

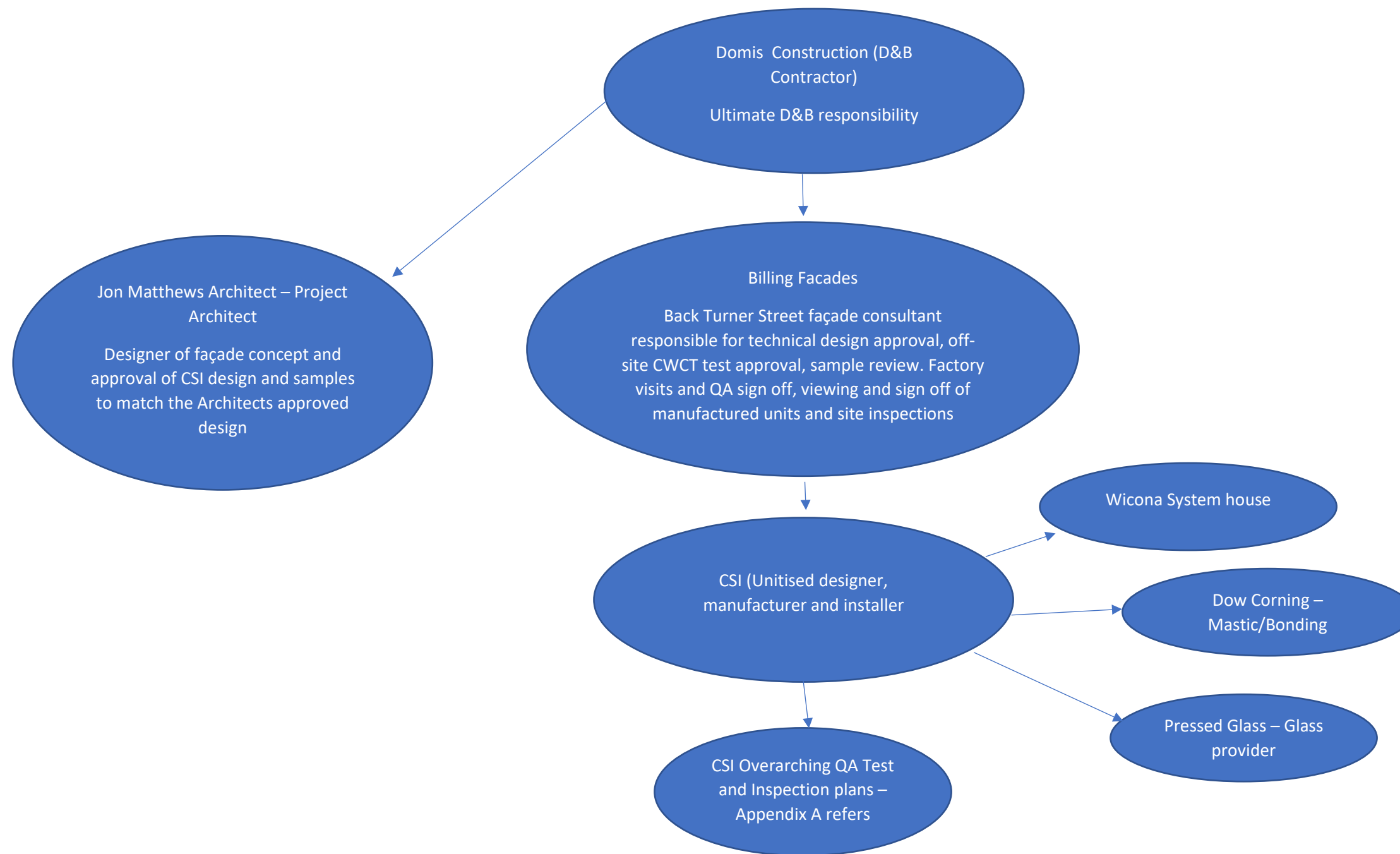


**Back Turner Street Unitised Façade
Visual Mock-Up Quality Control Schedule**



Overview of General Quality Control Process for Unitised façade on Block A

Parties involved



Due to the bespoke nature of the façade on Back Turner Street and the adjacency of public highways, tram network and neighbouring buildings the quality control process for the unitised façade is critical to ensure the façade matches the planning design intent and also provides a façade which can be secure and safely maintained over future years, a summary of the process from initial design to completion of façade panels is shown below;



#	Title	QC Image	JMA Comments	DOMIS Comments	Façade Consultant Comment	Quality Control Process Sign Off	Signed off & Site Install Unitised
01	Overall Façade Picture		Glass types - No comments previously signed off.	As JMA comments	- Aesthetics signed off, quality control process ongoing under Billing factory visits and site inspections, against specification requirements.	- For samples previously viewed and VMU sample no further actions, glass sign off process internal reviews between Billing/JMA/Domis and CSI	Signed off for mock-up, factory visits and site inspections as T&I plan.
02	Spandrel & Glass Picture		Unitised compression gaskets - Can the drainage channel be amended in position	- No comments	- Drainage channel needs to be in position.	- System as tested needs drainage channel in exact position as mock-up.	Signed off for mock-up, factory visits and site inspections as T&I plan.

03	External Weather Mastic Quality		05. External light grey unitised bonding – Colour of mastic JMA preferred Quality of finish requires conclusion from factory finished viewing, waves and uneven joint dimensions and bottom fixing plate covering	Domis comment as JMA.	Off-site manufactured unit to be reviewed. Needs to be a colour from the CWCT test performance mock up mastic range, otherwise requires reviewing and technical assessment. Would suggest that a black would be preferential as a match to any frit or cover will always be difficult, hence why the majority of facades are black weather seal.	Review of façade panel installed at Back Turner Street. Review at hold points as T&I plan and factory visits to CSI and site reviews, in particular a visit by all parties on 1st run of unitised manufactured to control the external weather mastic quality.	To be reviewed 9 th February.
04	Plate Fixing External Weather Mastic		Quality of lines and finish on junctions with bottom fixing plates.	Domis comment as JMA.	No comment on aesthetic.		

05	Close Up Fixing Plate Mastic		As comment on line 4	As comment on line 4	As comment on line 4	As comment on line 4	As comment on line 4
06	External Weather Mastic		As comment on line 3	As comment on line 3	As comment on line 3	As comment on line 3	As comment on line 3

07	Corner Panels		No comments	No comments	No comments	No comments	No comments
08	Corner Panels Remaining Façade		No comments	No comments	No comments	No comments	No comments

Outcome of final planning visit to review comments from VMU review

As agreed at the VMU review held on the 20th January 3 full size samples were provided on to the Back Turner Street elevations, with a grey mastic and black mastic weather seal, to view both the colour and quality of the coloured mastic. Various communications have passed between all parties and it has been confirmed that the black coloured mastic weather seal has been selected for the Back Turner Street development and agreed by all parties.

Note, the quality control visits and process defined above are ongoing to ensure the quality of the mastic is as per the forward unitised panels delivered and witnessed on the 9th February, by Manchester City Council planners, Domis and Jon Matthews Architects.