Documentation (External Only)

f.r.a.

Student Roost Manchester
Wayfinding & Signage
Stage 2b: Documentation
(External Signage)
Greystar
5 October 2026

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The following report constitutes the deliverable for
Stage 2B: Documentation (External Only).

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Toolkit

This document contains exceptions to the designs previously included in the Toolkit.

For all other signs not included, see Toolkit.

View Toolkit Document





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A

Revision History:
A: 261005, First Issue

Notes:

Toolkit

Toolkit
DI-100.00
Toolkit 003

Revisions

Revision Tracker

All drawings are “Revision A: First Issue” unless otherwise noted.

For BOQ and Message Schedules, refer to the ‘revision’ column in the schedule.

DI-100.00 003
RV-100.00 005
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BT-100.01 008
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Rev

Revision Tracker
RV-100.00
Revisions 005

Specifications

STUDENT
ROOST

Primary Typographic Family

General Use

Neue Haas Unica W1G - Regular
abcdefghijklmnopqrstuvwxyz
ABCDEFGHIJKLMNOPQRSTUVWXYZ
0123456789.:,;(*&%$£”!@?+)

On Glazing

Neue Haas Unica W1G - Bold
abcdefghijklmnopqrstuvwxyz
ABCDEFGHIJKLMNOPQRSTUVWXYZ
0123456789.:,;(*&%$£”!@?+)

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S01
WC



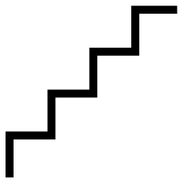
S02
Male



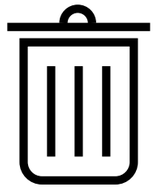
S03
Female



S04
Accessible WC



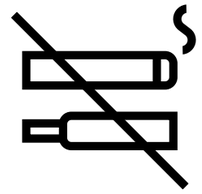
S05
Stairs



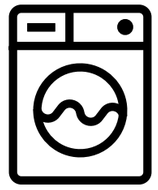
S10
Refuse



S11
Parcel



S12
No smoking or vaping



S13
Laundry



S14
Cycle Store



T20
Train Station

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Brand & Type

Icons & Typography
BT-100.01
Specifications 008

1. GENERAL

1.1 TERMINOLOGY

1.1.1 Project refers to the works occurring at the location specified in the project description. This encompasses all works including architectural, landscape, MEP, lighting, interior design, etc.

1.1.2 Client refers to the individual, body or entity commissioning the works. This includes their agents and representatives

1.1.3 Designer refers to f.r.a. (Fran Raybould Associates) including its representatives and agents.

1.1.4 Signage Supplier refers to the entity employed by the Client to provide consultation, engineering, manufacture and installation of the design intent set out in this document.

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

1.1.6 Design Intent Documentation refers to the information provided in this document with reference to the aesthetic and functional objectives of works to be done. This includes design, message schedules, location plans, finishes and specifications.

1.2 RELATED DOCUMENTATION

1.2.1 All parties should understand the design requirements and specification of works on the Project.

1.2.2 Any agreement between Signage Supplier and Client must include the Designer's Design Intent Documentation (including these specifications) in their entirety. Any agreement which alters the Design Intent Documentation shall remove the Designer of any liability for the outcome of the works.

1.3 GENERAL REQUIREMENT

1.3.1 Role of the Designer

a) The Designer will act as the Client's agent to provide quality assurance during the coordination, fabrication and installation of the Project.

b) The Design will provide to the Signage Supplier the Design Intent Document and seek to insure these are carried out to best possible result

1.3.2 Role of Signage Supplier

a) The Signage Supplier is responsible for the engineering, fabrication, coordination with other sub-contractors, installation and service of the signs as per the Design Intent Drawings

b) The Signage Supplier shall at all times guard from damage or loss, the property of the Client and their vendors or Contractors, and shall replace or repair any loss or damage. The Client may withhold payment or make such deductions as deemed necessary to ensure reimbursement for loss or damage to property through negligence of the Signage Supplier or his agents.

c) The Signage Supplier shall at all times guard against injury to persons within the Project site and conform to all health and safety procedures.

d) If at any time the Signage Supplier is requires clarification or approval to proceed with work, they must notify the Design and/or Client in writing and receive notification to proceed

1.3.3 Coordination

a) The Signage Supplier shall be responsible for reviewing Architectural, Landscaping, Civil, Structural, Electrical and Lighting drawings along with related specifications for layout and location of all related items, necessary connections to work of other trades and potential installation conflicts.

b) The Signage Supplier shall be responsible for visiting the site as necessary and shall be responsible for verifying all field dimensions and site conditions.

c) The Signage Supplier shall be responsible for attending construction co-ordination meetings as established or required by the Client.

1.3.4 Software requirements

a) The Signage Supplier shall utilise software compatible with the data provided by the Design and Client. Data will not be translated into formats other than those originally provided.

b) The Signage Supplier must be compliant with licensing agreements for fonts (and other software) used in production of the works and if required procure their own licenses.

c) Design drawing 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 PDF

1.4 INTELLECTUAL PROPERTY

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

1.4.2 The Designer must be attributed in any and all work showing 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 Signage Supplier shall submit a project timeline at the beginning of the project which outlines lead times and deliverables for all aspects of the works they shall complete on the Project. In addition to manufacture lead times and installations the timeline shall also include times for preparation, review, revision and approval of submittals. The timeline should include no less than 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 the Client and Designer with regular updates

2.1.2 All submittals from the Signage Supplier shall use the organisational conventions established in the Design Intent Documentation. This includes nomenclature for sign types, locations, plans, finish and material codes.

2.1.3 All submittals must provide clear attribution of the Designer and include the Designer's identity and website URL.

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

2.2 TYPES OF SUBMITTALS

2.2.1 Material and Finishes

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

b) Samples should be 100mmx100mm

c) All samples should include a 10mm hole in the centre.

d) If a finish is used on different base substrates, for example 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 a 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 samples 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 ICI profile.

h) All samples must be labeled with The Designer's finish codes

i) Samples must include an outline O&M manual (see 3.17) to indicated care and maintenance of each finish. Any unconventional maintenance requirements must be highlighted and specifically approved by the Client.

2.2.2 Fabrication Drawings

a) 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) Wherever reasonably practicable the same fixing should be used when producing the manufacturing drawings, to minimise the different types of screws required for future maintenance.

e) Any safety labels, manufactures watermarks, etc must be clearly shown on drawings.

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Specifications

Specifications
SP-100.00
Specifications 009

2.2.3 Full Size Prints

a) Full size prints for each sign type shall be provided. Each print will contain representative copy. If copy requirements vary (e.g. from single lines of copy to multiple lines) for a specific sign type, prints for several conditions will be provided. Prints shall contain a solid black line, indicating the outline of the sign. Prints shall be on white paper with solid black letterforms and graphics.

2.2.4 Iterative Layouts

a) For sign types that have variable messages but maintain consistent dimensions and layout, the Designer will provide a template for these designs and a schedule indicating all the messages used by this sign type.

b) The Signage Supplier will be responsible for producing the iterative layouts of the design based on the provided template and message schedule.

c) The Signage Supplier will provide a submittal showing all layouts of these designs showing the unique messages. Each unique layout should be identified by its unique location code on the message schedule.

2.2.5 Prototypes

a) The Signage Supplier shall submit prototypes or mock-ups of signs as indicated in the Design Intent Documents. This may be complete or partial sign units.

b) All prototypes must be submitted using actual materials and finishes to represent the final design.

c) Any costs associated with prototypes must allow for at least two (2) rounds of revision. Approved prototypes may not be used in the final installation unless specifically agreed.

d) All prototypes requiring electrical services or illumination must be provided with a 2-metre power lead with a standard UK mains socket plug.

e) All prototypes must be shipped in reusable packaging and must not require any tools to open.

f) For prototypes that are reviewed on-site or in Signage Supplier's workshop, photographs of all prototypes must be sent to Design 24 hours prior to the beginning to travel to these reviews.

2.2.6 Engineering

a) The Signage Supplier shall be responsible for submitting and getting approval all structural and electrical engineering drawings / calculations executed by a licensed professional engineer for all signs requiring engineering and authority's approval.

2.3 APPROVAL

2.3.1 Signage Supplier must obtain approval on all submittals before commencing any aspect of the work.

2.3.2 All submittals will be reviewed by the Designer and either returned for revision or submitted to the Client with a recommendation for approval. The Client will provide final approval on all submittals by the Signage Supplier.

2.3.3 All approvals to the signage fabricator only pertain to aspects of the project that the Designer can approve such as design intent, information design, etc. Aspects such as engineering, fixing methods, site coordination, etc will remain the responsibility of the sign fabricator regardless of approvals.

2.4 SUBSTITUTIONS

2.4.1 Any substitution, alteration or change to the Design Intent Documentation must submitted in writing by the Signage Supplier with supporting documentation clearly indicating the change, the benefits of that change and any risks associated with the change.

3. EXECUTION

3.1 PRODUCTS

3.1.1 Any specific products required for the Project will be noted with a manufacturer and model number in the Design Intent Documentation.

3.1.2 Designs intended to match, fit with, around or in to products specified by other trades on the project should be clearly understood (through documentation available by other trades) prior to any fabrication or installation. The Signage Supplier is responsible for ensuring this coordination.

3.2 PROCUREMENT

3.2.1 Products, materials and finishes should be procured as specified in the Design Intent Documentation.

3.2.2 Signage Supplier is required to procure products outside local/ regional markets if required to meet the level of specification in the Design Intent Documentation.

3.2.3 Signage Supplier is required to procure products and materials in the largest sizes available to avoid seams or visual distractions in the finished work.

3.3 DIMENSIONS

3.3.1 All Dimensions are metric and provided in millimeters(mm) unless otherwise noted.

3.3.2 All written dimensions shall take precedent over scaled dimensions on all drawings. Where a dimension is not provided the Signage Supplier is to refer to provide computer files for setting and dimension.

3.3.3 The Signage Supplier shall perform work in cooperation with other trades and verify size, location and placement of all signage. Coordinate field measurements and Shop Drawings with fabrication and shop assembly.

3.4 TOLERANCES

3.4.1 Tolerances shall be measured against the relevant Base Reference Datum; Location Reference Point; Location Reference Plane; Location Reference Surface or Reference Elements

3.4.2 All elements shall be set out to their correct position as shown on the Working Drawings, within ±2mm.

3.4.3 Vertical elements shall be plumb, within ±2mm or 0.1% of the height, whichever is the lesser.

3.4.4 Horizontal elements shall be level, within ±2mm or 0.1% of the length, whichever is the lesser.

3.4.5 The maximum variation in gap from a straightedge applied to a flat plane shall be 2mm for a 3000mm straightedge and 1mm for a 1000mm straightedge.

