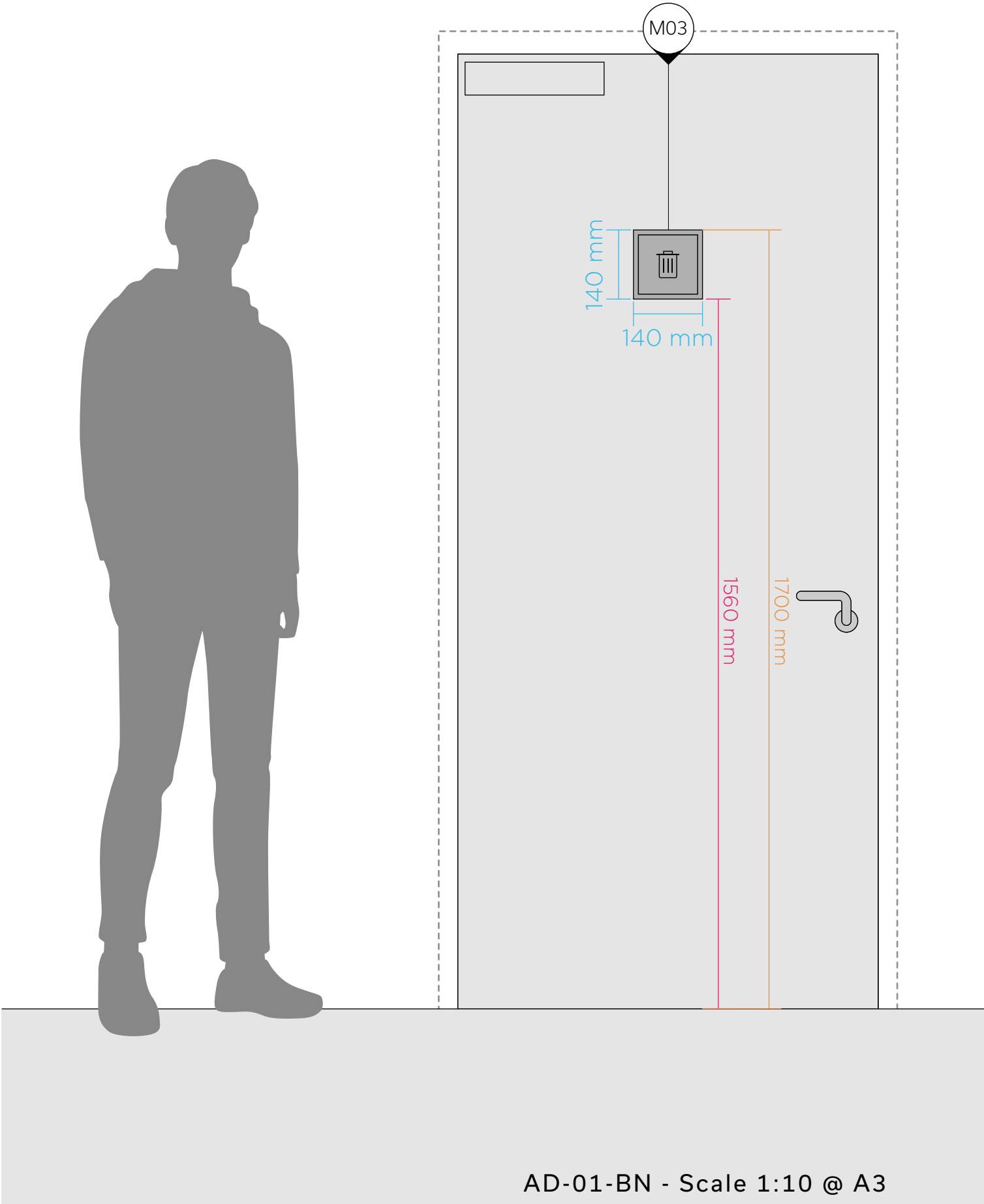
Base Height

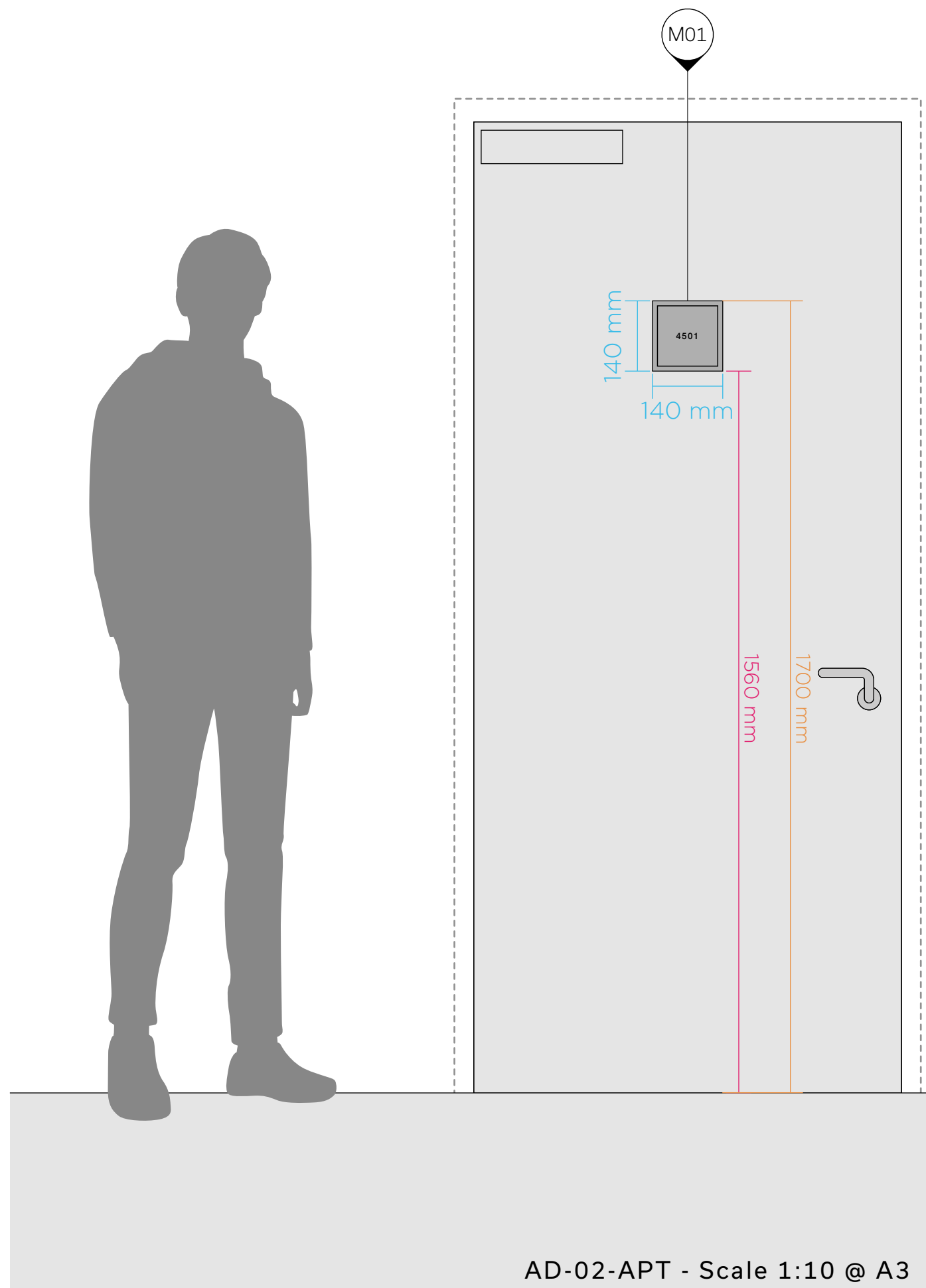