3.4.6 The maximum offset in plane, level or section between any two adjacent sections shall be ±0.5mm.

3.4.7 The average width of any panel to panel joint shall be within ±0.5mm of the nominal joint. Any variation shall be equally distributed with no sudden changes or steps.

3.4.8 The maximum deviation between adjacent surfaces either side of a joint shall be ±0.5mm.

3.4.9 The bow of any flat surface shall not exceed more than ±2mm from a 2000mm straightedge placed against it in any direction.

3.4.10 The straightness of any surface of an edge shall not deviate by more than ±2mm from a 2000mm straightedge placed against it in any direction parallel to the long axis of the element.

3.4.11 The centre section of any lineal element shall not bow by more than the lesser of ±2mm or 0.075% of the length of the element measured from a straight line between the ends of the element.

3.4.12 The cross-section of any element shall not be twisted by more than 1° from the intended alignment.

3.4.13 Dimensional and location tolerances of cut-outs for interfacing works shall be ±0.5mm the dimensions indicated on the Design Drawings.

3.4.14 Account shall be taken of the installation tolerance requirements such that repetitive elements are accurately located, relative to gridlines.

3.4.15 Tolerances shall not be cumulative.

3.4.16 Where an element/ component is subject to more than one applicable tolerance, the most onerous tolerance shall apply.

3.5 FABRICATION

3.5.1 The Signage Supplier shall use adequate equipment and number of skilled workers who are thoroughly trained in the necessary crafts and are completely familiar with the specified requirements, materials and methods needed to complete the work in accordance with the Design Intent Documents and by the agreed deadlines in the project programme.

3.5.2 All work shall be fabricated in accordance with the approved submittals.

3.5.3 The Signage Supplier shall guard against damage to materials, in-progress work and finished work at all times. Work shall be wrapped and stored in a safe manner, above floor level at all times.

3.5.4 Work must be smooth, clean, deburred, straight, free from sharp edges and corners

3.5.5 All metal fabrication for signs mounted below 3 metres from finished floor or withing 3 metres of any possible place the sign can be seen from, shall have sharply formed corners. If signs are fabricated via folded metal, signs within these parameters must be 'v-grooved' to improve sharpness of corners.

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3.5.6 Joints, panels, access doors and fasteners shall be kept to a minimum and as clearly shown on all shop drawings and submittals.

3.5.7 Labels, stickers, tags, manufacturer's marks or watermarks of any kind, either placed by the Signage Supplier or materials manufacturer, are not allowed. All labels, including safety labels, must be clearly indicated in the shop drawings.

3.5.8 All fabrication methods including but not limited to: welding, cutting, casting, forming, etc should be conducted in in accordance with recognised trade standards (BS, ISO, etc) for that particular method.

3.5.9 This includes following best practices for interaction between different fabrication methods and materials to guard against wear, interference, expansion and corrosion.

3.6 MATERIALS

3.6.1 All materials, including but not limited to: aluminium, steel, plastics, glass, fabrics, stone, wood and concrete, should be handled in accordance with the material manufacture's recommendations and instructions.

3.6.2 All materials, including but not limited to: aluminium, steel, plastics, glass, fabrics, stone, wood and concrete, should be fabricated in accordance with recognised trade standards (BS, ISO, etc) for that particular material.

3.6.3 All materials used must be undamaged, clean and within expected dimensional tolerances for that material.

3.7 FASTENERS

3.7.1 All fasteners used in fabrication must be indicated clearly on approved shop drawings.

3.7.2 All fasteners shall be countersunk and level to mating surfaces

3.7.3 Fasteners shall be coloured or painted to match mating surfaces

3.7.4 All fasteners used with aluminium shall be stainless steel.

3.7.5 All fasteners accessible from the exterior of the sign shall have vandal resistant heads

3.8 PAINT AND COATINGS

3.8.1 All paints and coatings shall be of type specially formulated and manufactured for application of the surface material upon which it is to be applied and recommended for such use by the manufacturer of the paint and ink.

3.8.2 Priming, surface preparation and application of all materials shall be in strict accordance with manufacturer's written product data and description

3.8.3 Paint and coating applications shall be built up to the manufacturers recommended thickness and number of coats.

3.8.4 Painted or coated surfaces shall be smooth and produce a consistent chroma and sheen across the entire area.

3.8.5 Painted or coated surfaces shall be free from all drips, bubbles, nicks, cracks or any other imperfections.

3.8.6 Corners or other angles features should be prepared in a way to prevent a weak build-up of paint at these features.

3.8.7 Allow paint and coatings to fully cure to final hardness prior to further fabrication, packaging, transport or installation.

3.9 GRAPHIC FILMS

3.9.1 Graphic films shall be handled, fabricated and applied in accordance with the manufacturer's recommendations.

3.9.2 Graphic films shall be cut and shaped using professional computer-controlled equipment. Hand-cut films are not acceptable.

3.9.3 Graphic films should be installed without bubbles, wrinkles, distortions or any other imperfections.

3.9.4 Any liquids used in the application of graphic films must evaporate within 24 hours of installations. Any installation with liquids evident after 24 hours must be replaced by the Signage Supplier.

3.10 PRINTING

3.10.1 Signage Supplier is required to indicate the make and model of all printers used in the work.

3.10.2 Signage Supplier is required to regularly calibrate and profile all printers used in the work. The Signage Supplier is required to provided evidence of regular maintenance if requested at any time during the work.

3.10.3 Printing, including large format, solvent or UV printing must be undertaken using the maximum quality settings or the printer.

3.10.4 All printing during production must match exactly the approved submittals in chroma, hue, texture, smoothness, sheen, opacity and resolution.

3.11 ETCHING

3.11.1 All signs specified as 'etched' or 'reverse etched' must be fabricated via a chemical etching process conforming to industry standards. Processes which mechanically remove material (engraving, routing, etc) are not an acceptable substitute.

3.12 ILLUMINATION

3.12.1 All illuminated elements of the design shall appear to have even and consistent level of illumination at brightness specified in the Design Intent Documents. If not specific brightness is noted illumination should be 300 cd/m2

3.12.2 All illumination sources should provide continuous lighting and be free from flicker or other modulations.

3.12.3 Where separate circuits of illumination sources which may produce different brightness outputs occur on the same sign type, Signage Supplier shall also supply dimmers or other lighting controls which will allow final light output to be adjusted to appear even

3.12.4 All transformers and other serviceable components of the lighting system must be located and affixed in a way to allow for convenient replacement without causing damage to other components of the work.

3.12.5 Gaskets and baffles must be employed to prevent illumination of unintended areas (light leaks). This includes all joints, seams, panel edges, weep-holes and fixturing points.

3.13 ELECTRICAL

3.13.1 All electrical components, assemblies, and wiring shall conform to Local Authorities standards for the specific application and shall be labelled as such. Upon final acceptance of the work, provide a certified statement of conformance for the project, along with Authorities certification documents.

3.13.2 Provide service access to all electrical components. Access panels shall be, wherever reasonably possible, concealed from normal user-level views.

3.13.3 Provide locking shut-off switches for all electrical components, as required by code.

3.13.4 Electrical supply will be provided at all locations by others. The Signage Sub-Contractor shall be responsible for all final electrical tie-ins and connections on site. This work shall be performed at the Signage Sub-Contractor's expense by a qualified engineer.

3.13.5 All LEDs and Transformers to be IP65 rated at a minimum.

3.14 ENGINEERING

3.14.1 Structural Performance

a) The works shall be capable of accommodating loads imposed upon the system by defined movements of its supporting structure and/ or other adjacent elements.

b) The works installation shall transfer all loads to the building structure in a statically determined manner. Work requiring mechanical fixing shall ensure that failure of any fixing shall not lead to progressive failure of others.

3.14.2 Design Loads

a) The system shall be designed to withstand the loads as specified below without affecting the system's ability to meet the specified performance requirements.

b) When calculating design loads the worst combination shall be considered.

3.14.3 Live Loads

a) The works shall be capable of accommodating the following live loads without any permanent deformation, failure damage or reduction in performance:

b) All loads resulting from movements of the building structure and support structure.

c) Known impact loads, or transferred impact loads, that occur during the service life, without deterioration in performance and without sustaining non-repairable damage.

d) Loads imposed during replacement of system components and components of interfacing systems.

3.14.4 Wind/ Air Pressure Loads

a) Wind loads acting on the works and maintenance operatives using the equipment.

3.14.5 Thermal Movement

a) Allow for local thermal movements exerted due to climatic conditions.

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b) The works, including all necessary support structure, shall be designed to accommodate changes in dimension and shape of its components resulting from changes in service temperatures and from differential surface temperatures. The design shall cater for all temporary and permanent conditions envisaged for the works.

c) Due regard shall be made to the effects of orientation of the building towards the sun.

3.14.6 Inertial Loads

a) The works shall be capable of accommodating inertial loads arising due to the acceleration/ deceleration of moving components and operatives.

3.14.7 Moisture Movement

a) The works shall withstand movement without permanent deformation or any reduction in the specified performance:

b) Due to changes in the moisture content of its components, resulting from variations in the moisture content of the air.

c) Due to the expansion of absorbed or retained moisture caused by freezing.

3.14.8 Weather and Water Penetration Resistance

a) Water migration caused by capillarity shall be prevented to areas that are designed to remain dry.

b) The works, including flashings and junctions with adjacent parts of the work, shall be weatherproof and watertight under all conditions, ensuring the prevention of water leakage into the interior of the work or any part of the system that may be adversely affected.

3.14.9 Durability

a) The performance criteria shall be satisfied for the full service life of the works provided always that the maintenance has been carried out as specified.

b) Selected materials shall be durable and satisfy the requirements of the Specification for the service life of the works.

c) Exposure to sunlight during the lifetime of the works shall not reduce the performance or visual appearance of any element/ component. Take into consideration expected solar performance under varying conditions of solar radiation.

d) The works shall perform throughout the service life without failure resulting from defects in design, materials or workmanship. Failure shall be defined as breakage, disengagement of components or other reduction in performance.

e) Electro-chemical corrosion or staining resulting from water running from one material to another shall be prevented.