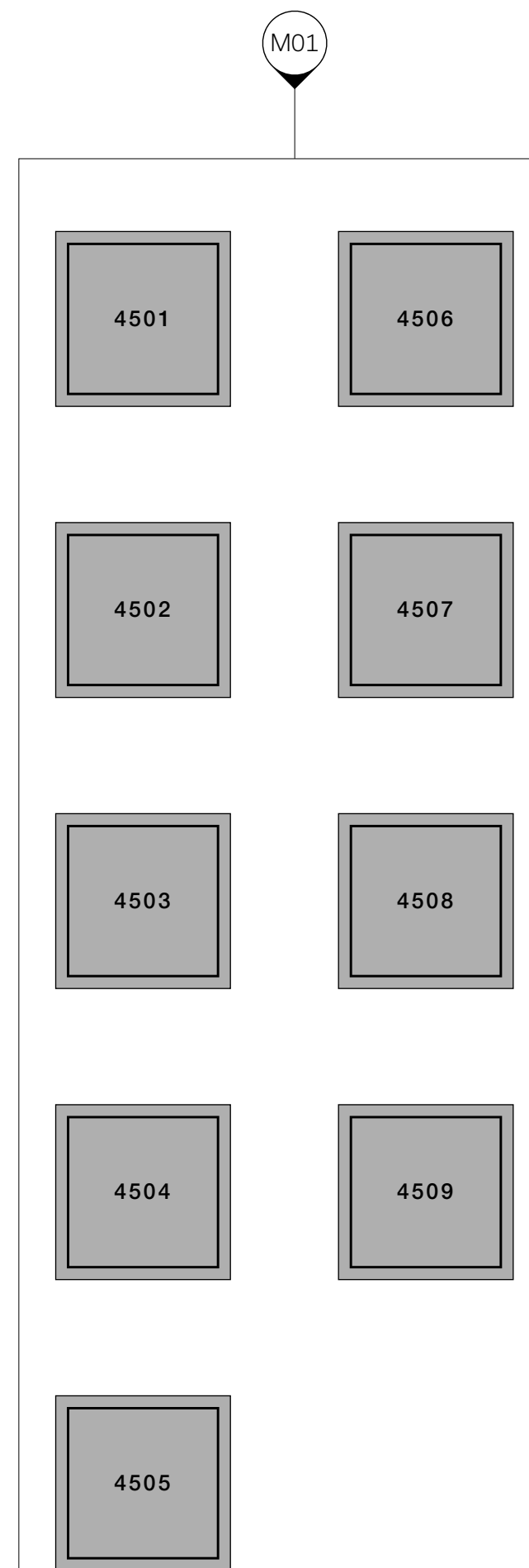
Compliance Regulated