3.14.10 Fixing Methods

a) Sign fabricator shall be responsible for ensuring all signage is provided with appropriate mounting, fastening, anchoring, etc to be installed on required mounting surfaces. This includes all adhesives, tapes, studs, mechanical fixtures or brackets.

b) Sign fabricator is responsible for the performance of all fixing methods for signage installed. Fixing methods must be fit for purpose based on weight, location and environmental factors effecting the sign. Signs should never fall off, sag or become unstable due to Sign Fabricators method of fixing a sign.

c) Sign fabricator is expected to provide fixing methods that consider contact with end-users and should be vandal and accident resistant

d) Where tapes or other adhesives are used, the Sign Fabricator is required to ensure these products confirm to the overall shape of the sign and are set-back 1mm from the edges as to not be visible. Where signs are formed of complex shapes, such as individual letters or logos, the sign fabricator shall have tapes laser cut to match the contour of these signs.

3.15 INSTALLATION

3.15.1 Before commencing installation, the Signage Supplier shall survey the site. Dimensions, line, level and fixing points shall be checked. The Client shall be informed immediately if the existing structure is unsuitable to receive the works.

3.15.2 If the structure/ substrate is unsuitable, remedial action to make the structure suitable shall be proposed.

3.15.3 During the installation of all signage units, the Signage Supplier shall structure his work and provide adequate and qualified personnel to ensure the least amount of inconvenience and interruption of normal activities of other Contractors. Working hours shall have the approval of the Client.

3.15.4 Sign units shall be installed as per the location plans and setting out drawings.

3.15.5 Signs shall be installed true and level as per the tolerances in the specifications.

3.15.6 Following installation, the Signage Supplier shall clean and protect installed units until inspection and acceptance of the installation is approved

3.15.7 Signage Supplier shall remove and dispose of all packaging and refuse created during installation

3.16 CLOSE-OUT

3.16.1 Self-Certification

a) Within 48 hours of completing an installation, Signage Supplier should submit a report to the Designer indicating that the installation is complete and that a member of the Signage Suppliers supervising team has inspected the installation. The report should indicate if any sign units require further work, the nature of that work and when this work will be completed. For sign units completed the report must certify that the Sign Supplier feels there is no faults or defects with the work and that when the Design inspects the installation, they should find the work satisfactory.

b) A Signage Supplier may be liable for costs incurred by the Client, Design and other Trades if work is certified as complete and satisfactory by Sign Supplier which is later deemed to be unsatisfactory. This may include costs for additional inspects, disruption to schedules, etc.

3.16.2 Inspection

a) Following installation and self-certification the Design shall, if agreed by the Client, review the installation and all installed sign unit to note completeness, variation or damage.

b) The findings of this inspection will be submitted in a report and reviewed by Client, Designer and Signage Supplier.

c) Signage Supplier shall complete, repair or otherwise remedy all items agreed as outstanding from the inspection report.

3.17 MAINTENANCE AND SERVICE

3.17.1 Signage Supplier shall provide documentation to Client detailing the correct and proper maintenance and upkeep of all installed works. This includes appropriate products, maintenance intervals and all safety and MDS information required

3.17.2 Signage Supplier shall provide a number of spare parts including fasteners, covers, paint or other fixtures as agreed during the tender process.

3.17.3 In addition to the spares noted above, the Signage Supplier shall provide a minimum of 10% spare fixings for all accessible (external/visible) fixings used within the installation.

These spares shall be supplied to the client or site team during install, clearly labelled, and details included within the O&M documentation. Fixings shall be identical in type, finish and specification to those installed and suitable for future maintenance, replacement or repair works.

Spare parts and fixings detailed above are required to be signed for and proof of delivery recorded and shared with f.r.a..

3.18 GUARANTEE

3.18.1 The Signage Sub-Contractor shall furnish a written guarantee stating that all materials and workmanship are guaranteed against defects for a period of two (2) years after completion and final acceptance of the work, and that all materials and installation are in complete accordance with these and the Manufacturer's written specifications and/or recommendations.

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Issue Date: 2026-10-05
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Revision History:
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Materials

	Code	Spec	Remarks
	M01	Timber	Material must be 12mm thick. To match Egger H7586 ST17 Tobacco Alba Walnut.
	M02	Brass	Matt antique finish
	M03	Foamalux Eco Black	
	M04	Aluminium	Brushed
	M05	Perspex Opal SA 040	Matte finish

Paint & Ink

	Code	Spec	Remarks
	P01	RAL 9005, Jet Black	Satin
	P02	RAL 9003, Signal White	Satin
	P03	Building accent colour	Satin (Dependent on scheme-by-scheme basis)
	P04	RAL 8017, Chocolate Brown	Satin (Dependent on scheme-by-scheme basis)

Vinyl

	Code	Spec	Remarks
	V01	Metamark 7, M7-101M White Matt	Clear permanent adhesive.
	V02	Metamark 7, M7-111M Black Matt	Clear permanent adhesive.
	V03	Printable vinyl	Clear permanent adhesive.
	V04	MetalEffect ASLAN CA 23	Exact colour spec tbc, to match M02

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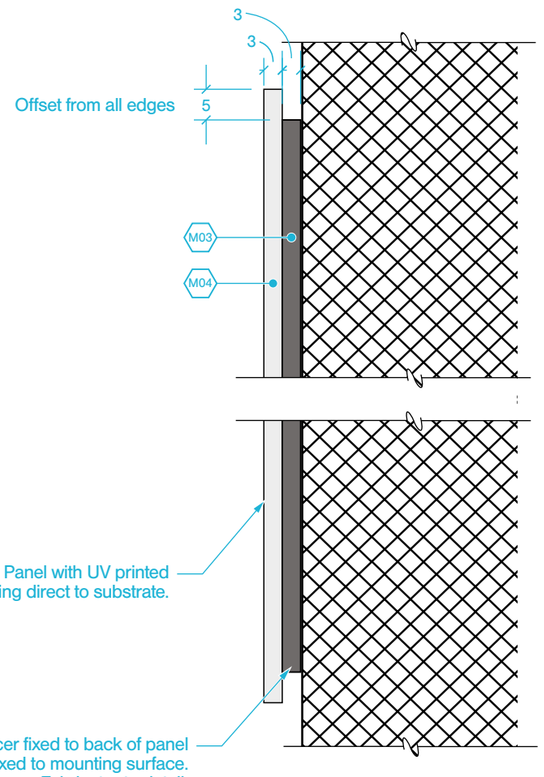
Revision History:
A: 261005, First Issue

Notes:

Finish Codes

Finish Codes
FC-100.00
Specifications 013

Design Details



01 Detail
1:1

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Revision History:
A: 261005, First Issue

Notes:
M03 - Foamalux Eco Black
M04 - Aluminium
M05 - Perspex Opal SA 040

P01 - RAL 9005, Jet Black
P02 - RAL 9003, Signal White
P03 - Building accent colour