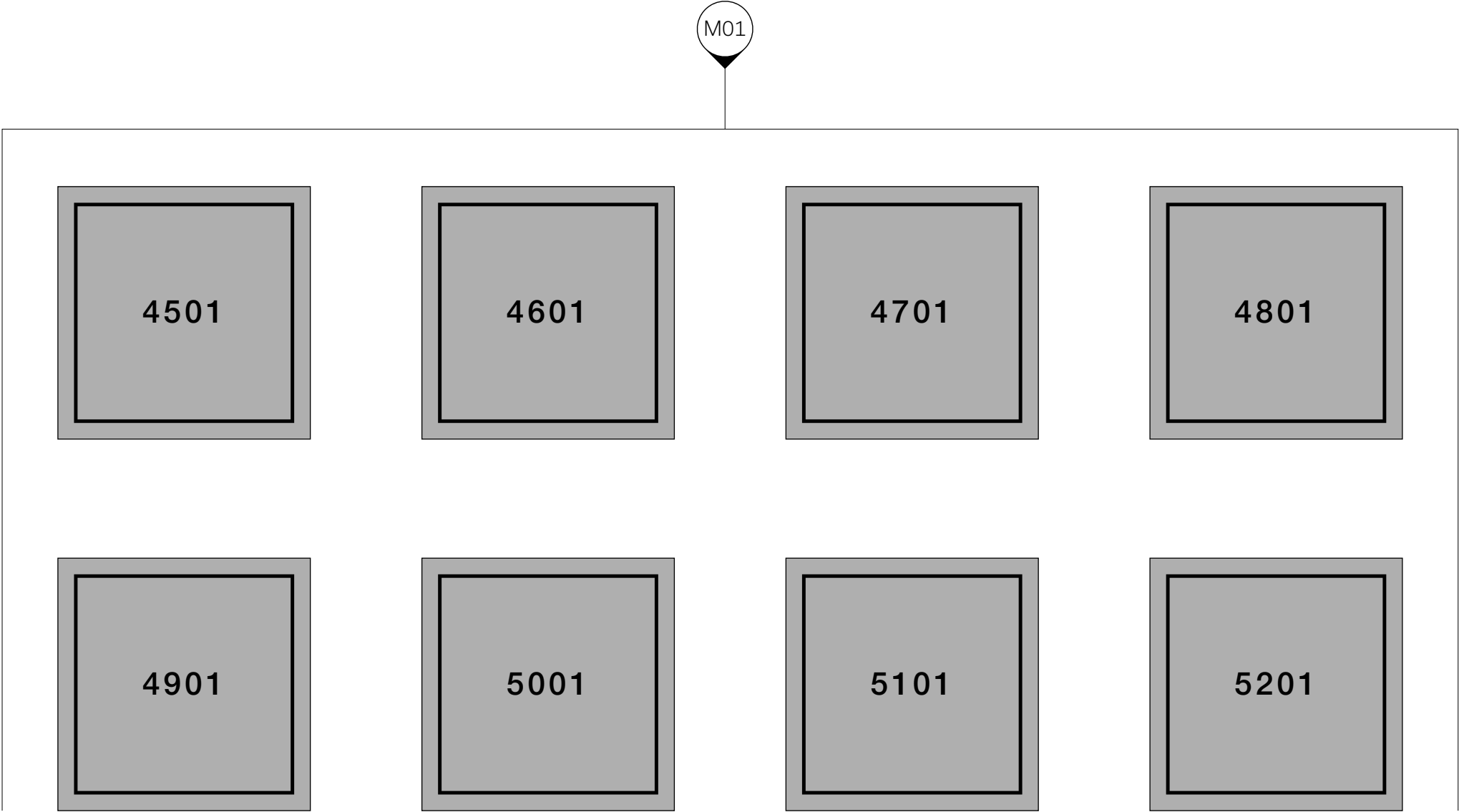
04 Design Intent

Floors 45 - 52
Lift Direction
Variations