V01 - Metamark 7, White Matt
V02 - Metamark 7, Black Matt

DD10

Design Detail 10
DI-DD10.00
Design Details 015

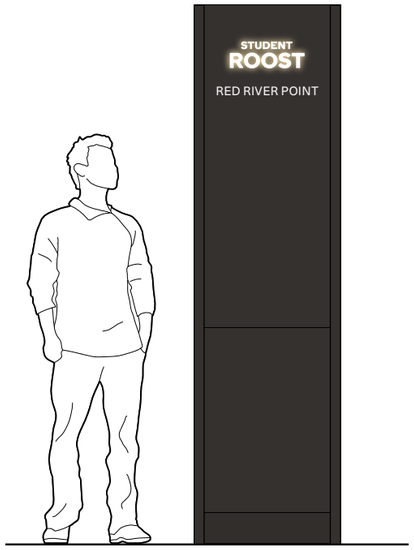
Design Intent



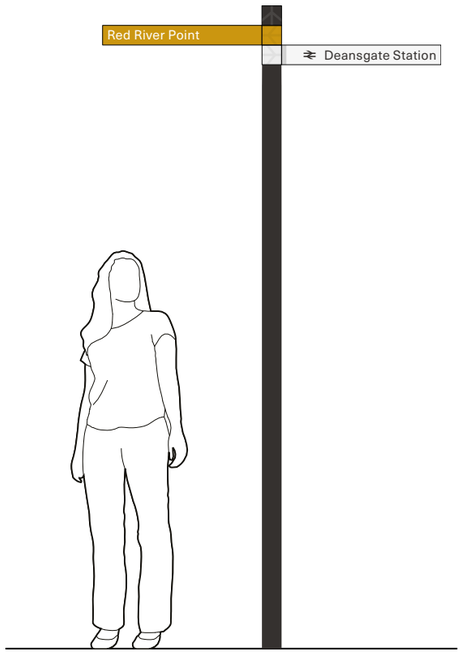
A01 @ 1:50
Glazing Manifestations



A05 @ 1:50
Site ID, Glazing



A31 @ 1:25
Bran d Statement Totem



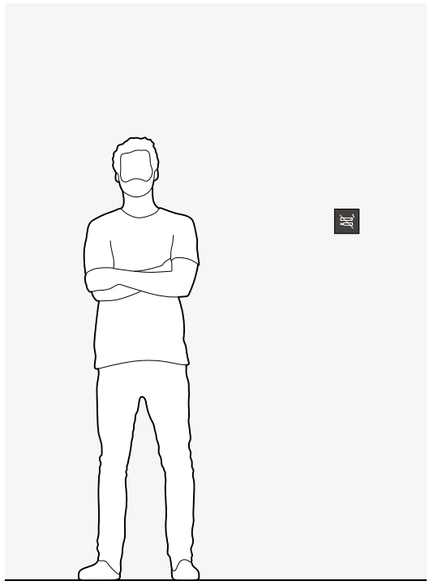
A35 @ 1:25
Fingerpost



A40 @ 1:25
FOH Door ID, Exterior



A45 @ 1:25
BOH Door ID, Exterior



A61 @ 1:25
No Smoking

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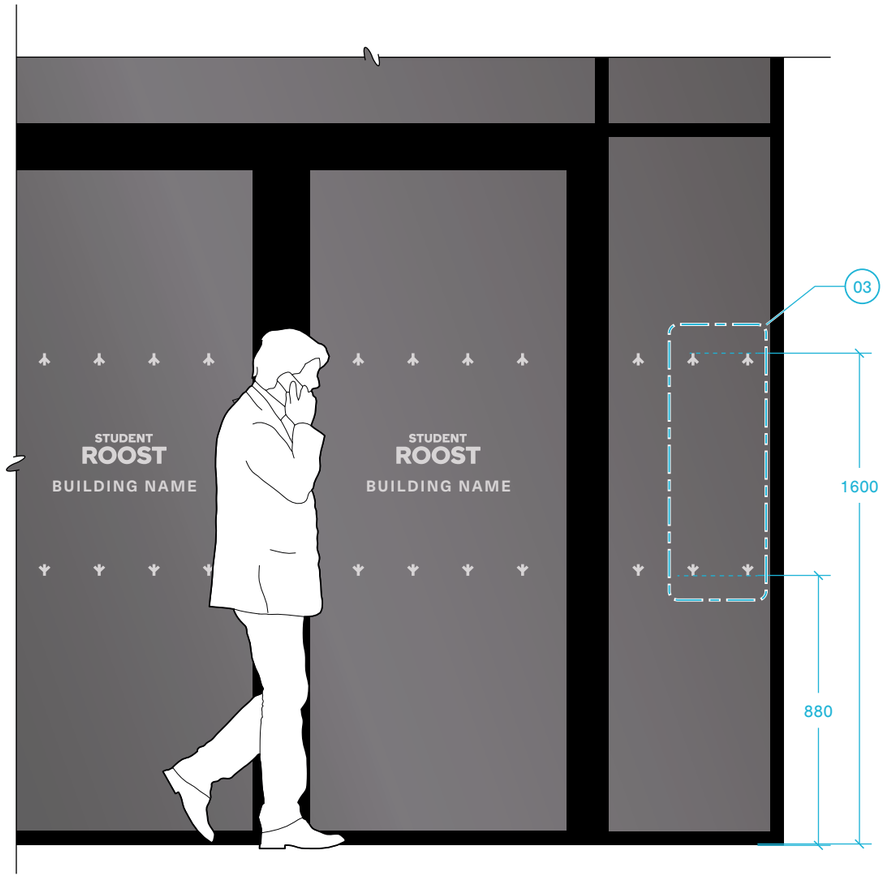
Revision History:
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Sign Family

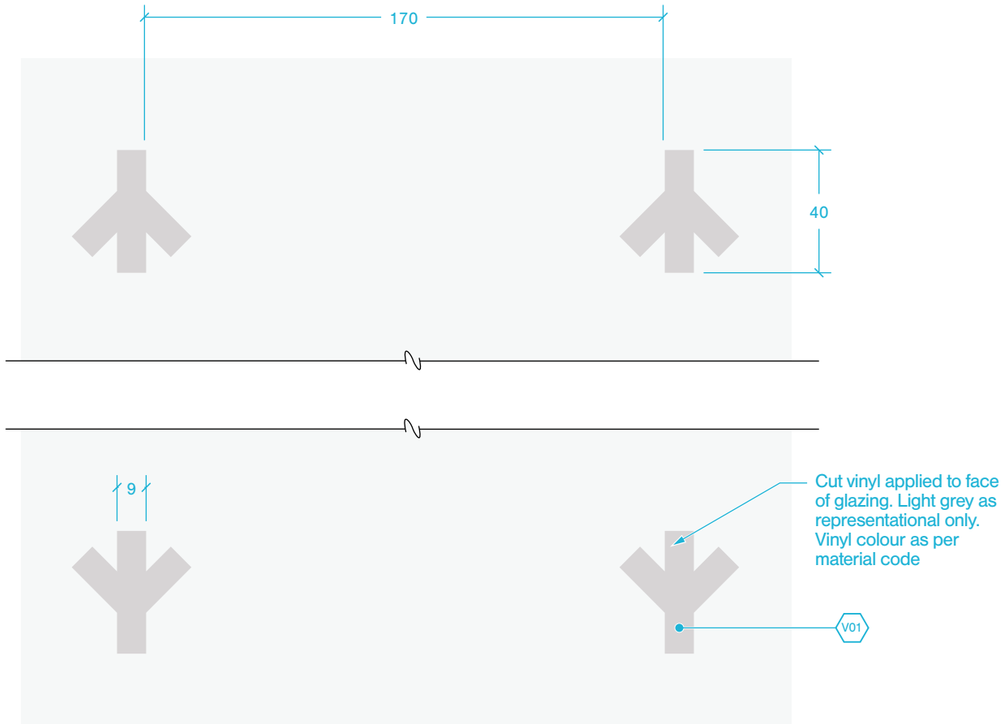
Sign Family
SF-100.00
Design Intent 017



01 Context
1:50



02 Front
1:20



03 Front
1:2

Things to consider:
Design only to be provided by f.r.a.
Quantity, locations and procurement to be handled by client team / MC.

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Revision History:
A: 261005, First Issue

Notes:
M03 - Foamalux Eco Black
M04 - Aluminium
M05 - Perspex Opal SA 040

P01 - RAL 9005, Jet Black
P02 - RAL 9003, Signal White
P03 - Building accent colour

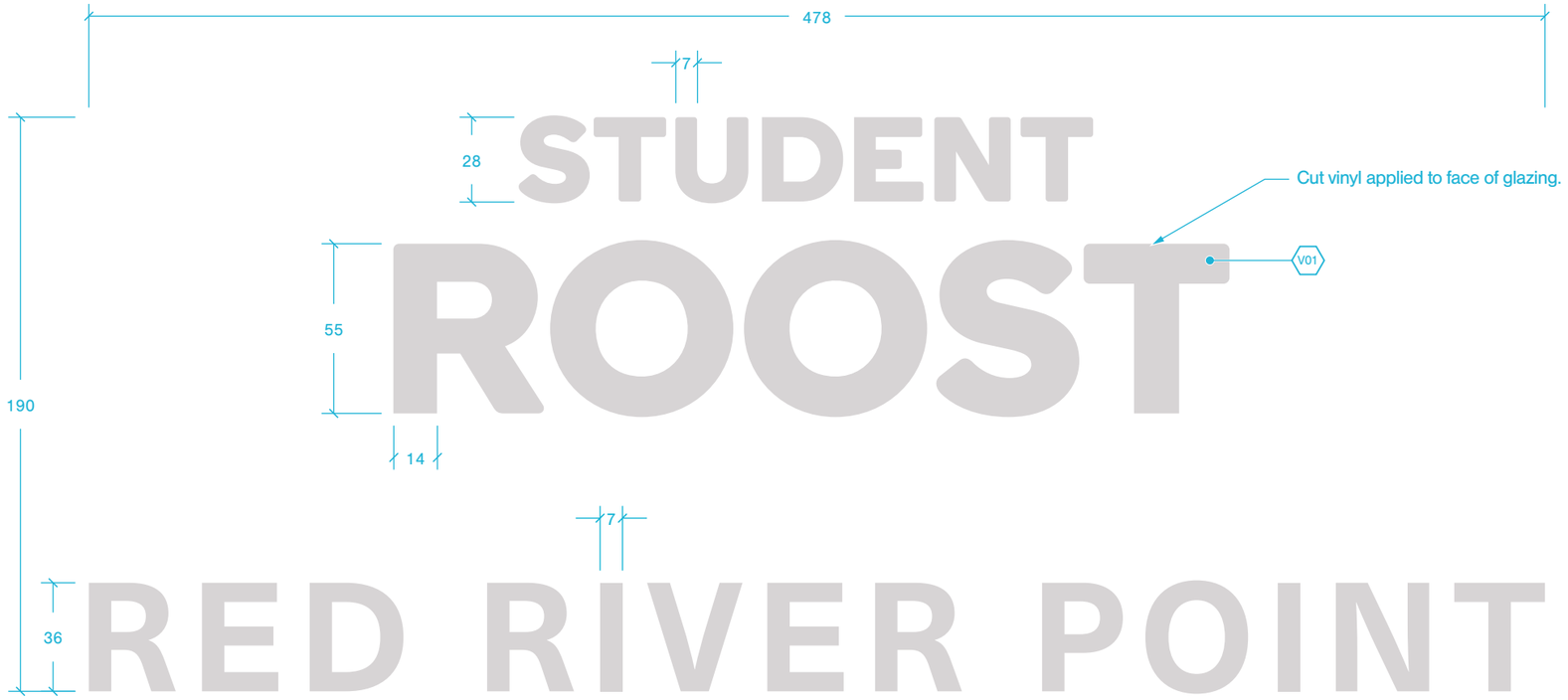
V01 - Metamark 7, White Matt
V02 - Metamark 7, Black Matt

A01

Glazing Manifestations
DI-A01.00
Design Intent 018



01 Context
1:50



02 Front
1:2

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Revision History:
A: 261005, First Issue

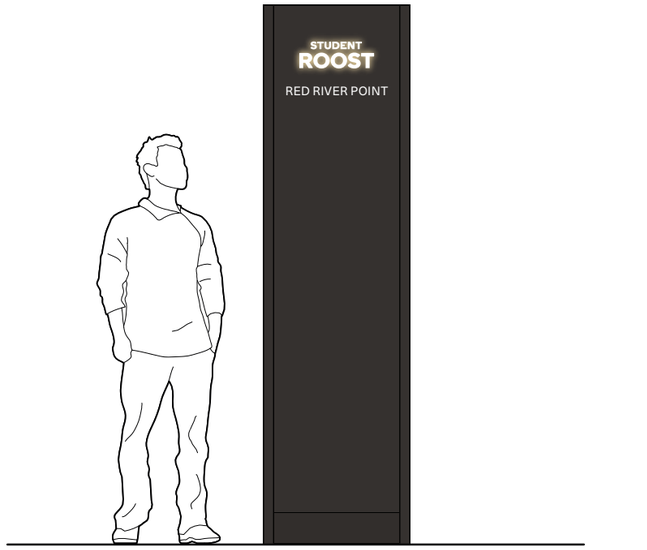
Notes:
M03 - Foamalux Eco Black
M04 - Aluminium
M05 - Perspex Opal SA 040

P01 - RAL 9005, Jet Black
P02 - RAL 9003, Signal White
P03 - Building accent colour

V01 - Metamark 7, White Matt
V02 - Metamark 7, Black Matt

A05

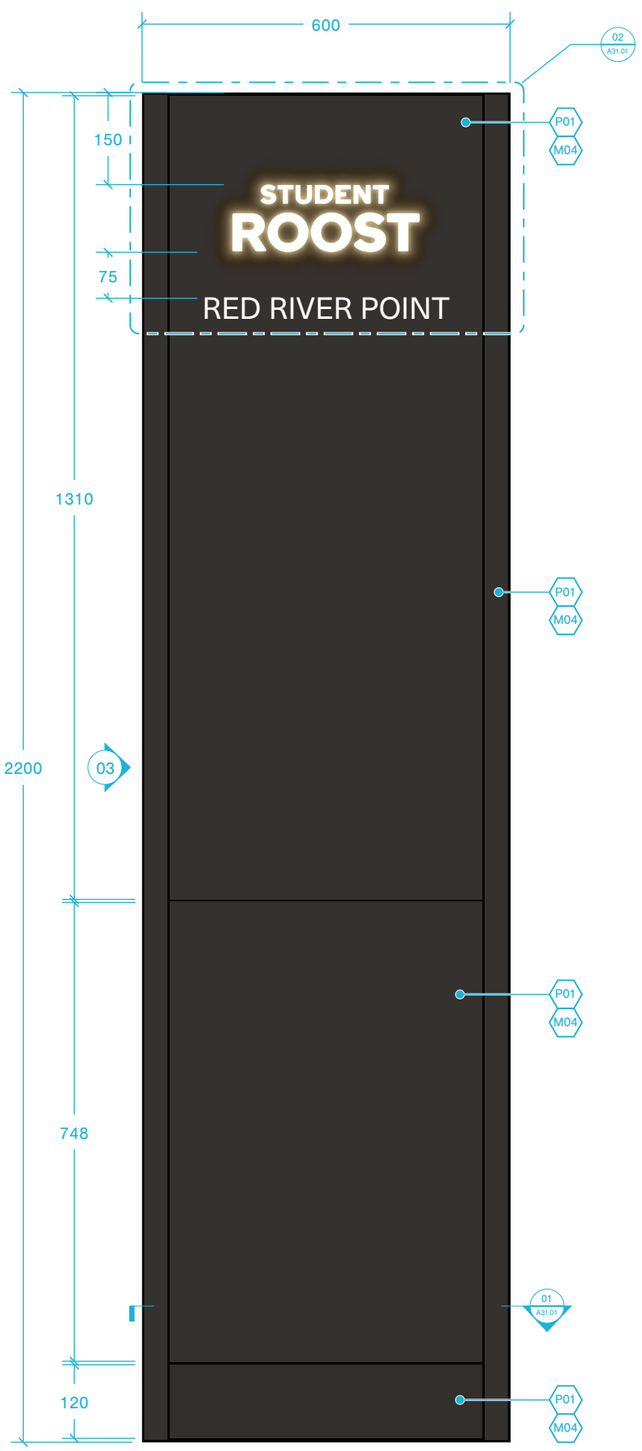
Site ID, Glazing
DI-A05.00
Design Intent 019



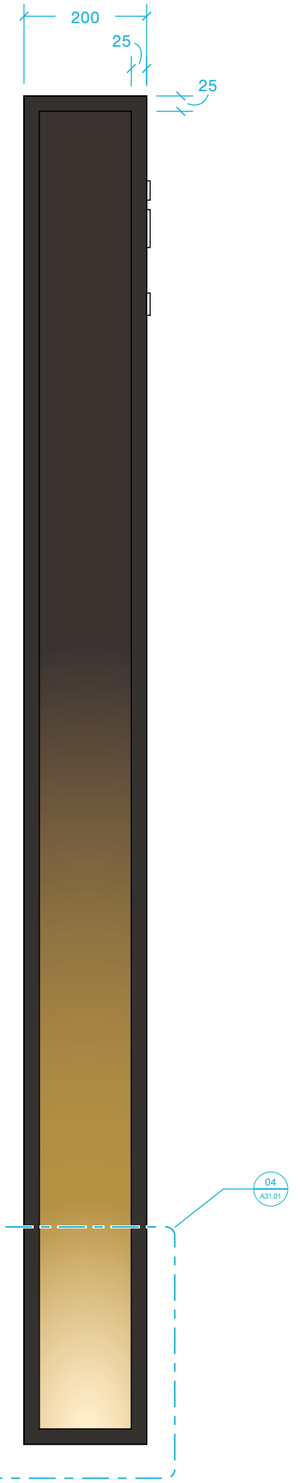
01 Context
1:25

Scale 1:25 @ A3

100 300 500mm 1000 1500 2000 2500



02 Front
1:10



03 Side
1:10

Scale 1:10 @ A3

50 150 250mm 500 750 1000

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Revision History:
A: 261005, First Issue

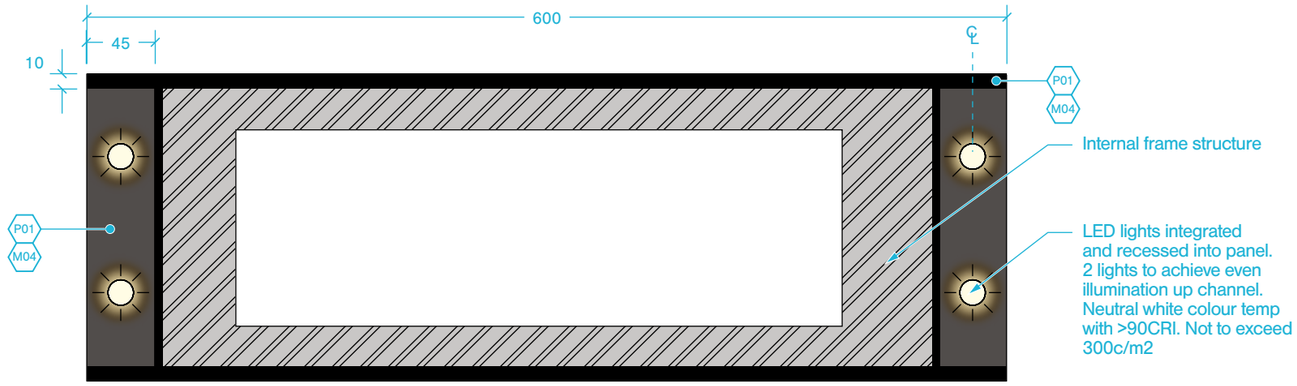
Notes:
M03 - Foamalux Eco Black
M04 - Aluminium
M05 - Perspex Opal SA 040

P01 - RAL 9005, Jet Black
P02 - RAL 9003, Signal White
P03 - Building accent colour

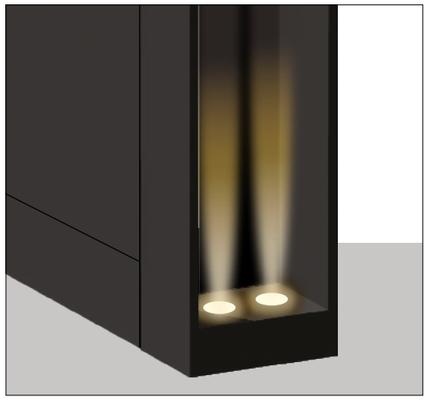
V01 - Metamark 7, White Matt
V02 - Metamark 7, Black Matt

A31

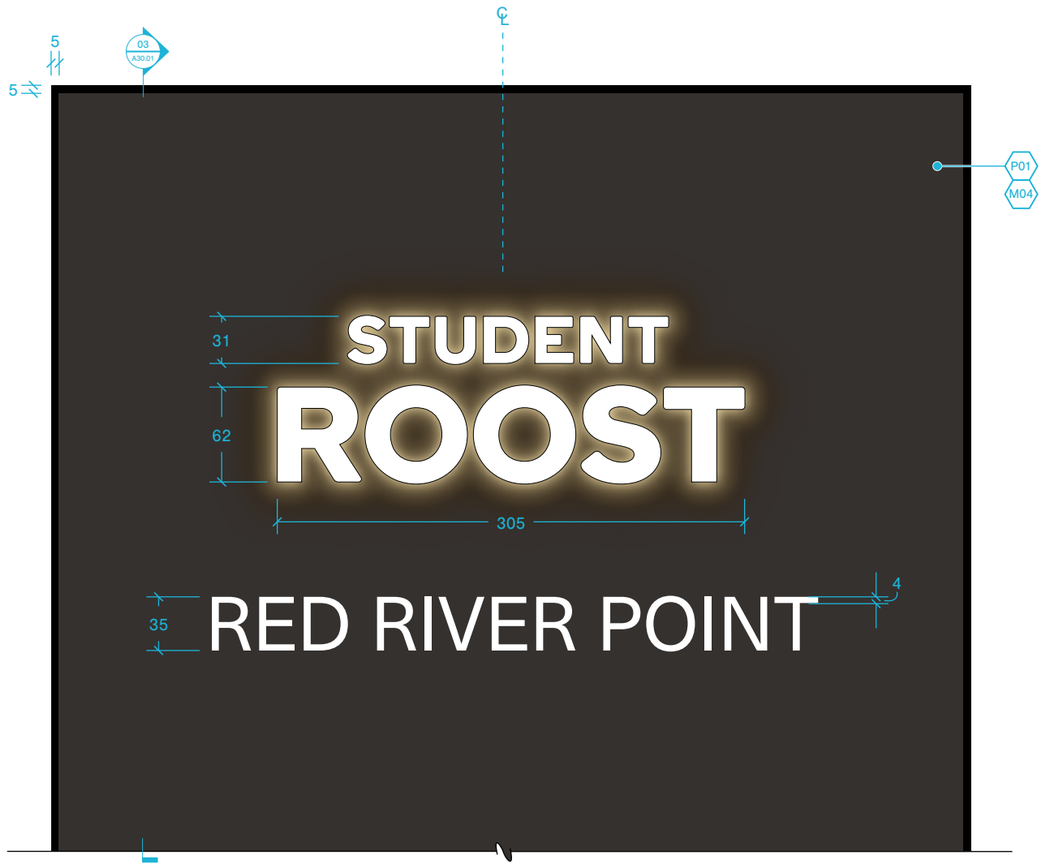
Brand Statement Totem
DI-A31.00
Design Intent 020