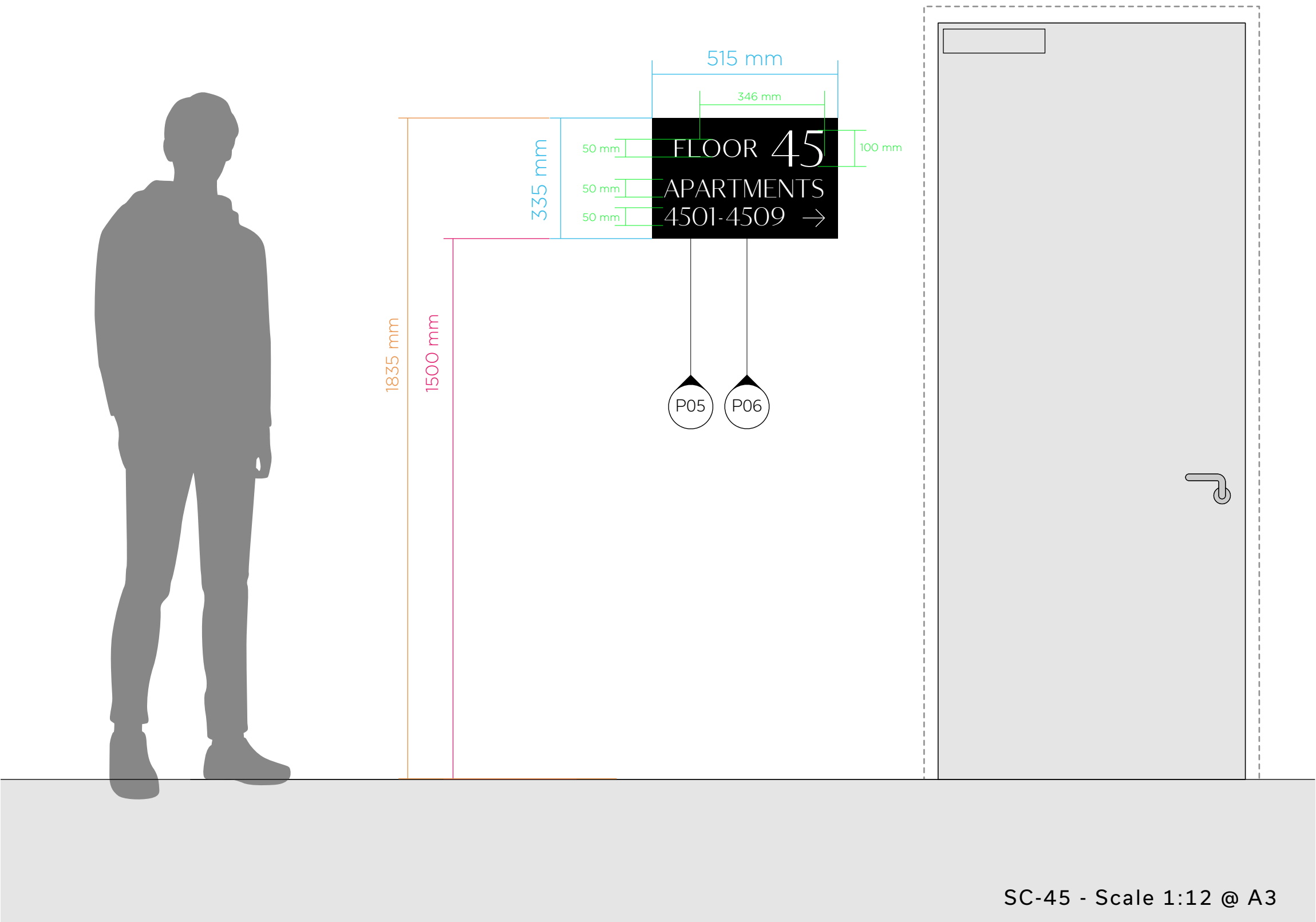








AD-02-APT - Scale 1:3 @ A3



Materials:

- P06 Black Acrylic
- P05 White Acrylic

HxW Dims

Cap Height

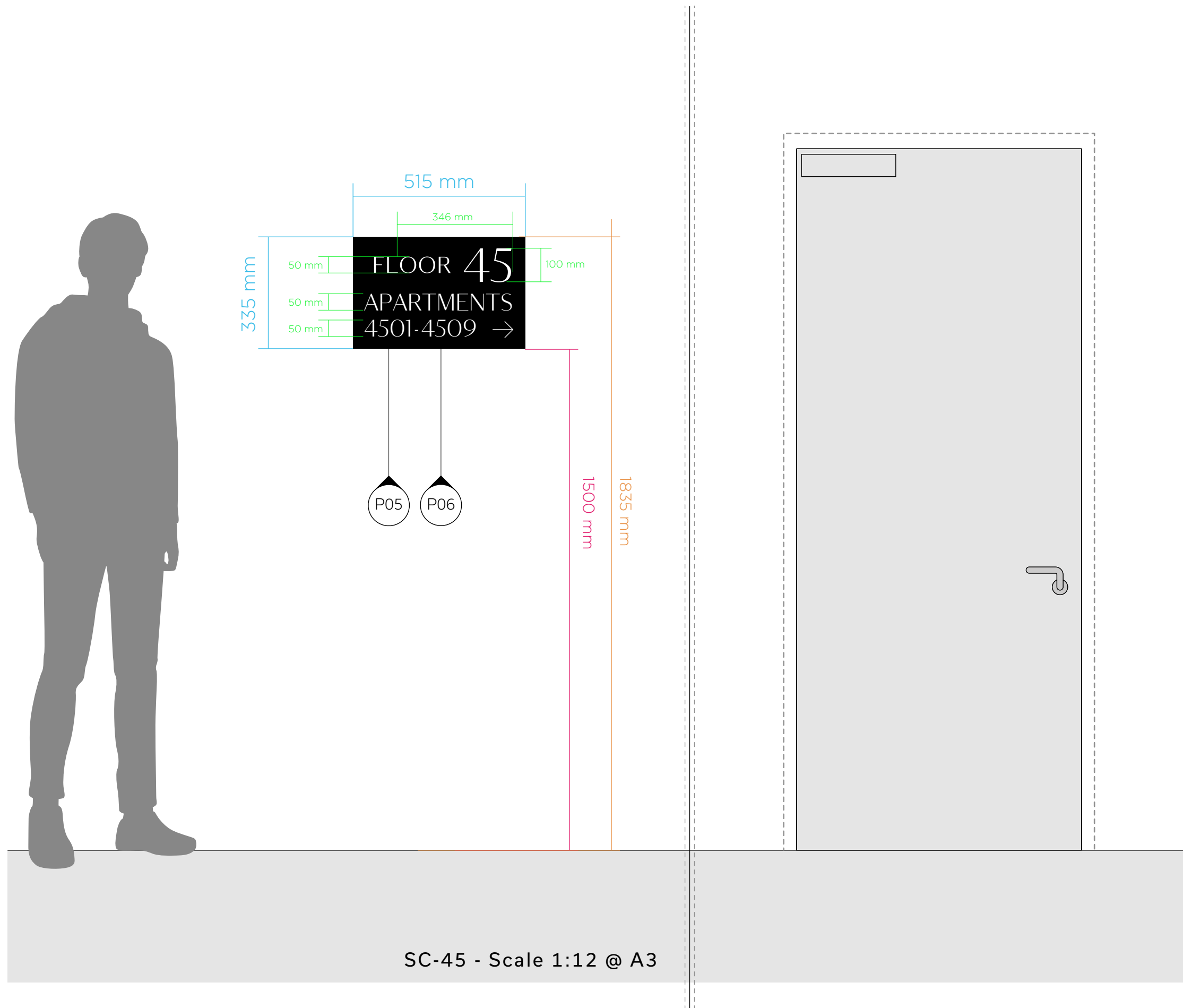
Base Height

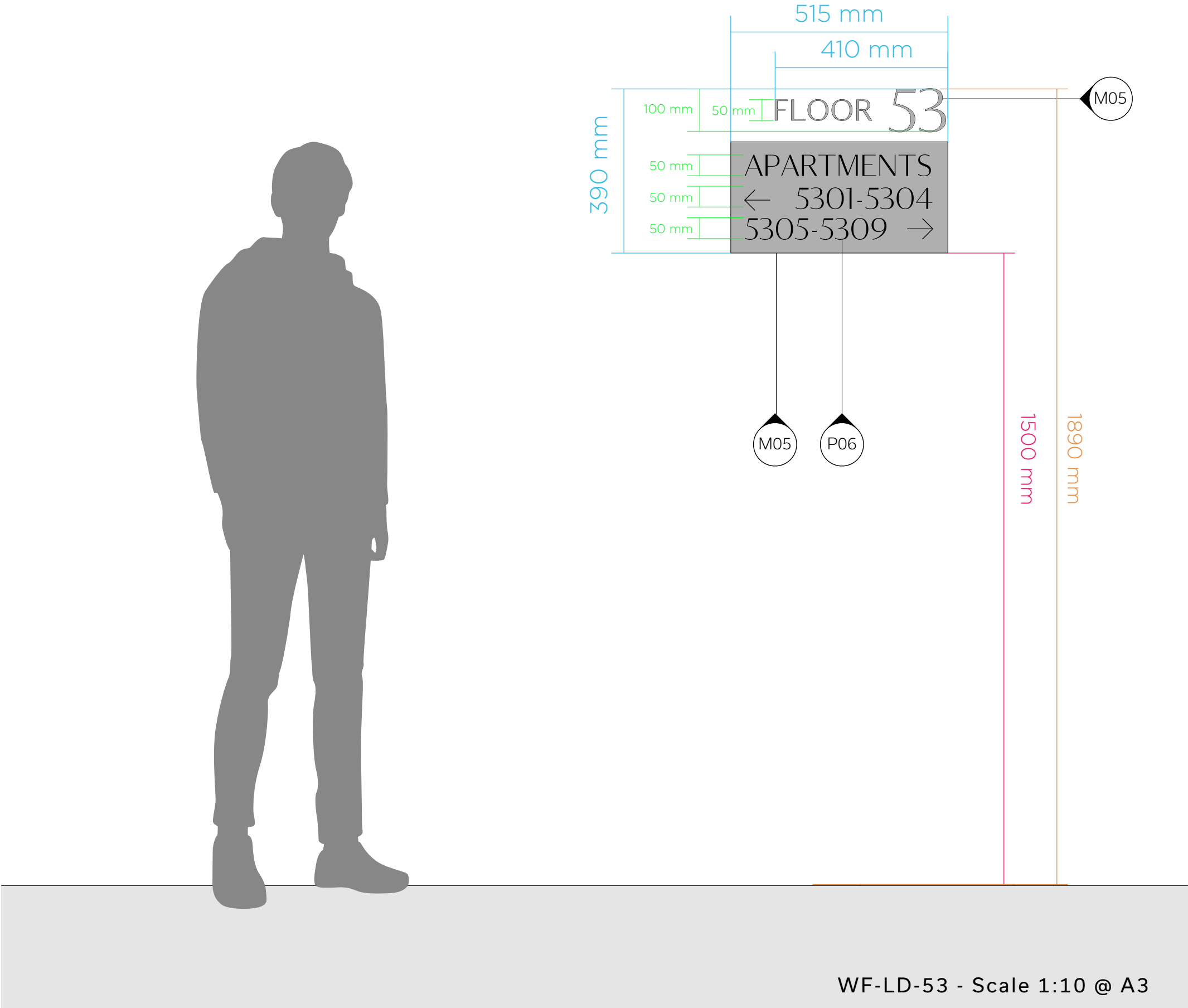
Compliance Regulated

04 Design Intent

Floors 45 - 53
Stair Core
East

SC-45 - Scale 1:12 @ A3





A note on Compliant Signage:

Compliance Regulations state that the wayfinding in protected lobbies and staircores on Residential floors is required to read:
"Floor X - Flats Y-Z" Where X is the floor level number used by residents, Y is the lowest flat number and Z is the highest.

There are cases where compliance has not been granted because the wording is not an exact match to the above, however the client has consulted Greater Manchester Fire and is satisfied that the substitution of "Flats" with "Apartments" will be agreeable to the compliance inspector involved.

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