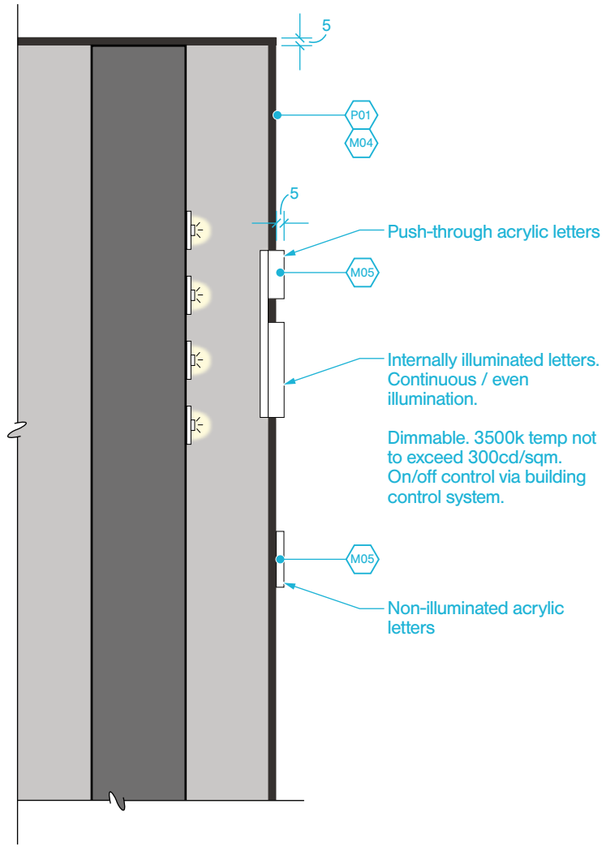
01 Section
1:4



04 NTS



02 Front
1:4



03 Front
1:4

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Revision History:
A: 261005, First Issue

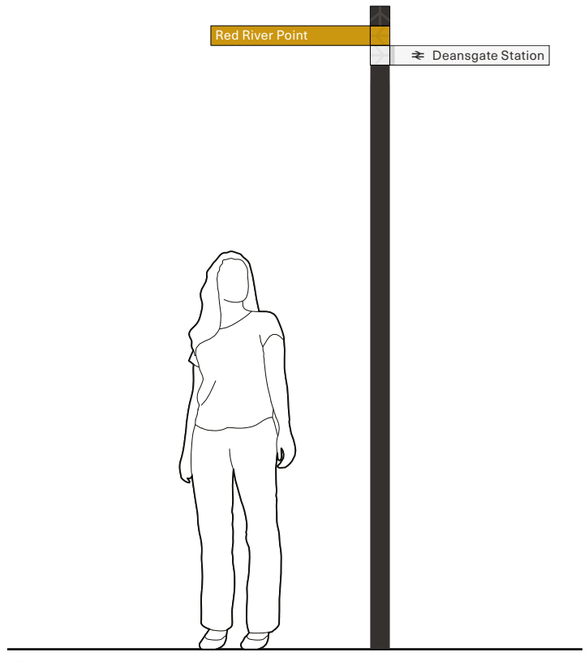
Notes:
M03 - Foamalux Eco Black
M04 - Aluminium
M05 - Perspex Opal SA 040

P01 - RAL 9005, Jet Black
P02 - RAL 9003, Signal White
P03 - Building accent colour

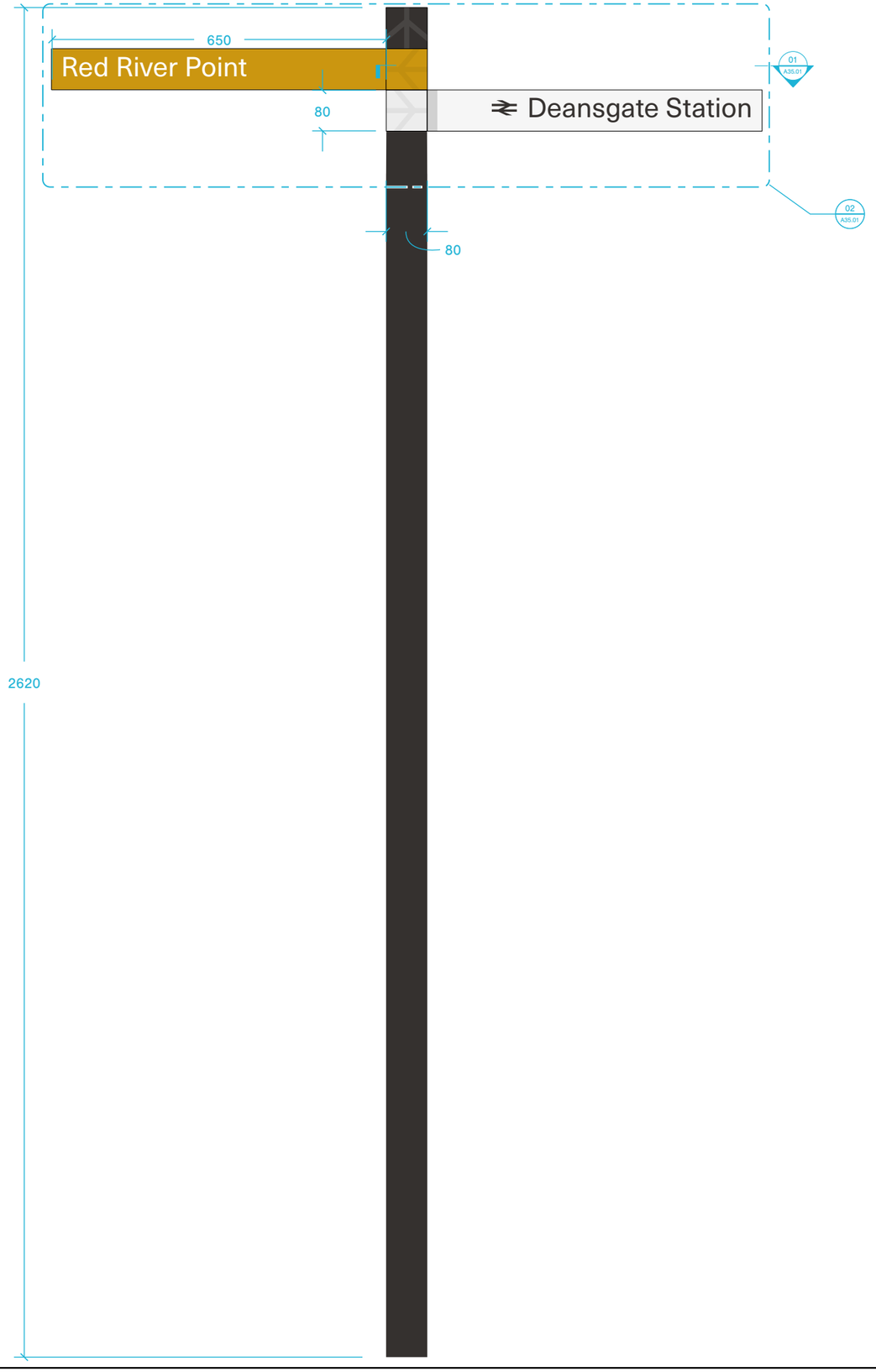
V01 - Metamark 7, White Matt
V02 - Metamark 7, Black Matt

A31

Brand Statement Totem
DI-A31.01
Design Intent 021



01 Context
1:25



02 Front
1:10

Things to consider:
Refer to Sign location Plan LP-EX.00 for blade directions.

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Revision History:
A: 261005, First Issue

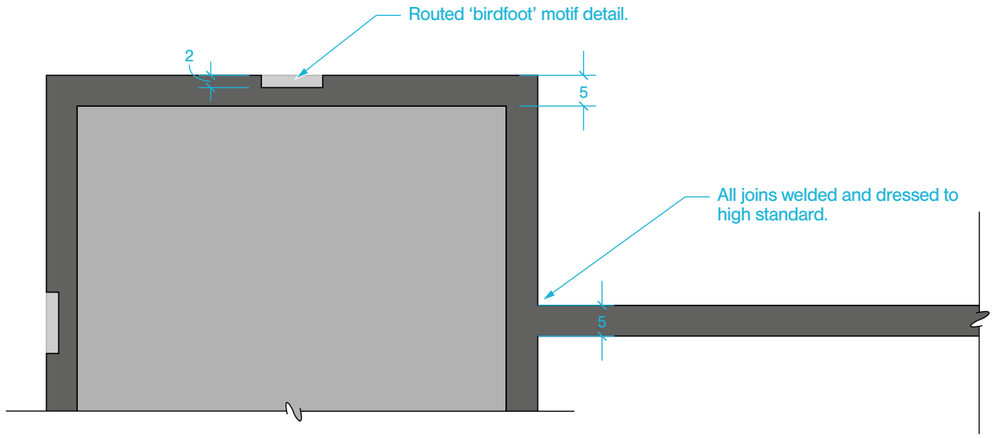
Notes:
M03 - Foamalux Eco Black
M04 - Aluminium
M05 - Perspex Opal SA 040

P01 - RAL 9005, Jet Black
P02 - RAL 9003, Signal White
P03 - Building accent colour

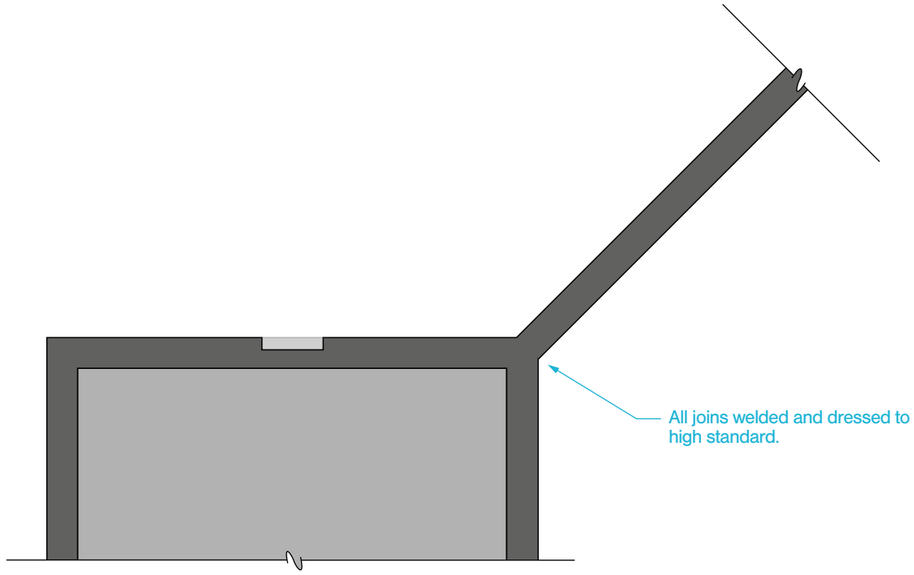
V01 - Metamark 7, White Matt
V02 - Metamark 7, Black Matt

A35

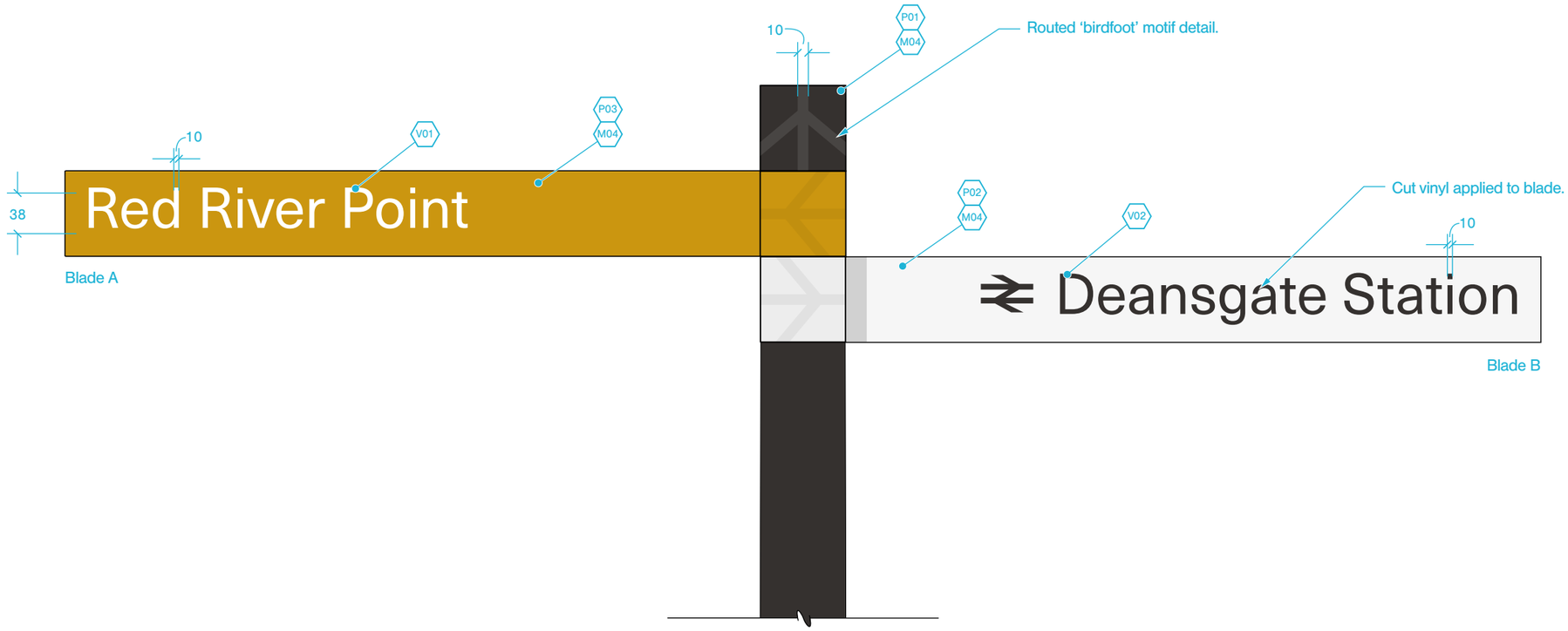
Fingerpost
DI-A35.00
Design Intent 022



01 Section
1:1



03 Section
1:1



02 Front
1:5

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Revision History:
A: 261005, First Issue

Notes:
M03 - Foamalux Eco Black
M04 - Aluminium
M05 - Perspex Opal SA 040

P01 - RAL 9005, Jet Black
P02 - RAL 9003, Signal White
P03 - Building accent colour

V01 - Metamark 7, White Matt
V02 - Metamark 7, Black Matt

A35

Fingerpost
DI-A35.01
Design Intent 023



01 Context
1:25



02 Front
1:1

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Revision History:
A: 261005, First Issue

Notes:
M03 - Foamalux Eco Black
M04 - Aluminium
M05 - Perspex Opal SA 040

P01 - RAL 9005, Jet Black
P02 - RAL 9003, Signal White
P03 - Building accent colour

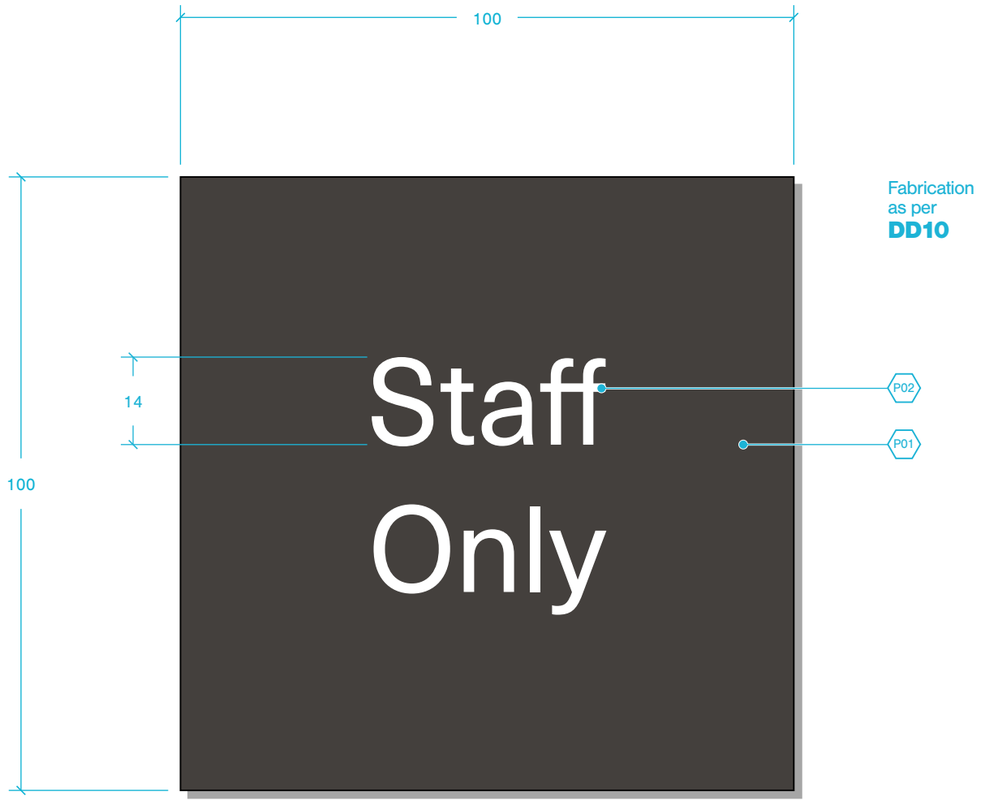
V01 - Metamark 7, White Matt
V02 - Metamark 7, Black Matt

A40

FOH Door ID, Exterior
DI-A40.00
Design Intent 024



01 Context
1:25



02 Front
1:1

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A

Revision History:
A: 261005, First Issue

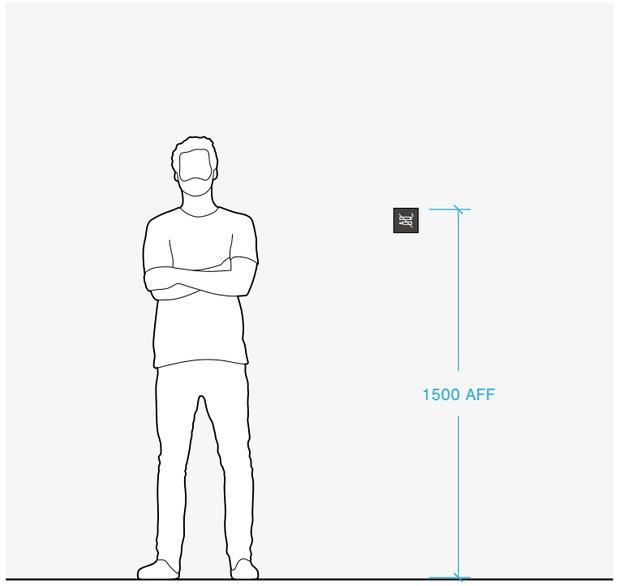
Notes:
M03 - Foamalux Eco Black
M04 - Aluminium
M05 - Perspex Opal SA 040

P01 - RAL 9005, Jet Black
P02 - RAL 9003, Signal White
P03 - Building accent colour

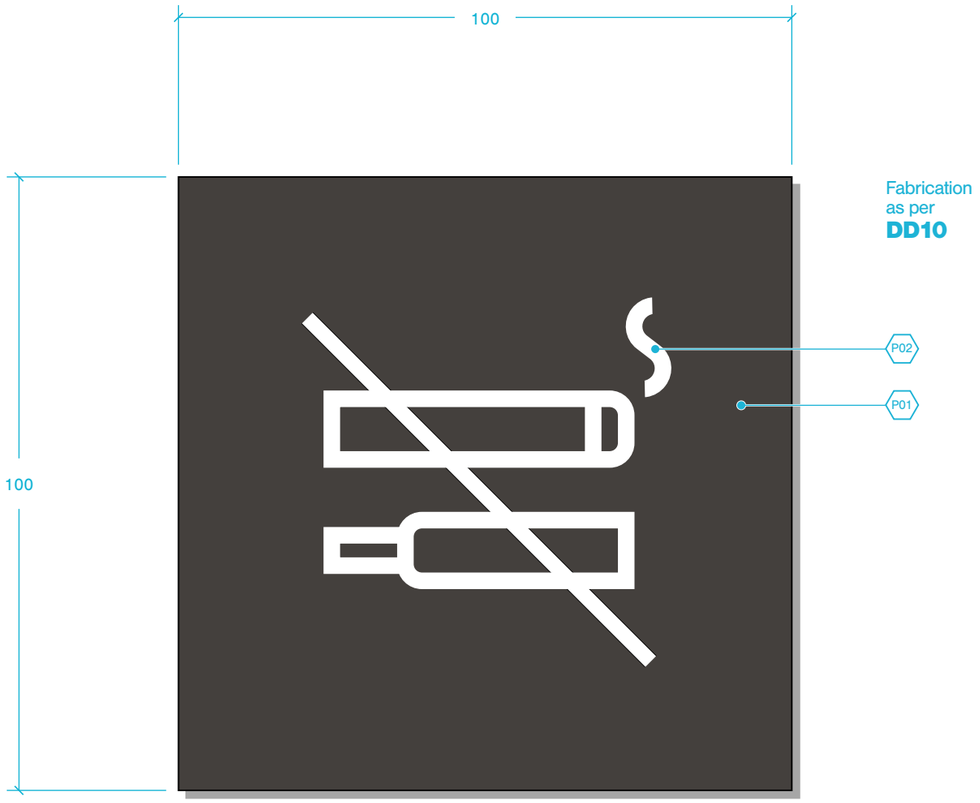
V01 - Metamark 7, White Matt
V02 - Metamark 7, Black Matt

A45

BOH Door ID, Exterior
DI-A45.00
Design Intent 025



01 Context
1:25



02 Front
1:1

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Issue Date: 2026-10-05
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Revision History:
A: 261005, First Issue

Notes:
M03 - Foamalux Eco Black
M04 - Aluminium
M05 - Perspex Opal SA 040

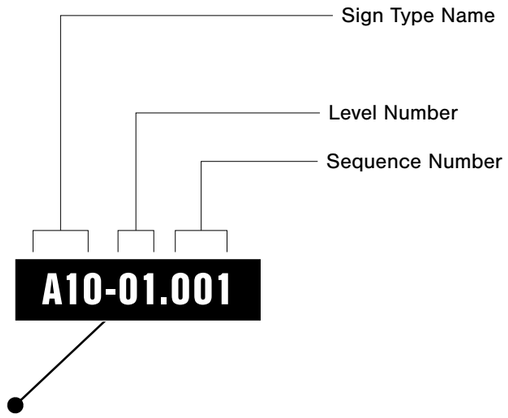
P01 - RAL 9005, Jet Black
P02 - RAL 9003, Signal White
P03 - Building accent colour

V01 - Metamark 7, White Matt
V02 - Metamark 7, Black Matt

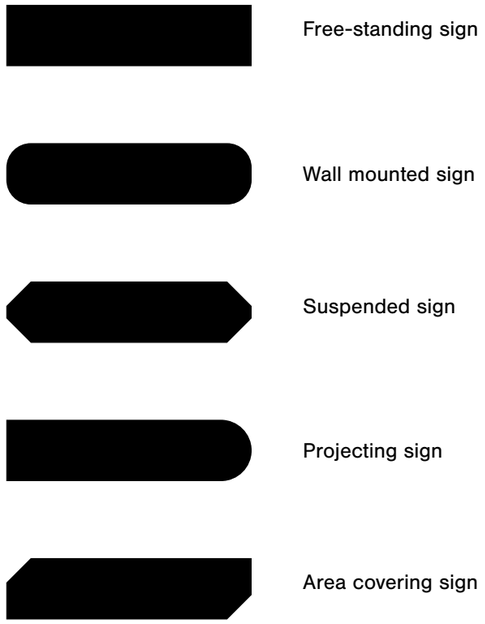
A61

No Smoking
DI-A61.00
Design Intent 026

Location Plans

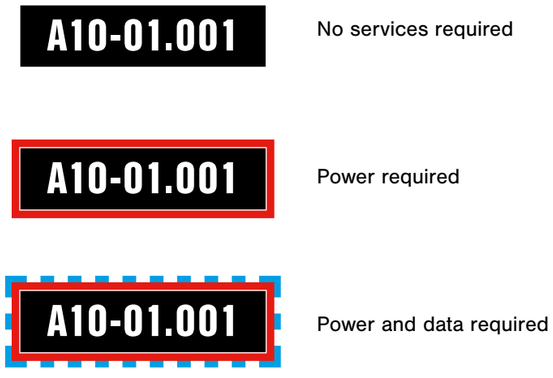


01 Sign Marker Codes
NTS



Shape of sign code marker indicates mounting type

02 Sign Marker Mounting Types
NTS



Colour codes around marker indicate required services

03 Sign Marker Service Requirements
NTS

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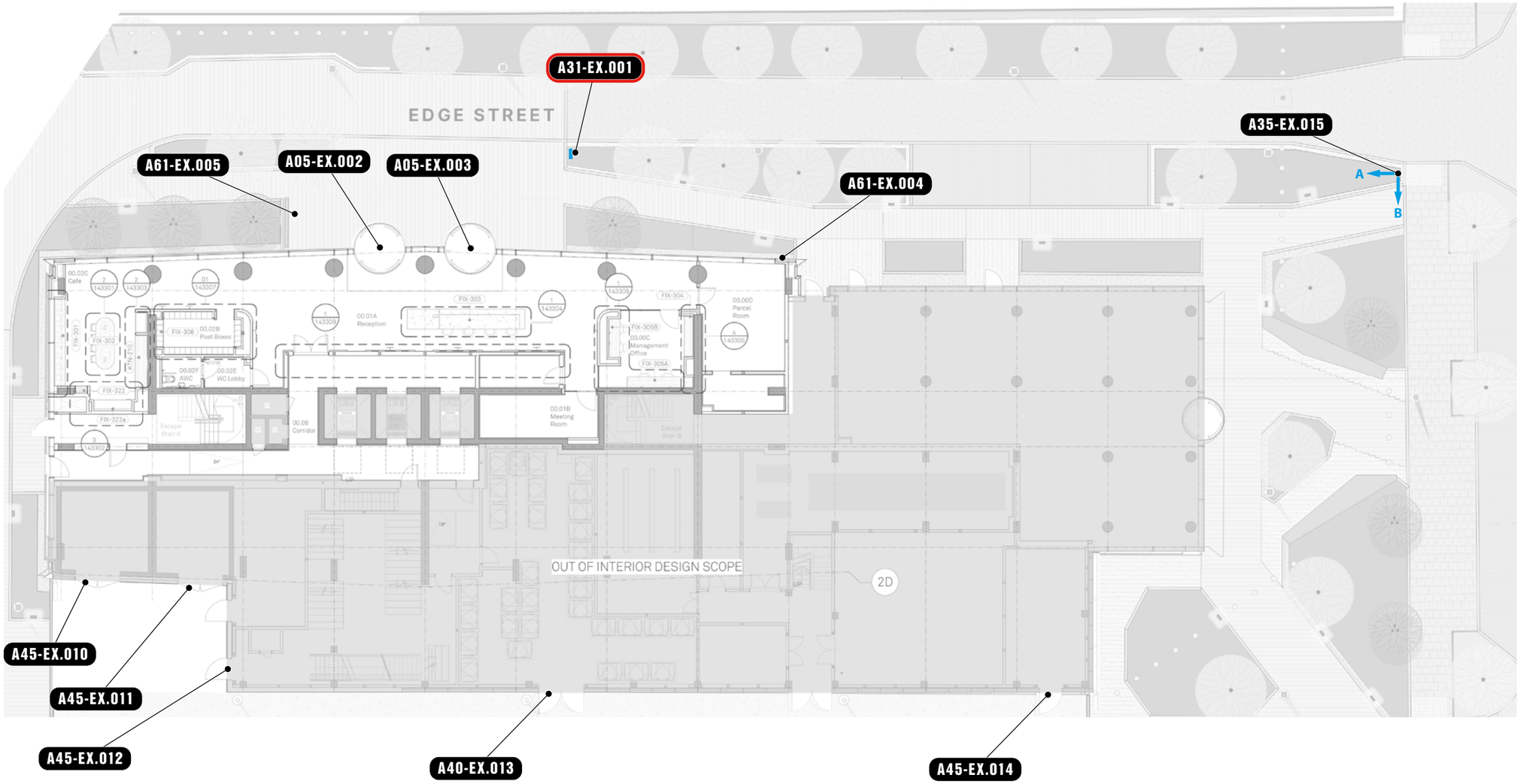
Issue Date: 2026-10-05
SS / WM

A

Revision History:
A: 261005, First Issue

Notes:
A05 - Site ID, Glazing
A31 - Brand Statement Totem
A35 - Primary Fingerpost
A40 - Exterior FOH Door ID
A45 - Exterior BOH Door ID
A61 - No Smoking
D00 - Reception Brand Statement
D10 - Amenity ID
D30a - Directory, Short
D31a - Directory, Lift, Short
D33b - Directional, Wall, B
D34 - Directional, Door
D40 - FOH Door ID
D41 - FOH Door ID, Stairs
D45 - BOH Door ID
D52 - Gym Etiquette
D53 - Cycle Store Disclaimer
E00a - FOH Level ID, A
E00b - FOH Level ID, B
E00c - FOH Level ID, C
E05a - BOH Level ID
E10 - Apartment Directional
E20 - Apartment ID
E21- Cluster Apartment ID

LP-Key
Wayfinding Location Plan Key
LP-Key.00
Location Plans 028



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Issue Date: 2026-10-05
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Revision History:
A: 261005, First Issue

Notes:
A05 - Site ID, Glazing
A31 - Brand Statement Totem
A35 - Primary Fingerpost
A40 - Exterior FOH Door ID
A45 - Exterior BOH Door ID
A61 - No Smoking
D00 - Reception Brand Statement
D10 - Amenity ID
D30a - Directory, Short
D31a - Directory, Lift, Short
D33b - Directional, Wall, B
D34 - Directional, Door
D40 - FOH Door ID
D41 - FOH Door ID, Stairs
D45 - BOH Door ID
D52 - Gym Etiquette
D53 - Cycle Store Disclaimer
E00a - FOH Level ID, A
E00b - FOH Level ID, B
E00c - FOH Level ID, C
E05a - BOH Level ID
E10 - Apartment Directional
E20 - Apartment ID
E21- Cluster Apartment ID

LP-EX
Exterior Wayfinding Location Plan
LP-EX.00
Location Plans 029

Message Schedule

Sign Type	Description	Total
A01	Glazing Manifestations	0
A05	Building ID	2
A31	Brand Statement Totem	1
A35	Building ID	1
A40	Exterior FOH Door ID, Exterior	1
A45	Exterior BOH Door ID, Exterior	4
A61	No Smoking	2

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Issue Date: 2026-10-05
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Revision History:
Refer to BOQ table for revision tracking.

BOQ

Bill of Quantites
BOQ-100.00
Message Schedule 031

Tower	Floor	Sign No.	Sign Type	Icon	Message	Power	Remarks	Revision
BB	EX	001	A31			Y		
BB	EX	002	A05					
BB	EX	003	A05					
BB	EX	004	A61					
BB	EX	005	A61					
BB	EX	010	A45					
BB	EX	011	A45					
BB	EX	012	A45					
BB	EX	013	A40					
BB	EX	014	A45					
	EX	015	A35		(Blade A) Red River Point (Blade B) Deansgate Station (T20 icon)		See LP-EX.00 for blade directions	

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Issue Date: 2026-10-05
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Revision History:
Refer to MS table for revision tracking.

Thank you

Certified
B
Corporation

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